

**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: October 15, 2020

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

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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	14,377	(62)
Operating Expenses	17,231	9,706	7,525
Net Operating Income	(2,916)	4,671	(7,588)
Net Reserves	(51,380)	3,292	(54,672)
Net Income	(54,297)	7,963	(62,260)

<b>CASH FLOW</b>	
Beginning bank balance – Operating & Savings	95,581
Change in Accounts Receivable	719
Change in Liabilities	(1,059)
Net Income	(54,297)
Ending bank balance – All Accounts	92,001

Revenue was under the budgeted amount by \$62. Operating Expenses was over budget by \$7,525. Net Operating Income was under budget by \$7,588.

At the end of the month Operating Account had a balance of \$14,956.39, and Reserve Account had a balance of \$77,734.64.

Let us know if you have any questions.

## Balance Sheet

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

As of: 09/30/2020

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	14,266.16
Reserve Account	77,734.64
<b>Total Cash</b>	<b>92,000.80</b>
Accls Receivable Tenants	28,052.05
Operating Reserve Fund	216.80
Land Improvements	1,609.74
<b>TOTAL ASSETS</b>	<b>121,879.39</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pre-paid Rent/Dues	4,461.15
Accounts Payable	132.66
Notes Payable	54,774.00
<b>Total Liabilities</b>	<b>59,367.81</b>
<b>Capital</b>	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	-18,101.63
Calculated Prior Years Retained Earnings	22,406.21
<b>Total Capital</b>	<b>62,511.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>121,879.39</b>

**Budget - Comparative**

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

Period Range: Sep 2020 to Sep 2020

Comparison Period Range: Jan 2020 to Sep 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
<b>Income</b>						
Dues	17,940.00	17,940.00	0.00	156,260.00	156,260.00	0.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-32,625.00	-32,625.00	0.00
<b>Rental Income</b>						
Fines & Penalties	0.00	41.66	-41.66	-1,000.00	375.02	-1,375.02
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	187.51	-187.51
<b>Total Rental Income</b>	<b>0.00</b>	<b>62.49</b>	<b>-62.49</b>	<b>-1,000.00</b>	<b>562.53</b>	<b>-1,562.53</b>
<b>Total Budgeted Operating Income</b>	<b>14,315.00</b>	<b>14,377.49</b>	<b>-62.49</b>	<b>122,635.00</b>	<b>124,197.53</b>	<b>-1,562.53</b>
<b>Expense</b>						
<b>Administrative</b>						
Benefits - 401K	37.50	0.00	-37.50	175.00	0.00	-175.00
Workers Comp	2.04	0.00	-2.04	30.44	0.00	-30.44
Payroll Taxes	58.49	100.00	41.51	556.44	900.00	343.56
Employee Insurance	76.99	125.00	48.01	611.03	1,125.00	513.97
Office Supplies	0.00	10.00	10.00	0.00	90.00	90.00
Administrative Services	303.94	75.00	-228.94	1,218.83	675.00	-543.83
Telephone	0.00	40.00	40.00	0.00	360.00	360.00
Employee Mileage	0.00	29.16	29.16	0.00	262.52	262.52
Bank fees	0.00	22.91	22.91	0.00	206.27	206.27
Postage	0.00	16.66	16.66	0.00	150.02	150.02
Management Fees	958.00	958.33	0.33	8,622.00	8,625.01	3.01
Accounting and Audit Fees	0.00	16.66	16.66	185.00	150.02	-34.98
Other Taxes, Licenses, Fees	0.00	4.16	4.16	10.00	37.52	27.52
Conventions and Meetings	0.00	0.00	0.00	37.50	0.00	-37.50
<b>Total Administrative</b>	<b>1,436.96</b>	<b>1,397.88</b>	<b>-39.08</b>	<b>11,446.24</b>	<b>12,581.36</b>	<b>1,135.12</b>
<b>Operating/Maintenance</b>						
Maintenance Salaries	260.84	1,000.00	739.16	3,578.03	9,000.00	5,421.97

