

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

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TO: Board of Directors of Pebble Creek HOA

FROM: Key Property Services, Inc.

DATE: February 18, 2021

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

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Summary financial results for the current month are below.

<b>FINANCIAL RESULTS</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Revenue	14,315	0	14,315
Operating Expenses	10,273	0	10,273
Net Operating Income	4,042	0	4,042
Net Reserves	2,826	0	2,826
Net Income	6,868	0	6,868

<b>CASH FLOW</b>	
Beginning bank balance – Operating & Savings	98,770
Change in Accounts Receivable	(234)
Change in Liabilities	746
Net Income	6,868
Ending bank balance – All Accounts	105,345

Revenue was the amount of \$14,315. Operating Expenses was the amount of \$10,273. Net Operating Income was the amount of \$4,042.

At the end of the month Operating Account had a balance of \$28,736.07, and Reserve Account had a balance of \$80,512.10.

Let us know if you have any questions.

## Balance Sheet

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

As of: 01/31/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	24,833.35
Reserve Account	80,512.10
<b>Total Cash</b>	<b>105,345.45</b>
Accts Receivable Tenants	28,838.24
Operating Reserve Fund	216.80
Land Improvements	1,609.74
<b>TOTAL ASSETS</b>	<b>136,010.23</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pre-paid Rent/Dues	4,951.15
Accounts Payable	1,185.30
Notes Payable	159,857.43
<b>Total Liabilities</b>	<b>165,993.88</b>
<b>Capital</b>	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	6,868.05
Calculated Prior Years Retained Earnings	-95,058.70
<b>Total Capital</b>	<b>-29,983.65</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>136,010.23</b>

**Budget - Comparative**

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

Period Range: Jan 2021 to Jan 2021

Comparison Period Range: Jan 2021 to Jan 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
<b>Income</b>						
Dues	17,940.00	0.00	17,940.00	17,940.00	0.00	17,940.00
Allocations to Reserves	-3,625.00	0.00	-3,625.00	-3,625.00	0.00	-3,625.00
<b>Total Budgeted Operating Income</b>	<b>14,315.00</b>	<b>0.00</b>	<b>14,315.00</b>	<b>14,315.00</b>	<b>0.00</b>	<b>14,315.00</b>
<b>Expense</b>						
<b>Administrative</b>						
Benefits - 401K	25.00	0.00	-25.00	25.00	0.00	-25.00
Workers Comp	0.99	0.00	-0.99	0.99	0.00	-0.99
Payroll Taxes	88.37	0.00	-88.37	88.37	0.00	-88.37
Employee Insurance	82.99	0.00	-82.99	82.99	0.00	-82.99
Office Supplies	135.93	0.00	-135.93	135.93	0.00	-135.93
Administrative Services	124.93	0.00	-124.93	124.93	0.00	-124.93
Management Fees	958.00	0.00	-958.00	958.00	0.00	-958.00
<b>Total Administrative</b>	<b>1,416.21</b>	<b>0.00</b>	<b>-1,416.21</b>	<b>1,416.21</b>	<b>0.00</b>	<b>-1,416.21</b>
<b>Operating/Maintenance</b>						
Maintenance Salaries	259.84	0.00	-259.84	259.84	0.00	-259.84
Contract Services-Maintenance	861.78	0.00	-861.78	861.78	0.00	-861.78
Pest Control -Occupied/Common	493.23	0.00	-493.23	493.23	0.00	-493.23
<b>Total Operating/Maintenance</b>	<b>1,614.85</b>	<b>0.00</b>	<b>-1,614.85</b>	<b>1,614.85</b>	<b>0.00</b>	<b>-1,614.85</b>
<b>Landscaping</b>						
Contract Services-Landscaping	1,255.27	0.00	-1,255.27	1,255.27	0.00	-1,255.27
<b>Total Landscaping</b>	<b>1,255.27</b>	<b>0.00</b>	<b>-1,255.27</b>	<b>1,255.27</b>	<b>0.00</b>	<b>-1,255.27</b>
<b>Utilities</b>						
Sewer	1,560.00	0.00	-1,560.00	1,560.00	0.00	-1,560.00
Water	694.29	0.00	-694.29	694.29	0.00	-694.29
Waste Removal	1,423.97	0.00	-1,423.97	1,423.97	0.00	-1,423.97
Electricity	100.32	0.00	-100.32	100.32	0.00	-100.32

