

Pebble Creek Condominium Association
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M E M O R A N D U M

TO: Board of Directors of Pebble Creek HOA

FROM: Key Property Services, Inc.

DATE: December 17, 2020

RE: Pebble Creek Financial Reports
For the month of November 2020

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	14,885	14,377	508
Operating Expenses	9,441	9,706	(265)
Net Operating Income	5,444	4,671	773
Net Reserves	(108,412)	3,292	(111,704)
Net Income	(102,968)	7,963	(110,931)

CASH FLOW	
Beginning bank balance – Operating & Savings	98,215
Change in Accounts Receivable	(345)
Change in Liabilities	1,379
Net Income	(102,968)
Ending bank balance – All Accounts	101,660

Revenue was over the budgeted amount by \$508. Operating Expenses was under budget by \$265. Net Operating Income was over budget by \$773.

At the end of the month Operating Account had a balance of \$24,120.94, and Reserve Account had a balance of \$82,346.43.

Let us know if you have any questions.

Balance Sheet

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

As of: 11/30/2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	19,313.23
Reserve Account	82,346.43
Total Cash	101,659.66
Accts Receivable Tenants	28,042.05
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	131,528.25
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	4,361.15
Accounts Payable	1,379.00
Notes Payable	159,857.43
Total Liabilities	165,597.58
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	-114,682.54
Calculated Prior Years Retained Earnings	22,406.21
Total Capital	-34,069.33
TOTAL LIABILITIES & CAPITAL	131,528.25

Budget - Comparative

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

Period Range: Nov 2020 to Nov 2020

Comparison Period Range: Jan 2020 to Nov 2020

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	17,940.00	17,940.00	0.00	192,140.00	192,140.00	0.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-39,875.00	-39,875.00	0.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	-1,000.00	458.34	-1,458.34
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	229.17	-229.17
Fees for Services	570.00	0.00	570.00	845.00	0.00	845.00
Total Rental Income	570.00	62.49	507.51	-155.00	687.51	-842.51
Total Budgeted Operating Income	14,885.00	14,377.49	507.51	152,110.00	152,952.51	-842.51
Expense						
Administrative						
Benefits - 401K	25.00	0.00	-25.00	225.00	0.00	-225.00
Workers Comp	2.03	0.00	-2.03	34.51	0.00	-34.51
Payroll Taxes	58.48	100.00	41.52	673.42	1,100.00	426.58
Employee Insurance	76.99	125.00	48.01	765.01	1,375.00	609.99
Office Supplies	0.00	10.00	10.00	0.00	110.00	110.00
Administrative Services	151.24	75.00	-76.24	1,370.07	825.00	-545.07
Telephone	0.00	40.00	40.00	0.00	440.00	440.00
Employee Mileage	0.00	29.16	29.16	0.00	320.84	320.84
Bank fees	0.00	22.91	22.91	0.00	252.09	252.09
Postage	0.00	16.66	16.66	0.00	183.34	183.34
Management Fees	958.00	958.33	0.33	10,538.00	10,541.67	3.67
Accounting and Audit Fees	0.00	16.66	16.66	185.00	183.34	-1.66
Other Taxes, Licenses, Fees	0.00	4.16	4.16	10.00	45.84	35.84
Conventions and Meetings	0.00	0.00	0.00	37.50	0.00	-37.50
Fees for Services	570.00	0.00	-570.00	845.00	0.00	-845.00
Total Administrative	1,841.74	1,397.88	-443.86	14,683.51	15,377.12	693.61

