

Pebble Creek Condominium Association
Table of Contents

FINANCIAL REPORTS
FINANCIAL COVER MEMO
BALANCE SHEET - STANDARD FINANCIAL STATEMENT (YTD ONLY)
BUDGET COMPARISON - STANDARD FINANCIAL STATEMENT (PTD & YTD)
CHECK HISTORY REPORT
BANK RECONCILIATIONS
PRIVACY REPORTS
DELINQUENCY REPORT
COPY OF PAID BILLS

M E M O R A N D U M

TO: Board of Directors of Pebble Creek HOA

FROM: Key Property Services, Inc.

DATE: April 13, 2021

RE: Pebble Creek Financial Reports
For the month of March 2021

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	15,611	14,377	1,233
Operating Expenses	11,166	9,706	1,460
Net Operating Income	4,445	4,671	(227)
Net Reserves	2,635	3,292	(657)
Net Income	7,079	7,963	(884)

CASH FLOW	
Beginning bank balance – Operating & Savings	303,058
Change in Accounts Receivable	(264)
Change in Liabilities	5
Net Income	7,079
Ending bank balance – All Accounts	309,317

Revenue was over budget by \$1,233. Operating Expenses was over budget by \$1,460. Net Operating Income was under budget by \$227.

At the end of the month Operating Account had a balance of \$225,410.80, and Reserve Account had a balance of \$87,762.10.

Let us know if you have any questions.

Balance Sheet

Properties: Pebble Creek Condominiums (PCC) - 1412 NE 72nd St Vancouver, WA 98665

As of: 03/31/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	221,554.46
Reserve Account	87,762.10
Total Cash	309,316.56
Accts Receivable Tenants	28,386.34
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	339,529.44
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	5,171.75
Accounts Payable	5.00
Loan Principal	186,140.20
Notes Payable	159,857.43
Total Liabilities	351,174.38
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	25,206.76
Calculated Prior Years Retained Earnings	-95,058.70
Total Capital	-11,644.94
TOTAL LIABILITIES & CAPITAL	339,529.44

Budget - Comparative

Properties: Pebble Creek Condominiums (PCC) - 1412 NE 72nd St Vancouver, WA 98665

Period Range: Mar 2021 to Mar 2021

Comparison Period Range: Jan 2021 to Mar 2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Dues	18,630.00	17,940.00	690.00	54,510.00	48,620.00	5,890.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-10,875.00	-10,875.00	0.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	0.00	125.06	-125.06
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	62.53	-62.53
Other Income	110.72	0.00	110.72	110.72	0.00	110.72
Fees for Services	495.00	0.00	495.00	495.00	0.00	495.00
Total Rental Income	605.72	62.49	543.23	605.72	187.59	418.13
Total Budgeted Operating Income	15,610.72	14,377.49	1,233.23	44,240.72	37,932.59	6,308.13
Expense						
Administrative						
Benefits - 401K	5.00	0.00	-5.00	55.00	0.00	-55.00
Workers Comp	0.00	0.00	0.00	0.99	0.00	-0.99
Payroll Taxes	0.00	100.00	100.00	88.37	300.00	211.63
Employee Insurance	32.13	125.00	92.87	147.25	375.00	227.75
Office Supplies	0.00	10.00	10.00	135.93	30.00	-105.93
Administrative Services	185.26	75.00	-110.26	310.19	225.00	-85.19
Telephone	0.00	40.00	40.00	0.00	120.00	120.00
Employee Mileage	0.00	29.16	29.16	0.00	87.56	87.56
Bank fees	0.00	22.91	22.91	0.00	68.81	68.81
Postage	0.00	16.66	16.66	0.00	50.06	50.06
Management Fees	958.00	958.34	0.34	2,874.00	2,875.02	1.02
Accounting and Audit Fees	0.00	16.67	16.67	0.00	50.01	50.01
Other Taxes, Licenses, Fees	0.00	4.17	4.17	0.00	12.51	12.51
Fees for Services	495.00	0.00	-495.00	495.00	0.00	-495.00
Total Administrative	1,675.39	1,397.91	-277.48	4,106.73	4,193.97	87.24