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Maintenance Supplies	0.00	0.00	0.00	179.57	0.00	-179.57
Contract Services-Maintenance	7,883.23	833.33	-7,049.90	30,240.80	7,500.01	-22,740.79
Pest Control -Occupied/Common	483.23	83.33	-409.90	1,875.36	750.01	-1,125.35
<b>Total Operating/Maintenance</b>	<b>8,637.30</b>	<b>1,916.66</b>	<b>-6,720.64</b>	<b>35,873.76</b>	<b>17,250.02</b>	<b>-18,623.74</b>
<b>Landscaping</b>						
Contract Services-Landscaping	1,062.32	1,083.33	21.01	10,096.59	9,750.01	-346.58
Landscaping Improvements	542.00	83.33	-458.67	542.00	750.01	208.01
<b>Total Landscaping</b>	<b>1,604.32</b>	<b>1,166.66</b>	<b>-437.66</b>	<b>10,638.59</b>	<b>10,500.02</b>	<b>-138.57</b>
<b>Utilities</b>						
Sewer	1,560.00	1,500.00	-60.00	14,217.00	13,500.00	-717.00
Water	1,374.07	1,000.00	-374.07	10,503.94	9,000.00	-1,503.94
Waste Removal	1,438.35	1,416.66	-21.69	12,893.87	12,750.02	-143.85
Electricity	76.26	100.00	23.74	1,760.94	900.00	-860.94
<b>Total Utilities</b>	<b>4,448.68</b>	<b>4,016.66</b>	<b>-432.02</b>	<b>39,375.75</b>	<b>36,150.02</b>	<b>-3,225.73</b>
<b>General Expenses</b>						
Property Insurance	1,104.00	1,166.66	62.66	10,770.00	10,500.02	-209.98
Legal Services	0.00	41.66	41.66	1,365.00	375.02	-989.98
<b>Total General Expenses</b>	<b>1,104.00</b>	<b>1,208.32</b>	<b>104.32</b>	<b>12,075.00</b>	<b>10,875.04</b>	<b>-1,199.96</b>
<b>Total Budgeted Operating Expense</b>	<b>17,231.26</b>	<b>9,706.18</b>	<b>-7,525.08</b>	<b>109,409.34</b>	<b>87,356.46</b>	<b>-22,052.88</b>
<b>Total Budgeted Operating Income</b>	<b>14,315.00</b>	<b>14,377.49</b>	<b>-62.49</b>	<b>122,635.00</b>	<b>124,197.53</b>	<b>-1,562.53</b>
<b>Total Budgeted Operating Expense</b>	<b>17,231.26</b>	<b>9,706.18</b>	<b>-7,525.08</b>	<b>109,409.34</b>	<b>87,356.46</b>	<b>-22,052.88</b>
<b>NOI - Net Operating Income</b>	<b>-2,916.26</b>	<b>4,671.31</b>	<b>-7,587.57</b>	<b>13,225.66</b>	<b>36,841.07</b>	<b>-23,615.41</b>
<b>Other Income</b>						
Replacement Reserve Income	3,625.00	3,625.00	0.00	32,625.00	32,625.00	0.00
<b>Total Budgeted Other Income</b>	<b>3,625.00</b>	<b>3,625.00</b>	<b>0.00</b>	<b>32,625.00</b>	<b>32,625.00</b>	<b>0.00</b>
<b>Other Expense</b>						
<b>Financial Expenses</b>						
Interest Expense-Loan	6.40	0.00	-6.40	10.53	0.00	-10.53
Loan Costs-Amortization	0.00	0.00	0.00	1,874.00	0.00	-1,874.00
<b>Total Financial Expenses</b>	<b>6.40</b>	<b>0.00</b>	<b>-6.40</b>	<b>1,884.53</b>	<b>0.00</b>	<b>-1,884.53</b>