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Operating/Maintenance						
Maintenance Salaries	253.34	1,000.00	746.66	4,084.71	11,000.00	6,915.29
Maintenance Supplies	0.00	0.00	0.00	179.57	0.00	-179.57
Contract Services-Maintenance	880.42	833.33	-47.09	32,970.99	9,166.67	-23,804.32
Pest Control -Occupied/Common	0.00	83.33	83.33	1,875.36	916.67	-958.69
Total Operating/Maintenance	1,133.76	1,916.66	782.90	39,110.63	21,083.34	-18,027.29
Landscape						
Contract Services-Landscaping	1,062.32	1,083.33	21.01	12,221.23	11,916.67	-304.56
Landscape Improvements	0.00	83.33	83.33	542.00	916.67	374.67
Total Landscape	1,062.32	1,166.66	104.34	12,763.23	12,833.34	70.11
Utilities						
Sewer	1,560.00	1,500.00	-60.00	17,337.00	16,500.00	-837.00
Water	1,212.74	1,000.00	-212.74	12,966.73	11,000.00	-1,966.73
Waste Removal	1,438.35	1,416.66	-21.69	15,770.57	15,583.34	-187.23
Electricity	87.99	100.00	12.01	1,931.82	1,100.00	-831.82
Total Utilities	4,299.08	4,016.66	-282.42	48,006.12	44,183.34	-3,822.78
General Expenses						
Property Insurance	1,104.00	1,166.66	62.66	12,918.00	12,833.34	-84.66
Legal Services	0.00	41.66	41.66	3,015.00	458.34	-2,556.66
Total General Expenses	1,104.00	1,208.32	104.32	15,933.00	13,291.68	-2,641.32
Total Budgeted Operating Expense	9,440.90	9,706.18	265.28	130,496.49	106,768.82	-23,727.67
Total Budgeted Operating Income	14,885.00	14,377.49	507.51	152,110.00	152,952.51	-842.51
Total Budgeted Operating Expense	9,440.90	9,706.18	265.28	130,496.49	106,768.82	-23,727.67
NOI - Net Operating Income	5,444.10	4,671.31	772.79	21,613.51	46,183.69	-24,570.18
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	39,875.00	39,875.00	0.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	39,875.00	39,875.00	0.00
Other Expense						
Financial Expenses						
Interest Expense-Loan	187.68	0.00	-187.68	379.84	0.00	-379.84
Loan Costs-Amortization	0.00	0.00	0.00	1,874.00	0.00	-1,874.00

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Total Financial Expenses	187.68	0.00	-187.68	2,253.84	0.00	-2,253.84
Other Capital Expense						
Plumbing Repair	0.00	83.33	83.33	0.00	916.67	916.67
Roofs and Gutters	109,211.24	250.00	-108,961.24	162,711.24	2,750.00	-159,961.24
Total Other Capital Expense	109,211.24	333.33	-108,877.91	162,711.24	3,666.67	-159,044.57
Reserve Expense	2,638.21	0.00	-2,638.21	11,205.97	0.00	-11,205.97
Total Budgeted Other Expense	112,037.13	333.33	-111,703.80	176,171.05	3,666.67	-172,504.38
Net Other Income	-108,412.13	3,291.67	-111,703.80	-136,296.05	36,208.33	-172,504.38
Total Budgeted Income	18,510.00	18,002.49	507.51	191,985.00	192,827.51	-842.51
Total Budgeted Expense	121,478.03	10,039.51	-111,438.52	306,667.54	110,435.49	-196,232.05
Net Income	-102,968.03	7,962.98	-110,931.01	-114,682.54	82,392.02	-197,074.56
Asset						
Accts Receivable Tenants	0.00	0.00	0.00	1,732.45	0.00	-1,732.45
Total Budgeted Asset	0.00	0.00	0.00	1,732.45	0.00	-1,732.45
Cash						
Operating Cash	2,457.61	0.00	-2,457.61	13,741.98	0.00	-13,741.98
Reserve Account	986.79	0.00	-986.79	28,669.03	0.00	-28,669.03
Total Budgeted Cash	3,444.40	0.00	-3,444.40	42,411.01	0.00	-42,411.01
Liability						
Pre-paid Rent/Dues	-50.00	0.00	-50.00	240.00	0.00	240.00
Accounts Payable	1,379.00	0.00	1,379.00	-1,271.43	0.00	-1,271.43
Loan Principal	0.00	4,166.66	-4,166.66	0.00	45,833.34	-45,833.34
Notes Payable	105,083.43	0.00	105,083.43	159,857.43	0.00	159,857.43
Total Budgeted Liability	106,412.43	4,166.66	102,245.77	158,826.00	45,833.34	112,992.66