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Operating/Maintenance						
Maintenance Salaries	0.00	1,000.00	1,000.00	259.84	3,000.00	2,740.16
Contract Services-Maintenance	1,701.90	833.34	-868.56	2,726.28	2,500.02	-226.26
Common Area Maintenance	1,951.20	0.00	-1,951.20	1,951.20	0.00	-1,951.20
Pest Control -Occupied/Common	0.00	83.34	83.34	493.23	250.02	-243.21
Total Operating/Maintenance	3,653.10	1,916.68	-1,736.42	5,430.55	5,750.04	319.49
Landscape						
Contract Services-Landscaping	1,116.52	1,083.34	-33.18	3,488.31	3,250.02	-238.29
Landscape Improvements	0.00	83.33	83.33	0.00	250.03	250.03
Total Landscape	1,116.52	1,166.67	50.15	3,488.31	3,500.05	11.74
Utilities						
Sewer	1,599.00	1,500.00	-99.00	4,758.00	4,500.00	-258.00
Water	411.84	1,000.00	588.16	1,739.13	3,000.00	1,260.87
Waste Removal	1,439.16	1,416.67	-22.49	4,302.29	4,250.01	-52.28
Electricity	81.14	100.00	18.86	268.00	300.00	32.00
Total Utilities	3,531.14	4,016.67	485.53	11,067.42	12,050.01	982.59
General Expenses						
Property Insurance	1,190.00	1,166.66	-23.34	3,398.00	3,500.06	102.06
Legal Services	0.00	41.66	41.66	0.00	125.06	125.06
Total General Expenses	1,190.00	1,208.32	18.32	3,398.00	3,625.12	227.12
Total Budgeted Operating Expense	11,166.15	9,706.25	-1,459.90	27,491.01	29,119.19	1,628.18
Total Budgeted Operating Income	15,610.72	14,377.49	1,233.23	44,240.72	37,832.59	6,308.13
Total Budgeted Operating Expense	11,166.15	9,706.25	-1,459.90	27,491.01	29,119.19	1,628.18
NOI - Net Operating Income	4,444.57	4,671.24	-226.67	16,749.71	8,813.40	7,936.31
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	10,875.00	10,875.00	0.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	10,875.00	10,875.00	0.00
Other Expense						
Financial Expenses						
Interest Expense-Loan	887.29	0.00	-887.29	1,981.98	0.00	-1,981.98
Total Financial Expenses	887.29	0.00	-887.29	1,981.98	0.00	-1,981.98

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Other Capital Expense						
Plumbing Repair	102.98	83.33	-19.65	102.98	250.03	147.05
Roofs and Gutters	0.00	250.00	250.00	81.30	750.00	668.70
Total Other Capital Expense	102.98	333.33	230.35	184.28	1,000.03	815.75
Reserve Expense	0.00	0.00	0.00	251.69	0.00	-251.69
Total Budgeted Other Expense	990.27	333.33	-656.94	2,417.95	1,000.03	-1,417.92
Net Other Income	2,634.73	3,291.67	-656.94	8,457.05	9,874.97	-1,417.92
Total Budgeted Income	19,235.72	18,002.49	1,233.23	55,115.72	48,807.59	6,308.13
Total Budgeted Expense	12,156.42	10,039.58	-2,116.84	29,908.96	30,119.22	210.26
Net Income	7,079.30	7,962.91	-883.61	25,206.76	18,688.37	6,518.39
Asset						
Accts Receivable Tenants	-264.40	0.00	264.40	-685.71	0.00	685.71
Total Budgeted Asset	-264.40	0.00	264.40	-685.71	0.00	685.71
Cash						
Operating Cash	2,633.09	0.00	-2,633.09	199,671.30	0.00	-199,671.30
Reserve Account	3,625.00	0.00	-3,625.00	10,875.00	0.00	-10,875.00
Total Budgeted Cash	6,258.09	0.00	-6,258.09	210,546.30	0.00	-210,546.30
Liability						
Pre-paid Rent/Dues	615.60	0.00	615.60	-1,209.40	0.00	-1,209.40
Accounts Payable	5.00	0.00	5.00	-276.97	0.00	-276.97
Loan Principal	-1,706.21	4,166.67	-5,872.88	186,140.20	12,500.01	173,640.19
Total Budgeted Liability	-1,085.61	4,166.67	-5,252.28	184,653.83	12,500.01	172,153.82