**Budget - Comparative**

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Total Utilities</b>	<u>3,778.58</u>	<u>0.00</u>	<u>-3,778.58</u>	<u>3,778.58</u>	<u>0.00</u>	<u>-3,778.58</u>
<b>General Expenses</b>						
Property Insurance	2,208.00	0.00	-2,208.00	2,208.00	0.00	-2,208.00
<b>Total General Expenses</b>	<u>2,208.00</u>	<u>0.00</u>	<u>-2,208.00</u>	<u>2,208.00</u>	<u>0.00</u>	<u>-2,208.00</u>
<b>Total Budgeted Operating Expense</b>	<u>10,272.91</u>	<u>0.00</u>	<u>-10,272.91</u>	<u>10,272.91</u>	<u>0.00</u>	<u>-10,272.91</u>
<b>Total Budgeted Operating Income</b>	<u>14,315.00</u>	<u>0.00</u>	<u>14,315.00</u>	<u>14,315.00</u>	<u>0.00</u>	<u>14,315.00</u>
<b>Total Budgeted Operating Expense</b>	<u>10,272.91</u>	<u>0.00</u>	<u>-10,272.91</u>	<u>10,272.91</u>	<u>0.00</u>	<u>-10,272.91</u>
<b>NOI - Net Operating Income</b>	<u>4,042.09</u>	<u>0.00</u>	<u>4,042.09</u>	<u>4,042.09</u>	<u>0.00</u>	<u>4,042.09</u>
<b>Other Income</b>						
Replacement Reserve Income	3,625.00	0.00	3,625.00	3,625.00	0.00	3,625.00
<b>Total Budgeted Other Income</b>	<u>3,625.00</u>	<u>0.00</u>	<u>3,625.00</u>	<u>3,625.00</u>	<u>0.00</u>	<u>3,625.00</u>
<b>Other Expense</b>						
<b>Financial Expenses</b>						
Interest Expense-Loan	547.35	0.00	-547.35	547.35	0.00	-547.35
<b>Total Financial Expenses</b>	<u>547.35</u>	<u>0.00</u>	<u>-547.35</u>	<u>547.35</u>	<u>0.00</u>	<u>-547.35</u>
Reserve Expense	251.69	0.00	-251.69	251.69	0.00	-251.69
<b>Total Budgeted Other Expense</b>	<u>799.04</u>	<u>0.00</u>	<u>-799.04</u>	<u>799.04</u>	<u>0.00</u>	<u>-799.04</u>
<b>Net Other Income</b>	<u>2,825.96</u>	<u>0.00</u>	<u>2,825.96</u>	<u>2,825.96</u>	<u>0.00</u>	<u>2,825.96</u>
<b>Total Budgeted Income</b>	<u>17,940.00</u>	<u>0.00</u>	<u>17,940.00</u>	<u>17,940.00</u>	<u>0.00</u>	<u>17,940.00</u>
<b>Total Budgeted Expense</b>	<u>11,071.95</u>	<u>0.00</u>	<u>-11,071.95</u>	<u>11,071.95</u>	<u>0.00</u>	<u>-11,071.95</u>
<b>Net Income</b>	<u>6,868.05</u>	<u>0.00</u>	<u>6,868.05</u>	<u>6,868.05</u>	<u>0.00</u>	<u>6,868.05</u>
<b>Asset</b>						
Accts Receivable Tenants	-233.81	0.00	233.81	-233.81	0.00	233.81
<b>Total Budgeted Asset</b>	<u>-233.81</u>	<u>0.00</u>	<u>233.81</u>	<u>-233.81</u>	<u>0.00</u>	<u>233.81</u>
<b>Cash</b>						
Operating Cash	2,950.19	0.00	-2,950.19	2,950.19	0.00	-2,950.19

**Budget - Comparative**

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Reserve Account	3,625.00	0.00	-3,625.00	3,625.00	0.00	-3,625.00
<b>Total Budgeted Cash</b>	<b>6,575.19</b>	<b>0.00</b>	<b>-6,575.19</b>	<b>6,575.19</b>	<b>0.00</b>	<b>-6,575.19</b>
<b>Liability</b>						
Pre-paid Rent/Dues	-1,430.00	0.00	-1,430.00	-1,430.00	0.00	-1,430.00
Accounts Payable	903.33	0.00	903.33	903.33	0.00	903.33
<b>Total Budgeted Liability</b>	<b>-526.67</b>	<b>0.00</b>	<b>-526.67</b>	<b>-526.67</b>	<b>0.00</b>	<b>-526.67</b>