**Budget - Comparative**

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Other Capital Expense</b>						
Plumbing Repair	0.00	83.33	83.33	0.00	750.01	750.01
Roofs and Gutters	53,500.00	250.00	-53,250.00	53,500.00	2,250.00	-51,250.00
<b>Total Other Capital Expense</b>	<b>53,500.00</b>	<b>333.33</b>	<b>-53,166.67</b>	<b>53,500.00</b>	<b>3,000.01</b>	<b>-50,499.99</b>
Reserve Expense	1,499.00	0.00	-1,499.00	8,567.76	0.00	-8,567.76
<b>Total Budgeted Other Expense</b>	<b>55,005.40</b>	<b>333.33</b>	<b>-54,672.07</b>	<b>63,952.29</b>	<b>3,000.01</b>	<b>-60,952.28</b>
<b>Net Other Income</b>	<b>-51,380.40</b>	<b>3,291.67</b>	<b>-54,672.07</b>	<b>-31,327.29</b>	<b>29,624.99</b>	<b>-60,952.28</b>
Total Budgeted Income	17,940.00	18,002.49	-62.49	155,260.00	156,822.53	-1,562.53
Total Budgeted Expense	72,236.66	10,039.51	-62,197.15	173,361.63	90,356.47	-83,005.16
<b>Net Income</b>	<b>-54,296.66</b>	<b>7,962.98</b>	<b>-62,259.64</b>	<b>-18,101.63</b>	<b>66,466.06</b>	<b>-84,567.69</b>
<b>Asset</b>						
Accts Receivable Tenants	719.40	0.00	-719.40	1,742.45	0.00	-1,742.45
<b>Total Budgeted Asset</b>	<b>719.40</b>	<b>0.00</b>	<b>-719.40</b>	<b>1,742.45</b>	<b>0.00</b>	<b>-1,742.45</b>
<b>Cash</b>						
Operating Cash	-5,706.38	0.00	5,706.38	8,694.91	0.00	-8,694.91
Reserve Account	2,126.00	0.00	-2,126.00	24,057.24	0.00	-24,057.24
<b>Total Budgeted Cash</b>	<b>-3,580.38</b>	<b>0.00</b>	<b>3,580.38</b>	<b>32,752.15</b>	<b>0.00</b>	<b>-32,752.15</b>
<b>Liability</b>						
Pre-paid Rent/Dues	-405.60	0.00	-405.60	340.00	0.00	340.00
Accounts Payable	-1,058.72	0.00	-1,058.72	-2,517.77	0.00	-2,517.77
Loan Principal	0.00	4,166.66	-4,166.66	0.00	37,500.02	-37,500.02
Notes Payable	52,900.00	0.00	52,900.00	54,774.00	0.00	54,774.00
<b>Total Budgeted Liability</b>	<b>51,435.68</b>	<b>4,166.66</b>	<b>47,269.02</b>	<b>52,596.23</b>	<b>37,500.02</b>	<b>15,096.21</b>

**Check Register Detail**

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

Bank Accounts: All

Payees: All

Date Range: 09/01/2020 - 09/30/2020

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	3604	Y		09/01/2020	163.65					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	134.17	PPE083120
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE083120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	PPE083120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	18.55	PPE083120
Pebble Creek Operating Account	COMMUNITY ASSN UNDERWRITERS CAU	3605	Y	46381	09/03/2020	1,104.00					
							Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	Prop. Ins.
Pebble Creek Operating Account	Key Property Services, Inc. - CL#:	3606	Y		09/03/2020	2,970.00					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Tear down fence, dig out post holes, set new posts
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Fence repairs/building. Water leak locate and

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	420.00	temp repair. Clean up. Finish fencing, dig out hole for water main and temp leak fix
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	450.00	Repair water main leak
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Repair water line
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Filled leaking valve hole up, continued work on chimney box
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Water leak digging
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Repair water line. Tested for proper function
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Fix underground water leak
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Begin filling hole
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYRPS842MQ	3607	Y		09/03/2020	2,182.59					Cleaned dumpster area and grounds, dump carts and paint cans



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)	5512	Management Fees	958.00	September 2020 - Management Fee
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	33.34	Water main plumbing repair
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	143.37	materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	542.77	materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	25.22	Plumbing materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	27.98	Plumbing materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	1.79	Plumbing pipe
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	68.02	lumber
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	202.10	lumber
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3608	Y		09/03/2020	2,078.80					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	76.46	Plumbing material
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	182.76	trim
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	65.55	materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	50.00	Trip Charge