Check Register Detail

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

Bank Accounts: All

Payees: All

Date Range: 11/01/2020 - 11/30/2020

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	KPS Payroll Account	3643	Y		11/03/2020	155.75					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	126.67	PPE103120
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE103120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.92	PPE103120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	18.14	PPE103120
Pebble Creek Operating Account	KPS Payroll Account	3644	Y		11/06/2020	101.99					
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.75	Dental
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	70.29	Medical
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	0.58	Group Life
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.12	Long Term Disab
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC

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#: KEYPRPS842MQ	3645	Y	111327	11/12/2020	6,281.21	Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	25.00	401k 9/30, 10/15
							Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	November 2020 - Management Fee
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	4,896.97	Roof Project Mgmt
							Pebble Creek Condominiums (PCC)	5551	Fees for Services	275.00	Rescale Cert 7302-3
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	151.24	POA/Appfolio/ Microsoft/ Box/Storage/ Verizon/ Postage/Copies
Pebble Creek Operating Account	Riverview Community Bank	3646	Y		11/12/2020	187.68	Pebble Creek Condominiums (PCC)	5640	Interest Expense- Loan	187.68	Loan Interest Oct 20
Pebble Creek Operating Account	KPS Payroll Account	3647	Y		11/17/2020	158.10	Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	126.67	PPE111520
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.01	PPE111520
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.92	PPE111520
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	20.50	PPE111520

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	Executive Roof Services, LLC	3648	Y		11/24/2020	104,314.27	Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	104,314.27	Roof Project
Pebble Creek Operating Account	CLARK PUBLIC UTILITIES	3649		7238-938-0, 7238-863-0	11/25/2020	1,300.73	Pebble Creek Condominiums (PCC)	5342	Water	1,148.60	Water
							Pebble Creek Condominiums (PCC)	5344	Electricity	87.99	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	64.14	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3650		015367-000	11/25/2020	1,560.00	Pebble Creek Condominiums (PCC)	5341	Sewer	1,560.00	Sewer
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3651	Y		11/25/2020	1,062.32	Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,062.32	Landscaping
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3652			11/25/2020	2,638.21	Pebble Creek Condominiums (PCC)	7050	Reserve Expense	2,638.21	Reserve Expense
Pebble Creek Operating Account	WASTE CONNECTIONS	3653		2010-362287	11/25/2020	1,438.35	Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,438.35	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	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3654			11/25/2020	444.65	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	20.92	Tax						
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	I installed faucet covers I Install foam vent blocks						
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	16.01	Dump ticket						
							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	17.72	Tax						
																	Clean grounds, chop up tree branch and dump. Load dishwasher and motor oil from dumpster area dropped at the dump
							Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3655		1504-4 Lender Questionnaire to Riverview	11/25/2020	239.17	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00

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	52.19	Stencils
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.68	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Stencils
							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
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Swept out dumpster areas, walked grounds clean trash
							Pebble Creek Condominiums (PCC)	5551	Fees for Services	20.00	1504-4 Lender Questionnaire to Riverview
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3656			11/25/2020	216.60					
							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 Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Sweep dumpster areas
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Cleaned ground
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	30.00	10 faucet covers from shop
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	24.00	8 foam vent blocks from shop
Total											
120,099.03											

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	11/30/2020

Summary

Bank Statement Starting Balance on 10/31/2020	20,720.39
Cleared Deposits and other Increases	123,841.64
Cleared Checks and other Decreases	120,441.09
Cleared ACH Batches and Reversals	0.00
Cleared Balance	24,120.94

Unreconciled Transactions

Unreconciled Deposits and other Increases (2 Items)

Deposit #Automatic ACH Deposit	11/30/2020	690.00
Deposit #677	11/30/2020	960.00
Total		1,650.00

Unreconciled Checks and other Decreases (7 Items)

Check #3655 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	11/25/2020	239.17
Check #3656 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	11/25/2020	216.60
Check #3649 - CLARK PUBLIC UTILITIES	11/25/2020	1,300.73
Check #3650 - CLARK REGIONAL WASTEWATER DIST	11/25/2020	1,560.00
Check #3652 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	11/25/2020	2,638.21
Check #3653 - WASTE CONNECTIONS	11/25/2020	1,438.35
Check #3654 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	11/25/2020	444.65
Total		7,837.71

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 (4 Items)