Check Register Detail

Property: Pebble Creek Condominiums (PCC) - 1412 NE 72nd St Vancouver, WA 98665

Bank Accounts: All

Payees: All

Date Range: 03/01/2021 - 03/31/2021

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Riverview Community Bank	3703	Y		03/01/2021	2,593.50					
							Pebble Creek Condominiums (PCC)	2245	Loan Principal	1,706.21	Feb21 Loan Payment
							Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	887.29	Feb21 Loan Payment
Pebble Creek Operating Account	AIS Affinity Insurance Agency, Inc.	3704	Y		03/14/2021	1,190.00					
							Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,190.00	D & O
Pebble Creek Operating Account	CLARK PUBLIC UTILITIES	3705	Y	7238-938-0, 7238-863-0	03/14/2021	492.98					
							Pebble Creek Condominiums (PCC)	5342	Water	347.20	Water
							Pebble Creek Condominiums (PCC)	5344	Electricity	81.14	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	64.64	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3706	Y	015367-000	03/14/2021	1,599.00					
							Pebble Creek Condominiums (PCC)	5341	Sewer	1,599.00	Sewer

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3708	Y		03/14/2021	1,116.52	Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,116.52	Landscaping
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3709	Y	resale Cert for 1504-3, HOA Demand for 1504-3, Lender Questionnaire for 1504-3	03/14/2021	1,443.00	Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	March 2021 - Management Fee
Pebble Creek Operating Account	WASTE CONNECTIONS	3710	Y	2010-362287	03/14/2021	1,439.16	Pebble Creek Condominiums (PCC)	5551	Fees for Services	275.00	Resale Cert
Pebble Creek Operating Account	KPS Payroll Account	3711	Y		03/17/2021	32.13	Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.75	Dental
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	25.43	Medical
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	0.58	Group Life
							Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,439.16	Garbage

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Ajay Hansraj	3712			03/31/2021	250.00	Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.12	Long Term Disab
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC
							Pebble Creek Condominiums (PCC)	2110	Clearing Account	250.00	Ajay Hansraj, Pebble Creek Condominiums (PCC) - 1404-2: Move Out Refund
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3713		HOA Demand for 1404-2	03/31/2021	626.92	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	20.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	36.66	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	inspected roof, wall
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	wall repaired
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	wall opened for drying
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	sanded/textured repaired wall
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	185.26	POA/Appfolio/ Microsoft/ BoxStorage/ Verizon/Postage/ Copies
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5551	Fees for Services	10.00	HOA Demand
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3714			03/31/2021	303.76					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	1.00	Trash bag from shop (1)
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.42	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Clean grounds, comb grounds for shingles/building material
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.34	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	picking up snow near trash can mailboxes
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
Pebble Creek Operating Account	Key Property Services, Inc. -	3715			03/31/2021	284.33					

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description	
	CL#: KEYPRPS842MQ											
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	1.00	Trash bag	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.38	Tax	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	1.00	Trash bag from shop(1)	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	59.65	Dump fee	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	75.00	Box truck fee	
						272.27						
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax	
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds tidy up dumpster area	
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3716			03/31/2021							

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	3.00	Trash bags(2) disposable gloves(4)
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.59	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Clean grounds
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Drywall, mud, tape, texture from shop
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.38	Roll
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	40.00	Trip Charge
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3717			03/31/2021	235.89					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Inspect downspouts
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	3.00	Trash bags(2),gloves(4) from shop
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description	
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYRPRS842MQ	3718			03/31/2021	173.99	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE	
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.59	Tax
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Clean/tdy overflow recycling bins. Walk/clean grounds. Dump glass bin full of trash into bags/ dumpster
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	17.69	Tax
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Odoms Home Mold Remediation	3719			03/31/2021	1,951.20	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Cleaning ground
Pebble Creek Operating Account	Pacific Plumbing and Drain Services	3720			03/31/2021	102.98	Pebble Creek Condominiums (PCC)	5110	Common Area Maintenance	1,951.20	mold removal
							Pebble Creek Condominiums (PCC)	5601	Plumbing Repair	102.98	Plumbing Repairs