**Check Register Detail**

Bank Account	Payee Name	Check #	Cleared	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3609	Y	09/03/2020	711.28	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	50.00	PPE
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	514.03	Tax
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Walkthrough. Create materials list
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Purchase/unliad material. Remove broken, rotten fencing and concrete. Dig and set new posts. Clean up..
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Build fence
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	Fence repair
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Filled fixed leak hole with dirt
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Set posts/boards/pickets
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Cut down tree, tore down fence
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Build fence and cleanup
						Pebble Creek Condominiums (PCC)	5032	Administrative Services	171.28	POA/ Appfolio/ Microsoft/

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3610	Y	09/03/2020	708.86					BoxStorage/ Verizon/ Postage/ Copies
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	49.57	Dump run brush/fence
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	75.00	Box truck
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	57.91	Tax
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Dump run for downed tree/brush and old fencing material
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Dump run for downed tree/brush and old fencing 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	16.38	Tax
Pebble Creek Operating Account	Key Property Services, Inc. -	3611	Y	09/03/2020	302.52					

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	11.34	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Cleaned grounds
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	4.61	Paint roller cover from shop
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.69	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Paint door and trim
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	69.88	Dump run old fence
Pebble Creek Operating Account	REGENESIS, INC.	3612	Y		09/03/2020	1,499.00					
Pebble Creek Operating Account	Riverview Community Bank	3613	Y	CL-000840080473	09/03/2020	6.40	Pebble Creek Condominiums (PCC)	7050	Reserve Expense	1,499.00	Reserve Study
							Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	6.40	Loan Interest - Aug 2020

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Date	Check Memo	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	KPS Payroll Account	3614	Y	09/08/2020		114.49					
							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
							Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	37.50	401k 6/30, 7/31, 8/15
Pebble Creek Operating Account	Executive Roof Services, LLC	3615	Y	09/16/2020		52,900.00					
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	52,900.00	Roof Down Payment
Pebble Creek Operating Account	KPS Payroll Account	3616	Y	09/17/2020		157.72					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	126.67	091520PPE
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	091520PPE
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	091520PPE
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	20.12	091520PPE

**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	3617	Y	7238-938-0, 7238-863-0	09/17/2020	1,450.33					
							Pebble Creek Condominiums (PCC)	5342	Water	1,293.35	Water
							Pebble Creek Condominiums (PCC)	5344	Electricity	76.26	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	80.72	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3618	Y	015367-000	09/17/2020	1,560.00					
							Pebble Creek Condominiums (PCC)	5341	Sewer	1,560.00	Sewer
Pebble Creek Operating Account	ESPARZA'S TREE SERVICE	3619			09/17/2020	542.00					
							Pebble Creek Condominiums (PCC)	5153	Landscape Improvements	542.00	Landscaping
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3620	Y		09/17/2020	1,062.32					
							Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,062.32	Landscaping
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3621	Y		09/17/2020	680.51					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.51	Tax

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Buy screws, help aleks cover up holes between trusses
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	360.00	Repaired door and shed
Pebble Creek Operating Account	Key Property Services, Inc. - CL# KEYPRPS842MQ	3622	Y	09/17/2020	340.61					
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	98.96	materials
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Chained and locked garbage enclosures
						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	Pick up trash and clean up dumpster areas
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	25.90	Locks
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Additional screws from shop
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.51	Screws
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	52.94	Keys for padlock

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	VIAL FOTHERINGHAM LLP	3623	Y		09/17/2020	600.00					made at Harrys
Pebble Creek Operating Account	WASTE CONNECTIONS	3624	Y	2010-362287	09/17/2020	1,438.35	Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	600.00	Roof Review
Pebble Creek Operating Account	ERADICON PEST MANAGEMENT, LLC	3625			09/29/2020	493.23	Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,438.35	Garbage
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPS842MQ	3626	Y		09/29/2020	228.72	Pebble Creek Condominiums (PCC)	5112	Pest Control - Occupied/Common	493.23	Pest Control
							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 up the ground
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	1.00	Trash bag
							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)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.42	Tax
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Cleaned garbage and organic debris in dumpster area and grounds, swept couple very leafy sidewalks