**Check Register Detail**

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

Bank Accounts: All

Payees: All

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

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	COMMUNITY ASSN UNDERWRITERS CAU	3673	Y		01/06/2021	1,104.00					
Pebble Creek Operating Account	ERADICON PEST MANAGEMENT, LLC	3674	Y		01/06/2021	493.23	Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	Prop. Ins.
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3675	Y		01/06/2021	138.75	Pebble Creek Condominiums (PCC)	5112	Pest Control - Occupied/Common	493.23	Pest Control
Pebble Creek Operating Account	Riverview Community Bank	3677	Y	CL-000840080473	01/06/2021	547.35	Pebble Creek Condominiums (PCC)	5152	Contract Services- Landscaping	138.75	Landscaping
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3678	Y		01/06/2021	958.00	Pebble Creek Condominiums (PCC)	5640	Interest Expense- Loan	547.35	Dec 20 Loan Interest
							Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	January 2021 Management Fee

# 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	KPS Payroll Account	3679	Y		01/12/2021	107.99						
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.75	Dental	
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	76.29	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	
							Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	25.00	401k 9/30, 10/15	
Pebble Creek Operating Account	KPS Payroll Account	3680	Y		01/19/2021	192.13						
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	133.17	PPE011521	
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	0.51	PPE011521	
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	16.29	PPE011521	
Pebble Creek Operating Account	KPS Payroll Account						Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	42.16	PPE011521	
		3672	Y		01/01/2021	157.07						
Pebble Creek Operating Account	KPS Payroll Account						Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	126.67	PPE123120	



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	CLARK PUBLIC UTILITIES	3681		7238-938-0, 7238-863-0	01/26/2021	794.61	Pebble Creek Condominiums (PCC)	5020	Workers Comp	0.48	PPE123120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	10.68	PPE123120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	19.24	PPE123120
							Pebble Creek Condominiums (PCC)	5342	Water	623.95	Water
							Pebble Creek Condominiums (PCC)	5344	Electricity	100.32	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	70.34	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3682		015367-000	01/26/2021	1,560.00					
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3683			01/26/2021	1,116.52					
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3684			01/26/2021	251.69					
Pebble Creek Operating Account	SUPERIOR PRINTING INC.	3685			01/26/2021	135.93					
							Pebble Creek Condominiums (PCC)	7050	Reserve Expense	251.69	Fence Post Replace
							Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,116.52	Landscaping
							Pebble Creek Condominiums (PCC)	5341	Sewer	1,560.00	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	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3688	Y		01/26/2021	341.58	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds, break down coffee table and throw in dumpster. Return shopping cart to Fred Meyers
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Cleaned grounds
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	75.00	Box truck fee
							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	17.64	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Clean grounds, sweep up broken glass/needles. Dispose of Christmas tree in dumpster area with box van
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	20.00	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#: KEYPPRS842MQ	3689	Y		01/26/2021	200.67	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	17.64	Tax
							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	Clean grounds, even out recycling bins
							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	Gutters cleared
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	35.12	Parking stickers
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	2.95	Tax
		Pebble Creek Operating Account	Key Property Services, Inc. -	3690	Y		01/26/2021	177.60			

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#: KEYPPRS842MQ										
							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	Cleaned 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
							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	124.93	
		3691	Y		01/26/2021	124.93					
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ										
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	124.93	POA/ Appfolio/ Microsoft/ BoxStorage/ Verizon/ Postage/ Copies
<b>Total</b>										<b>10,168.62</b>	

# Reconciliation Report

## Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	01/31/2021

## Summary

Bank Statement Starting Balance on 12/31/2020	30,069.37
Cleared Deposits and other Increases	16,743.81
Cleared Checks and other Decreases	18,077.11
Cleared ACH Batches and Reversals	0.00
Cleared Balance	28,736.07

## Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks and other Decreases (6 Items)

Check #3681 - CLARK PUBLIC UTILITIES	01/26/2021	794.61
Check #3682 - CLARK REGIONAL WASTEWATER DIST	01/26/2021	1,560.00
Check #3683 - GREEN ENVY LANDSCAPING	01/26/2021	1,116.52
Check #3684 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	251.69
Check #3685 - SUPERIOR PRINTING INC. dba SUPERIOR PRESS	01/26/2021	135.93
Check #3686 - WASTE CONNECTIONS	01/26/2021	1,423.97
<b>Total</b>		<b>5,282.72</b>

Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Receipts Deposited after Reconciliation Period (4 Items)