Total **14,107.63**

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	03/31/2021

Summary

Bank Statement Starting Balance on 02/28/2021	217,681.83
Cleared Deposits and other Increases	22,780.72
Cleared Checks and other Decreases	15,051.75
Cleared ACH Batches and Reversals	0.00
Cleared Balance	225,410.80

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (10 Items)

Check #3707 - COMMUNITY ASSN UNDERWRITERS CAU	03/14/2021	1,112.00
Check #3712 - Ajay Hansraj	03/31/2021	250.00
Check #3713 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	626.92
Check #3714 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	303.76
Check #3715 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	284.33
Check #3716 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	272.27
Check #3717 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	235.89
Check #3718 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	173.99
Check #3719 - Odoms Home Mold Remediation	03/31/2021	1,951.20
Check #3720 - Pacific Plumbing and Drain Services	03/31/2021	102.98
Total		5,313.34

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (1 Item)

Receipt #11AE-7AC0 - Terra Joy Uranga	03/31/2021	345.00
Total		345.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total **0.00**

Cleared Transactions

Cleared Deposits and other Increases (28 Items)

Deposit #Automatic ACH Deposit	03/01/2021	1,035.00
Deposit #Automatic ACH Deposit	03/01/2021	1,380.00
Deposit #700	03/01/2021	340.00
Deposit #Automatic ACH Deposit	03/02/2021	3,105.00
Deposit #Automatic ACH Deposit	03/03/2021	345.00
Deposit #Automatic Deposit	03/03/2021	345.00
Deposit #Automatic ACH Deposit	03/05/2021	345.00
Deposit #Automatic ACH Deposit	03/08/2021	1,035.00
Deposit #701	03/08/2021	485.00
Deposit #702	03/08/2021	2,070.00
Deposit #Automatic ACH Deposit	03/09/2021	695.00
Deposit #703	03/09/2021	345.00
Deposit #Automatic ACH Deposit	03/11/2021	345.00
Deposit #704	03/11/2021	345.00
Deposit #705	03/15/2021	345.00
Deposit #Automatic ACH Deposit	03/16/2021	1,380.00
Deposit #706	03/16/2021	1,035.00
Deposit #707	03/16/2021	1,380.00
Deposit #Automatic ACH Deposit	03/18/2021	690.00
Deposit #708	03/18/2021	250.00
Deposit #709	03/18/2021	110.72
Deposit #710	03/19/2021	895.00
Deposit #711	03/23/2021	1,110.00
Deposit #Automatic ACH Deposit	03/29/2021	690.00
Deposit #Automatic ACH Deposit	03/30/2021	1,035.00
Deposit #712	03/30/2021	355.00
Deposit #713	03/30/2021	945.00
Deposit #Automatic ACH Deposit	03/31/2021	345.00

Total **22,780.72**

Cleared Checks and other Decreases (11 Items)

Check #3699 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	02/23/2021	81.30
Check #3700 - WASTE CONNECTIONS	02/23/2021	1,439.16
Check #3703 - Riverview Community Bank	03/01/2021	2,593.50
Check #3704 - AIS Affinity Insurance Agency, Inc.	03/14/2021	1,190.00
Check #3705 - CLARK PUBLIC UTILITIES	03/14/2021	492.98
Check #3706 - CLARK REGIONAL WASTEWATER DIST	03/14/2021	1,599.00
Check #3708 - GREEN ENVY LANDSCAPING	03/14/2021	1,116.52
Check #3709 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/14/2021	1,443.00
Check #3710 - WASTE CONNECTIONS	03/14/2021	1,439.16
Check #3711 - KPS Payroll Account	03/17/2021	32.13
Journal Entry - Mar21 Reserve Transfer	03/31/2021	3,625.00