Total 73,295.38

Total

# Reconciliation Report

## Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	09/30/2020

## Summary

Bank Statement Starting Balance on 08/31/2020	18,247.54
Cleared Deposits and other Increases	72,594.00
Cleared Checks and other Decreases	75,885.15
Cleared ACH Batches and Reversals	0.00
Cleared Balance	14,956.39

## 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 (3 Items)

Check #3619 - ESPARZA'S TREE SERVICE	09/17/2020	542.00
Check #3625 - ERADICON PEST MANAGMENT, LLC	09/29/2020	493.23
Deposit #Automatic ACH Deposit NSF 1	09/30/2020	345.00
<b>Total</b>		<b>1,380.23</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 (2 Items)

Receipt #FA40-A6E0 - Kevin Shields	09/29/2020	345.00
Receipt #9535-00F0 - Mark Watson	09/29/2020	345.00
<b>Total</b>		<b>690.00</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 (21 Items)

Deposit #Automatic ACH Deposit	09/01/2020	1,725.00
Deposit #652	09/01/2020	1,035.00
Deposit #Automatic ACH Deposit	09/02/2020	3,105.00
Deposit #Automatic Deposit	09/03/2020	345.00
Deposit #653	09/03/2020	995.00
Deposit #Automatic ACH Deposit	09/04/2020	690.00
Deposit #Automatic ACH Deposit	09/08/2020	690.00
Deposit #654	09/08/2020	2,070.00
Deposit #Automatic ACH Deposit	09/09/2020	350.00
Deposit #655	09/09/2020	345.00
Deposit #Automatic ACH Deposit	09/11/2020	690.00
Deposit #656	09/15/2020	690.00
Deposit #Automatic ACH Deposit	09/16/2020	1,035.00
Deposit #657	09/18/2020	985.00
Deposit #658	09/21/2020	345.00
Deposit #Automatic ACH Deposit	09/22/2020	690.00
Deposit #Automatic ACH Deposit	09/29/2020	690.00
Deposit #659	09/29/2020	1,030.00
Deposit #Automatic ACH Deposit	09/30/2020	690.00
Journal Entry - Transfer of funds from Clearing Account to Operating Cash	09/04/2020	1,499.00
Journal Entry - Construction Loan Draw #1	09/10/2020	52,900.00

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<b>Total</b>		<b>72,594.00</b>
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Cleared Checks and other Decreases (22 Items)

Check #3604 - KPS Payroll Account	09/01/2020	163.65
Check #3605 - COMMUNITY ASSN UNDERWRITERS CAU	09/03/2020	1,104.00
Check #3606 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/03/2020	2,970.00
Check #3607 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/03/2020	2,182.59
Check #3608 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/03/2020	2,078.80
Check #3609 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/03/2020	711.28
Check #3610 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/03/2020	708.86
Check #3611 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/03/2020	302.52
Check #3612 - REGENESIS, INC.	09/03/2020	1,499.00
Check #3613 - Riverview Community Bank	09/03/2020	6.40
Check #3614 - KPS Payroll Account	09/08/2020	114.49
Check #3615 - Executive Roof Services, LLC	09/16/2020	52,900.00
Check #3616 - KPS Payroll Account	09/17/2020	157.72
Check #3617 - CLARK PUBLIC UTILITIES	09/17/2020	1,450.33
Check #3618 - CLARK REGIONAL WASTEWATER DIST	09/17/2020	1,560.00
Check #3620 - GREEN ENVY LANDSCAPING	09/17/2020	1,062.32
Check #3621 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/17/2020	680.51
Check #3622 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/17/2020	340.61
Check #3623 - VIAL FOTHERINGHAM LLP	09/17/2020	600.00
Check #3624 - WASTE CONNECTIONS	09/17/2020	1,438.35
Check #3626 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	09/29/2020	228.72
Journal Entry - Sept20 Reserve Transfer	09/29/2020	3,625.00