Receipt #B02C-DA00 - Matthew Storey	01/29/2021	345.00
Receipt #B31C-4DC0 - Jean Dennis	01/29/2021	345.00
Receipt #4AD6-C5F0 - Kevin Shields	01/30/2021	345.00
Receipt #A0F7-93D0 - Michael Ceccacci	01/31/2021	345.00
<b>Total</b>		<b>1,380.00</b>

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

<b>Total</b>	<b>0.00</b>
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## Pending Online Receipts Which Have Not Been Deposited (0 Items)

<b>Total</b>		<b>0.00</b>
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**Cleared Transactions**

## Cleared Deposits and other Increases (18 Items)

Deposit #Automatic Deposit	01/05/2021	345.00
Deposit #Automatic ACH Deposit	01/04/2021	1,035.00
Deposit #Automatic ACH Deposit	01/04/2021	2,760.00
Deposit #685	01/04/2021	345.00
Deposit #Automatic ACH Deposit	01/05/2021	345.00
Deposit #Automatic ACH Deposit	01/06/2021	1,035.00
Deposit #686	01/06/2021	2,765.00
Deposit #687	01/08/2021	345.00
Deposit #Automatic ACH Deposit	01/11/2021	350.00
Deposit #688	01/11/2021	690.00
Deposit #Automatic ACH Deposit	01/12/2021	345.00
Deposit #689	01/13/2021	1,035.00
Deposit #Automatic ACH Deposit	01/19/2021	1,035.00
Deposit #Automatic ACH Deposit	01/20/2021	603.81
Deposit #690	01/21/2021	1,690.00
Deposit #Automatic ACH Deposit	01/26/2021	345.00
Deposit #Automatic ACH Deposit	01/27/2021	690.00
Deposit #691	01/27/2021	985.00

<b>Total</b>		<b>16,743.81</b>
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## Cleared Checks and other Decreases (22 Items)

Check #3664 - CLARK PUBLIC UTILITIES	12/26/2020	1,545.46
Check #3665 - CLARK REGIONAL WASTEWATER DIST	12/26/2020	1,560.00
Check #3666 - GREEN ENVY LANDSCAPING	12/26/2020	1,062.32
Check #3667 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	12/26/2020	2,579.74
Check #3668 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	12/26/2020	644.91
Check #3669 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	12/26/2020	362.02
Check #3670 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	12/26/2020	359.03
Check #3671 - WASTE CONNECTIONS	12/26/2020	1,452.73
Check #3673 - COMMUNITY ASSN UNDERWRITERS CAU	01/06/2021	1,104.00
Check #3674 - ERADICON PEST MANAGMENT, LLC	01/06/2021	493.23
Check #3675 - GREEN ENVY LANDSCAPING	01/06/2021	138.75
Check #3677 - Riverview Community Bank	01/06/2021	547.35
Check #3678 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/06/2021	958.00
Check #3679 - KPS Payroll Account	01/12/2021	107.99
Check #3680 - KPS Payroll Account	01/19/2021	192.13
Check #3672 - KPS Payroll Account	01/01/2021	157.07
Check #3687 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	342.60
Check #3688 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	341.58
Check #3689 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	200.67
Check #3690 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	177.60
Check #3691 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	124.93
Journal Entry - Jan21 Reserve Transfer	01/29/2021	3,625.00

<b>Total</b>	<b>18,077.11</b>
Cleared ACH Batches and Reversals (0 Items)	
<b>Total</b>	<b>0.00</b>
<b>Cash Accounts</b>	
1100: Operating Cash	24,833.35
1110: Security Deposits	0.00
<b>Total Cash Balance</b>	<b>24,833.35</b>
Less Unreconciled Deposits	0.00
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	5,282.72
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Volded after Reconciliation Period	0.00
<b>Adjusted Cash Balance</b>	<b>28,736.07</b>
Bank Statement Balance on 01/31/2021	28,736.07
	In Balance





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ACCOUNT STATEMENT

PAGE 1 OF 3

Statement Period: Jan 01, 2021 to Jan 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

3165/EM

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 30,069.37, 28,736.07

CHECKING

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

Summary table for checking: Beginning Balance 30,069.37, Deposits and Credits (18) +16,743.81, Withdrawals, Debits & Fees (1) -3,625.00, Checks Paid (21) -14,452.11, Ending Balance 28,736.07, Average Balance 29,242.50

Main transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Includes rows for ACH Credit Settlements and various checks.