Total **15,051.75**

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1100: Operating Cash	220,442.46
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1110: Security Deposits	0.00
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Total Cash Balance	220,442.46
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Less Unreconciled Deposits	0.00
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Less Unreconciled Receipts Deposited after Reconciliation Period	-345.00
--	---------

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
---	------

Less Pending Online Receipts Which Have Not Been Deposited	0.00
--	------

Plus Unreconciled Checks	5,313.34
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Plus Unreconciled ACH Batches and Reversals	0.00
---	------

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
---	------

Plus Unreconciled Checks Voided after Reconciliation Period	0.00
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Adjusted Cash Balance	225,410.80
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Bank Statement Balance on 03/31/2021	225,410.80
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In Balance



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 Friday 8:00am - 6:00pm
 Saturday 10:00am - 1:00pm

ACCOUNT STATEMENT

PAGE 1 OF 3

Statement Period: Mar 01, 2021 to Mar 31, 2021
 Account Number: 09100003830

KEY PROPERTY SERVICES INC AGENT FOR
 PEBBLE CREEK CONDOMINIUM ASSOCIATION
 PCC OPERATING
 7710 NE GREENWOOD DR STE 150
 VANCOUVER, WA 98662-7904

2643/EM

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Control Preferences >> My Regions >> Add Region
 This function allows you to specify the City, State, or Zip where your transactions will occur.

*Wireless carrier's standard rate may apply

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SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	217,681.83	225,410.80

CHECKING

Analyzed Checking - PCC Operating - 009100003830
 Key Property Services Inc Agent for
 Pebble Creek Condominium Association
 PCC Operating

Beginning Balance	217,681.83
Deposits and Credits (28)	+22,780.72
Withdrawals, Debits & Fees (1)	-3,625.00
Checks Paid (10)	-11,426.75
Ending Balance	225,410.80
Average Balance	225,445.39

Date	Transaction Description	Withdrawal	Deposit
03/01	ACH Credit Settlement Key Property Ser ID9000331553		1,380.00
03/01	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
03/01	Remote Deposit Capture		340.00
03/01	Check #3700	1,439.16	
03/02	ACH Credit Settlement Key Property Ser ID9000331553		3,105.00
03/03	ACH Credit Settlement Key Property Ser ID9000331553		345.00
03/03	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
03/05	ACH Credit Settlement Key Property Ser ID9000331553		345.00
03/08	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
03/08	Remote Deposit Capture		485.00
03/08	Check #3703	2,593.50	
03/09	ACH Credit Settlement Key Property Ser ID9000331553		695.00
03/09	Remote Deposit Capture		2,070.00

THERE IS NO BUSINESS LIKE SHARE BUSINESS
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Share Friday April 23, 2021 | Virtual Remo Event | 5:30 PM
 More at: ShareVancouver.org Wear your red carpet worthy outfit or attend in your jammies!
 Riverview Community Bank logo

Bank Local for a Strong Community





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Statement Period: Mar 01, 2021 to Mar 31, 2021
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
03/09	Remote Deposit Capture		345.00
03/11	ACH Credit Settlement Key Property Ser ID9000331553		345.00
03/12	Remote Deposit Capture		345.00
03/12	Check #3699	81.30	
03/15	Remote Deposit Capture		345.00
03/15	Check #3709	1,443.00	
03/16	ACH Credit Settlement Key Property Ser ID9000331553		1,380.00
03/16	Remote Deposit Capture		1,035.00
03/17	Remote Deposit Capture		1,380.00
03/18	ACH Credit Settlement Key Property Ser ID9000331553		690.00
03/18	Remote Deposit Capture		250.00
03/18	Remote Deposit Capture		110.72
03/18	Check #3705	492.98	
03/18	Check #3711	32.13	
03/19	Remote Deposit Capture		895.00
03/19	Check #3706	1,599.00	
03/19	Check #3704	1,190.00	
03/22	Check #3710	1,439.16	
03/23	Remote Deposit Capture		1,110.00
03/29	ACH Credit Settlement Key Property Ser ID9000331553		690.00
03/29	Check #3708	1,116.52	
03/30	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
03/30	Remote Deposit Capture		945.00
03/30	Remote Deposit Capture		355.00
03/31	Tfr to XXXXXX3843 Mar21 Reserve Transfer Pebble Creek Condomi	3,625.00	
03/31	ACH Credit Settlement Key Property Ser ID9000331553		345.00