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<b>Total</b>		<b>75,885.15</b>
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Cleared ACH Batches and Reversals (0 Items)

<b>Total</b>	<b>0.00</b>
<b>Cash Accounts</b>	
1100: Operating Cash	14,266.16
1110: Security Deposits	0.00
<b>Total Cash Balance</b>	<b>14,266.16</b>
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-690.00
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	1,380.23
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>14,956.39</b>
Bank Statement Balance on 09/30/2020	14,956.39
	In Balance



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

Statement Period: Sep 01, 2020 to Sep 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  
 3705/EM

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**SUMMARY**

Type	Beginning Balance	Ending Balance
Analyzed Checking	18,247.54	14,956.39

**CHECKING**

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

Beginning Balance	18,247.54
Deposits and Credits (21)	+72,594.00
Withdrawals, Debits & Fees (1)	-3,625.00
Checks Paid (21)	-72,260.15
<b>Ending Balance</b>	<b>14,956.39</b>
<b>Average Balance</b>	<b>34,374.73</b>

Date	Transaction Description	Withdrawal	Deposit
09/01	ACH Credit Settlement Key Property Ser ID9000331553		1,725.00
09/02	ACH Credit Settlement Key Property Ser ID9000331553		3,105.00
09/03	Tfr from XXXXXX3843 Regenesi Reserves I Pebble Creek		1,499.00
09/03	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
09/03	Remote Deposit Capture		1,035.00
09/03	Check #3604	163.65	
09/04	ACH Credit Settlement Key Property Ser ID9000331553		690.00
09/04	Check #3606	2,970.00	
09/04	Check #3607	2,182.59	
09/04	Check #3608	2,078.80	
09/04	Check #3609	711.28	
09/04	Check #3610	708.86	
09/04	Check #3611	302.52	



**VIRTUAL EVENT**  
**MONDAY, NOVEMBER 9<sup>TH</sup> - 6:30PM**  
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Statement Period: Sep 01, 2020 to Sep 30, 2020  
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
09/08	ACH Credit Settlement Key Property Ser ID9000331553		690.00
09/09	ACH Credit Settlement Key Property Ser ID9000331553		350.00
09/09	Remote Deposit Capture		2,070.00
09/09	Remote Deposit Capture		995.00
09/09	Check #3614	114.49	
09/10	840080473 September Draw		52,900.00
09/10	Check #3613	6.40	
09/11	ACH Credit Settlement Key Property Ser ID9000331553		690.00
09/11	Remote Deposit Capture		345.00
09/15	Check #3605	1,104.00	
09/16	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
09/16	Remote Deposit Capture		690.00
09/18	Check #3615	52,900.00	
09/18	Check #3616	157.72	
09/21	Check #3620	1,062.32	
09/21	Check #3623	600.00	
09/22	ACH Credit Settlement Key Property Ser ID9000331553		690.00
09/23	Remote Deposit Capture		985.00
09/23	Remote Deposit Capture		345.00
09/23	Check #3617	1,450.33	
09/23	Check #3624	1,438.35	
09/23	Check #3621	680.51	
09/23	Check #3622	340.61	
09/25	Check #3618	1,560.00	
09/28	Check #3612	1,499.00	
09/29	Tr to XXXXX3843 Sept20 Reserve Transfe Pebble Creek Condomi	3,625.00	
09/29	ACH Credit Settlement Key Property Ser ID9000331553		690.00
09/30	ACH Credit Settlement Key Property Ser ID9000331553		690.00
09/30	Remote Deposit Capture		1,030.00
09/30	Check #3626	228.72	