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

Date	Transaction Description	Withdrawal	Deposit
01/05	Check #3672	157.07	
01/06	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
01/07	Remote Deposit Capture		2,765.00
01/07	Check #3678	958.00	
01/08	Remote Deposit Capture		345.00
01/11	ACH Credit Settlement Key Property Ser ID9000331553		350.00
01/11	Remote Deposit Capture		690.00
01/11	Check #3677	547.35	
01/12	ACH Credit Settlement Key Property Ser ID9000331553		345.00
01/12	Check #3674	493.23	
01/12	Check #3675	138.75	
01/13	Check #3679	107.99	
01/14	Remote Deposit Capture		1,035.00
01/15	Check #3673	1,104.00	
01/19	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
01/20	ACH Credit Settlement Key Property Ser ID9000331553		603.81
01/20	Check #3680	192.13	
01/22	Remote Deposit Capture		1,690.00
01/26	ACH Credit Settlement Key Property Ser ID9000331553		345.00
01/27	ACH Credit Settlement Key Property Ser ID9000331553		690.00
01/28	Remote Deposit Capture		985.00
01/28	Check #3687	342.60	
01/28	Check #3688	341.58	
01/28	Check #3689	200.67	
01/28	Check #3690	177.60	
01/28	Check #3691	124.93	
01/29	Tfr to XXXXXX3843 Jan21 Reserve Transfer Pebble Creek Condo	3,625.00	

**DEPOSITS & CREDITS**

Date	Amount	Date	Amount	Date	Amount	Date	Amount
01/04	2,760.00	01/06	1,035.00	01/12	345.00	01/22	1,690.00
01/04	1,035.00	01/07	2,765.00	01/14	1,035.00	01/26	345.00
01/04	345.00	01/08	345.00	01/19	1,035.00	01/27	690.00
01/05	345.00	01/11	350.00	01/20	603.81	01/28	985.00
01/05	345.00	01/11	690.00				

**WITHDRAWALS & DEBITS**

Date	Amount
01/29	3,625.00

**CHECKS PAID**

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
01/04	3664	1,545.46	01/04	3670	359.03	01/12	3675	138.75	01/28	3687*	342.60
01/04	3665	1,560.00	01/04	3671	1,452.73	01/11	3677*	547.35	01/28	3688	341.58
01/04	3666	1,062.32	01/05	3672	157.07	01/07	3678	958.00	01/28	3689	200.67
01/04	3667	2,579.74	01/15	3673	1,104.00	01/13	3679	107.99	01/28	3690	177.60
01/04	3668	644.91	01/12	3674	493.23	01/20	3680	192.13	01/28	3691	124.93
01/04	3669	362.02									

\* indicates a break in check sequence  
 ^ indicates electronic check



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

DAILY BALANCE

Table with 8 columns: Date, Balance, Date, Balance, Date, Balance, Date, Balance. Rows show daily balances from 01/04 to 01/08.



# Reconciliation Report

**Riverview Bank**

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	01/31/2021

**Summary**

Bank Statement Startling Balance on 12/31/2020	76,887.10
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	80,512.10

**Unreconciled Transactions**

Unreconciled Deposits and other Increases (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Checks and other Decreases (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled ACH Batches and Reversals (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
<b>Total</b>	<b>0.00</b>

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
<b>Total</b>	<b>0.00</b>

**Cleared Transactions**

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Jan21 Reserve Transfer	01/29/2021	3,625.00
<b>Total</b>		<b>3,625.00</b>

Cleared Checks and other Decreases (0 Items)	
<b>Total</b>	<b>0.00</b>

Cleared ACH Batches and Reversals (0 Items)

---

<b>Total</b>	<b>0.00</b>
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**Cash Accounts**

1120: Reserve Account	80,512.10
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Less Unreconciled Deposits	0.00
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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
---	------

---

<b>Adjusted Cash Balance</b>	<b>80,512.10</b>
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Bank Statement Balance on 01/31/2021	80,512.10
--------------------------------------	-----------

In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 1

Statement Period: Jan 01, 2021 to Jan 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

3166/PM

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 76,887.10, 80,512.10

CHECKING

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

Summary table for checking: Beginning Balance 76,887.10, Deposits and Credits +3,625.00, Ending Balance 80,512.10, Average Balance 77,237.91

Transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Row: 01/29 Tfr from XXXXXX3830 Jan21 Reserve Transf Pebble Creek Condo...

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 01/29, 3,625.00

DAILY BALANCE

Table with 4 columns: Date, Balance, Date, Balance. Row: 01/29, 80,512.10, 01/31, 80,512.10

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