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
03/01	1,380.00	03/08	1,035.00	03/15	345.00	03/19	895.00
03/01	1,035.00	03/08	485.00	03/16	1,380.00	03/23	1,110.00
03/01	340.00	03/09	695.00	03/16	1,035.00	03/29	690.00
03/02	3,105.00	03/09	2,070.00	03/17	1,380.00	03/30	1,035.00
03/03	345.00	03/09	345.00	03/18	690.00	03/30	945.00
03/03	345.00	03/11	345.00	03/18	250.00	03/30	355.00
03/05	345.00	03/12	345.00	03/18	110.72	03/31	345.00

WITHDRAWALS & DEBITS

Date	Amount
03/31	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
03/12	3699	81.30	03/19	3704	1,190.00	03/29	3708*	1,116.52	03/22	3710	1,439.16
03/01	3700	1,439.16	03/18	3705	492.98	03/15	3709	1,443.00	03/18	3711	32.13
03/08	3703*	2,593.50	03/19	3706	1,599.00						

* indicates a break in check sequence
 ^ indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
03/01	218,997.67	03/03	222,792.67	03/08	222,064.17	03/11	225,519.17
03/02	222,102.67	03/05	223,137.67	03/09	225,174.17	03/12	225,782.87



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Statement Period: Mar 01, 2021 to Mar 31, 2021
Account Number: 09100003830

Table with 8 columns: Date, Balance, Date, Balance, Date, Balance, Date, Balance. Rows show dates from 03/15 to 03/31 with corresponding balance values.



Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	03/31/2021

Summary

Bank Statement Starting Balance on 02/28/2021	84,137.10
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	87,762.10

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Checks Volded after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Mar21 Reserve Transfer	03/31/2021	3,625.00
Total		3,625.00

Cleared Checks and other Decreases (0 Items)	
Total	0.00

Cleared ACH Batches and Reversals (0 Items)

Total 0.00

Cash Accounts

1120: Reserve Account 87,762.10

Less Unreconciled Deposits 0.00

Less Unreconciled Receipts Deposited after Reconciliation Period 0.00

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited 0.00

Less Pending Online Receipts Which Have Not Been Deposited 0.00

Plus Unreconciled Checks 0.00

Plus Unreconciled ACH Batches and Reversals 0.00

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period 0.00

Plus Unreconciled Checks Voided after Reconciliation Period 0.00

Adjusted Cash Balance 87,762.10

Bank Statement Balance on 03/31/2021 87,762.10

In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 1

Statement Period: Mar 01, 2021 to Mar 31, 2021
Account Number: 09100003843

KEY PROPERTY SERVICES INC AGENT FOR
PEBBLE CREEK CONDOMINIUM ASSOCIATION
PCC RESERVES
7710 NE GREENWOOD DR STE 150
VANCOUVER, WA 98662-7904

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 84,137.10, 87,762.10

CHECKING

Analyzed Checking - PCC Reserves - 009100003843
Key Property Services Inc Agent for
Pebble Creek Condominium Association
PCC Reserves

Summary table for checking: Beginning Balance 84,137.10, Deposits and Credits +3,625.00, Withdrawals, Debits & Fees -0.00, Checks Paid -0.00, Ending Balance 87,762.10, Average Balance 84,254.04

Transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Row: 03/31 Tfr from XXXXXX3830 Mar21 Reserve Transf Pebble Creek Condomi, 3,625.00

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 03/31, 3,625.00

DAILY BALANCE

Table with 2 columns: Date, Balance. Row: 03/31, 87,762.10

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