Receipt #FE00-C940 - Ajay Hansraj	11/28/2020	345.00
Receipt #F865-20A0 - Matthew Storey	11/29/2020	345.00
Receipt #FB8E-C010 - Jean Dennis	11/29/2020	345.00
Receipt #F282-5C50 - Kevin Shields	11/29/2020	345.00
Total		1,380.00

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 (21 Items)

Deposit #Automatic Deposit	11/03/2020	345.00
Deposit #Automatic ACH Deposit	11/02/2020	3,450.00
Deposit #668	11/03/2020	1,305.00
Deposit #Automatic ACH Deposit	11/04/2020	345.00
Deposit #Automatic ACH Deposit	11/05/2020	345.00
Deposit #Automatic ACH Deposit	11/06/2020	1,035.00
Deposit #669	11/06/2020	20.00
Deposit #Automatic ACH Deposit	11/09/2020	345.00
Deposit #670	11/09/2020	345.00
Deposit #Automatic ACH Deposit	11/10/2020	695.00
Deposit #671	11/10/2020	1,380.00
Deposit #Automatic ACH Deposit	11/12/2020	345.00
Deposit #672	11/12/2020	1,380.00
Deposit #Automatic ACH Deposit	11/13/2020	345.00
Deposit #Automatic ACH Deposit	11/17/2020	1,035.00
Deposit #673	11/17/2020	1,730.00
Deposit #674	11/20/2020	640.00
Deposit #675	11/23/2020	345.00
Deposit #676	11/25/2020	690.00
Journal Entry - Construction Loan Draw #2	11/20/2020	105,083.43
Journal Entry - Transfer of funds from Clearing Account to Operating Cash	11/25/2020	2,638.21

Total **123,841.64**

Cleared Checks and other Decreases (14 Items)

Check #3637 - COMMUNITY ASSN UNDERWRITERS CAU	10/30/2020	1,104.00
Check #3638 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	928.73
Check #3639 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	512.64
Check #3640 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	239.40
Check #3641 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	120.00
Check #3642 - VIAL FOTHERINGHAM LLP	10/30/2020	1,650.00
Check #3643 - KPS Payroll Account	11/03/2020	155.75
Check #3644 - KPS Payroll Account	11/06/2020	101.99
Check #3645 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	11/12/2020	6,281.21
Check #3646 - Riverview Community Bank	11/12/2020	187.68
Check #3647 - KPS Payroll Account	11/17/2020	158.10
Check #3648 - Executive Roof Services, LLC	11/24/2020	104,314.27
Check #3651 - GREEN ENVY LANDSCAPING	11/25/2020	1,062.32
Journal Entry - Nov20 Reserve Transfer	11/30/2020	3,625.00

Total **120,441.09**

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
Cash Accounts	
1100: Operating Cash	19,313.23
1110: Security Deposits	0.00
Total Cash Balance	19,313.23
Less Unreconciled Deposits	-1,650.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-1,380.00
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	7,837.71
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	24,120.94
Bank Statement Balance on 11/30/2020	24,120.94
	In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 2

Statement Period: Nov 01, 2020 to Nov 30, 2020
 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

3493/EM

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SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	20,720.39	24,120.94

CHECKING

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

Beginning Balance	20,720.39
Deposits and Credits (21)	+123,841.64
Withdrawals, Debits & Fees (1)	-3,625.00
Checks Paid (13)	-116,816.09
Ending Balance	24,120.94
Average Balance	41,660.68

Date	Transaction Description	Withdrawal	Deposit
11/02	ACH Credit Settlement Key Property Ser ID9000331553		3,450.00
11/03	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
11/04	ACH Credit Settlement Key Property Ser ID9000331553		345.00
11/04	Remote Deposit Capture		1,305.00
11/04	Check #3638	928.73	
11/04	Check #3639	512.64	
11/04	Check #3640	239.40	
11/04	Check #3641	120.00	
11/05	ACH Credit Settlement Key Property Ser ID9000331553		345.00
11/05	Check #3642	1,650.00	
11/05	Check #3643	155.75	
11/06	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
11/09	ACH Credit Settlement Key Property Ser ID9000331553		345.00