**DEPOSITS & CREDITS**

Date	Amount	Date	Amount	Date	Amount	Date	Amount
09/01	1,725.00	09/08	690.00	09/11	690.00	09/23	985.00
09/02	3,105.00	09/09	350.00	09/11	345.00	09/23	345.00
09/03	1,499.00	09/09	2,070.00	09/16	1,035.00	09/29	690.00
09/03	345.00	09/09	995.00	09/16	690.00	09/30	690.00
09/03	1,035.00	09/10	52,900.00	09/22	690.00	09/30	1,030.00
09/04	690.00						

**WITHDRAWALS & DEBITS**

Date	Amount
09/29	3,625.00

**CHECKS PAID**

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
09/03	3604	163.65	09/04	3609	711.28	09/09	3614	114.49	09/21	3620*	1,062.32
09/15	3605	1,104.00	09/04	3610	708.86	09/18	3615	52,900.00	09/23	3621	680.51
09/04	3606	2,970.00	09/04	3611	302.52	09/18	3616	157.72	09/23	3622	340.61
09/04	3607	2,182.59	09/28	3612	1,499.00	09/23	3617	1,450.33	09/21	3623	600.00
09/04	3608	2,078.80	09/10	3613	6.40	09/25	3618	1,560.00	09/23	3624	1,438.35



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

Account Number: 09100003830

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
09/30	3626*	228.72						

\* indicates a break in check sequence

^ indicates electronic check

**DAILY BALANCE**

Date	Balance	Date	Balance	Date	Balance	Date	Balance
09/01	19,972.54	09/09	21,519.35	09/18	23,011.23	09/25	17,899.11
09/02	23,077.54	09/10	74,412.95	09/21	21,348.91	09/28	16,400.11
09/03	25,792.89	09/11	75,447.95	09/22	22,038.91	09/29	13,465.11
09/04	17,528.84	09/15	74,343.95	09/23	19,459.11	09/30	14,956.39
09/08	18,218.84	09/16	76,068.95				



# Reconciliation Report

**Riverview Bank**

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	09/30/2020

**Summary**

Bank Statement Starting Balance on 08/31/2020	75,608.64
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	1,499.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	77,734.64

**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 - Sept20 Reserve Transfer	09/29/2020	3,625.00
<b>Total</b>		<b>3,625.00</b>

Cleared Checks and other Decreases (1 Item)		
Journal Entry - Transfer of funds from Reserve Account to Clearing Account	09/04/2020	1,499.00



<b>Total</b>	<b>1,499.00</b>
Cleared ACH Batches and Reversals (0 Items)	
<b>Total</b>	<b>0.00</b>
<b>Cash Accounts</b>	
1120; Reserve Account	77,734.64
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
<b>Adjusted Cash Balance</b>	<b>77,734.64</b>
Bank Statement Balance on 09/30/2020	77,734.64
	In Balance



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

KEY PROPERTY SERVICES INC AGENT FOR  
 PEBBLE CREEK CONDOMINIUM ASSOCIATION  
 PCC RESERVES  
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**SUMMARY**

Type	Beginning Balance	Ending Balance
Analyzed Checking	75,608.64	77,734.64

**CHECKING**

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

Beginning Balance	75,608.64
Deposits and Credits (1)	+3,625.00
Withdrawals, Debits & Fees (1)	-1,499.00
Checks Paid (0)	-0.00
<b>Ending Balance</b>	<b>77,734.64</b>
<b>Average Balance</b>	<b>74,451.24</b>

Date	Transaction Description	Withdrawal	Deposit
09/03	Tfr to XXXXXX3830 Regenesi Reserves Inv Pebble Creek	1,499.00	
09/29	Tfr from XXXXXX3830 Sept20 Reserve Trans Pebble Creek Condo		3,625.00

**DEPOSITS & CREDITS**

Date	Amount
09/29	3,625.00

**WITHDRAWALS & DEBITS**

Date	Amount
09/03	1,499.00



**VIRTUAL EVENT**  
**MONDAY, NOVEMBER 9<sup>TH</sup> - 6:30PM**  
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Statement Period: Sep 01, 2020 to Sep 30, 2020

Account Number: 09100003843

**DAILY BALANCE**

Date	Balance	Date	Balance	Date	Balance
09/03	74,109.64	09/29	77,734.64	09/30	77,734.64