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Statement Period: Nov 01, 2020 to Nov 30, 2020
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
11/09	Check #3644	101.99	
11/10	ACH Credit Settlement Key Property Ser ID9000331553		695.00
11/10	Remote Deposit Capture		345.00
11/10	Remote Deposit Capture		20.00
11/10	Check #3637	1,104.00	
11/12	ACH Credit Settlement Key Property Ser ID9000331553		345.00
11/13	ACH Credit Settlement Key Property Ser ID9000331553		345.00
11/13	Remote Deposit Capture		1,380.00
11/13	Remote Deposit Capture		1,380.00
11/13	Check #3645	6,281.21	
11/16	Check #3646	187.68	
11/17	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
11/18	Remote Deposit Capture		1,730.00
11/18	Check #3647	158.10	
11/20	November Draw		105,083.43
11/24	Remote Deposit Capture		640.00
11/24	Remote Deposit Capture		345.00
11/25	Tfr from XXXXXX3843 KPS Inv 26555 Pebble Creek Condomi		2,638.21
11/25	Check #3648	104,314.27	
11/30	Tfr to XXXXXX3843 Nov20 Reserve Transfer Pebble Creek Condomi	3,625.00	
11/30	ACH Credit Settlement Key Property Ser ID9000331553		690.00
11/30	Check #3651	1,062.32	

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
11/02	3,450.00	11/09	345.00	11/13	345.00	11/20	105,083.43
11/03	345.00	11/10	695.00	11/13	1,380.00	11/24	640.00
11/04	345.00	11/10	345.00	11/13	1,380.00	11/24	345.00
11/04	1,305.00	11/10	20.00	11/17	1,035.00	11/25	2,638.21
11/05	345.00	11/12	345.00	11/18	1,730.00	11/30	690.00
11/06	1,035.00						

WITHDRAWALS & DEBITS

Date	Amount
11/30	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
11/10	3637	1,104.00	11/04	3641	120.00	11/09	3644	101.99	11/18	3647	158.10
11/04	3638	928.73	11/05	3642	1,650.00	11/13	3645	6,281.21	11/25	3648	104,314.27
11/04	3639	512.64	11/05	3643	155.75	11/16	3646	187.68	11/30	3651*	1,062.32
11/04	3640	239.40									

* Indicates a break in check sequence
 ^ Indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
11/02	24,170.39	11/06	23,938.87	11/13	21,306.67	11/20	128,809.32
11/03	24,515.39	11/09	24,181.88	11/16	21,118.99	11/24	129,794.32
11/04	24,364.62	11/10	24,137.88	11/17	22,153.99	11/25	28,118.26
11/05	22,903.87	11/12	24,482.88	11/18	23,725.89	11/30	24,120.94

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	11/30/2020

Summary

Bank Statement Starting Balance on 10/31/2020	81,359.64
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	2,638.21
Cleared ACH Batches and Reversals	0.00
Cleared Balance	82,346.43

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 Voided 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 - Nov20 Reserve Transfer	11/30/2020	3,625.00
Total		3,625.00

Cleared Checks and other Decreases (1 Item)		
Journal Entry - Transfer of funds from Reserve Account to Clearing Account	11/25/2020	2,638.21

Total	2,638.21
--------------	-----------------

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1120: Reserve Account	82,346.43
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Less Unreconciled Deposits	0.00
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Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
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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	82,346.43
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Bank Statement Balance on 11/30/2020	82,346.43
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In Balance



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ACCOUNT STATEMENT

Statement Period: Nov 01, 2020 to Nov 30, 2020
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

3494/PM

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 81,359.64, 82,346.43

CHECKING

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

Summary table for checking account with rows for Beginning Balance, Deposits and Credits, Withdrawals, Debits & Fees, Checks Paid, Ending Balance, and Average Balance.

Transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Includes transactions from 11/25 and 11/30.

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 11/30, 3,625.00

WITHDRAWALS & DEBITS

Table with 2 columns: Date, Amount. Row: 11/25, 2,638.21



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Statement Period: Nov 01, 2020 to Nov 30, 2020
Account Number: 09100003843

DAILY BALANCE

Date	Balance	Date	Balance
11/25	78,721.43	11/30	82,346.43