

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: August 20, 2020

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

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	14,315	14,377	(62)
Operating Expenses	10,927	9,706	1,220
Net Operating Income	3,388	4,671	(1,283)
Net Reserves	3,621	3,292	329
Net Income	7,009	7,963	(954)

CASH FLOW	
Beginning bank balance – Operating & Savings	84,173
Change in Accounts Receivable	655
Change in Liabilities	(116)
Net Income	7,009
Ending bank balance – All Accounts	98,707

Revenue was under the budgeted amount by \$62. Operating Expenses was over budget by \$1,220. Net Operating Income was under budget by \$1,283.

At the end of the month Operating Account had a balance of \$26,378.51, and Reserve Account had a balance of \$71,983.64.

Let us know if you have any questions.

Balance Sheet

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

As of: 07/31/2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	26,723.51
Reserve Account	71,983.64
Total Cash	98,707.15
Accts Receivable Tenants	27,302.65
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	127,836.34
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	4,826.75
Accounts Payable	491.93
Total Liabilities	5,318.68
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	41,904.45
Calculated Prior Years Retained Earnings	22,406.21
Total Capital	122,517.66
TOTAL LIABILITIES & CAPITAL	127,836.34

Budget - Comparative

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

Period Range: Jul 2020 to Jul 2020

Comparison Period Range: Jan 2020 to Jul 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	120,380.00	120,380.00	0.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-25,375.00	-25,375.00	0.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	-1,000.00	291.70	-1,291.70
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	145.85	-145.85
Total Rental Income	0.00	62.49	-62.49	-1,000.00	437.55	-1,437.55
Total Budgeted Operating Income	14,315.00	14,377.49	-62.49	94,005.00	95,442.55	-1,437.55
Expense						
Administrative						
Benefits - 401K	12.50	0.00	-12.50	125.00	0.00	-125.00
Workers Comp	2.04	0.00	-2.04	26.36	0.00	-26.36
Payroll Taxes	146.32	100.00	-46.32	437.80	700.00	262.20
Employee Insurance	76.99	125.00	48.01	457.05	875.00	417.95
Office Supplies	0.00	10.00	10.00	0.00	70.00	70.00
Administrative Services	126.34	75.00	-51.34	914.89	525.00	-389.89
Telephone	0.00	40.00	40.00	0.00	280.00	280.00
Employee Mileage	0.00	29.16	29.16	0.00	204.20	204.20
Bank fees	0.00	22.91	22.91	0.00	160.45	160.45
Postage	0.00	16.66	16.66	0.00	116.70	116.70
Management Fees	958.00	958.33	0.33	6,706.00	6,708.35	2.35
Accounting and Audit Fees	0.00	16.67	16.67	185.00	116.69	-68.31
Other Taxes, Licenses, Fees	0.00	4.17	4.17	10.00	29.19	19.19
Conventions and Meetings	0.00	0.00	0.00	37.50	0.00	-37.50
Total Administrative	1,322.19	1,397.90	75.71	8,899.60	9,785.58	885.98
Operating/Maintenance						
Maintenance Salaries	238.34	1,000.00	761.66	3,078.85	7,000.00	3,921.15

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Maintenance Supplies	87.92	0.00	-87.92	179.57	0.00	-179.57
Contract Services-Maintenance	487.80	833.33	345.53	8,717.46	5,833.35	-2,884.11
Pest Control -Occupied/Common	493.23	83.33	-409.90	1,382.13	583.35	-798.78
Total Operating/Maintenance	1,307.29	1,916.66	609.37	13,358.01	13,416.70	58.69
Landscaping						
Contract Services-Landscaping	1,358.47	1,083.33	-275.14	7,971.95	7,583.35	-388.60
Landscaping Improvements	0.00	83.33	83.33	0.00	583.35	583.35
Total Landscaping	1,358.47	1,166.66	-191.81	7,971.95	8,166.70	194.75
Utilities						
Sewer	1,560.00	1,500.00	-60.00	11,097.00	10,500.00	-597.00
Water	1,403.07	1,000.00	-403.07	7,579.67	7,000.00	-579.67
Waste Removal	0.00	1,416.67	1,416.67	8,585.28	9,916.69	1,331.41
Electricity	71.54	100.00	28.46	1,609.03	700.00	-909.03
Garbage	1,435.12	0.00	-1,435.12	1,435.12	0.00	-1,435.12
Total Utilities	4,469.73	4,016.67	-453.06	30,306.10	28,116.69	-2,189.41
General Expenses						
Property Insurance	1,104.00	1,166.66	62.66	8,502.00	8,166.70	-335.30
Legal Services	1,365.00	41.66	-1,323.34	1,365.00	291.70	-1,073.30
Total General Expenses	2,469.00	1,208.32	-1,260.68	9,867.00	8,458.40	-1,408.60
Total Budgeted Operating Expense	10,926.68	9,706.21	-1,220.47	70,402.66	67,944.07	-2,458.59
Total Budgeted Operating Income	14,315.00	14,377.49	-62.49	94,005.00	95,442.55	-1,437.55
Total Budgeted Operating Expense	10,926.68	9,706.21	-1,220.47	70,402.66	67,944.07	-2,458.59
NOI - Net Operating Income	3,388.32	4,671.28	-1,282.96	23,602.34	27,498.48	-3,896.14
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	25,375.00	25,375.00	0.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	25,375.00	25,375.00	0.00
Other Expense						
Financial Expenses						
Interest Expense-Loan	4.13	0.00	-4.13	4.13	0.00	-4.13
Total Financial Expenses	4.13	0.00	-4.13	4.13	0.00	-4.13

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Other Capital Expense						
Plumbing Repair	0.00	83.33	83.33	0.00	583.35	583.35
Roofs and Gutters	0.00	250.00	250.00	0.00	1,750.00	1,750.00
Total Other Capital Expense	0.00	333.33	333.33	0.00	2,333.35	2,333.35
Reserve Expense	0.00	0.00	0.00	7,068.76	0.00	-7,068.76
Total Budgeted Other Expense	4.13	333.33	329.20	7,072.89	2,333.35	-4,739.54
Net Other Income	3,620.87	3,291.67	329.20	18,302.11	23,041.65	-4,739.54
Total Budgeted Income	17,940.00	18,002.49	-62.49	119,380.00	120,817.55	-1,437.55
Total Budgeted Expense	10,930.81	10,039.54	-891.27	77,475.55	70,277.42	-7,198.13
Net Income	7,009.19	7,962.95	-953.76	41,904.45	50,540.13	-8,635.68
Asset						
Accts Receivable Tenants	195.00	0.00	-195.00	993.05	0.00	-993.05
Total Budgeted Asset	195.00	0.00	-195.00	993.05	0.00	-993.05
Cash						
Operating Cash	2,116.91	0.00	-2,116.91	21,152.26	0.00	-21,152.26
Reserve Account	3,625.00	0.00	-3,625.00	18,306.24	0.00	-18,306.24
Total Budgeted Cash	5,741.91	0.00	-5,741.91	39,458.50	0.00	-39,458.50
Liability						
Pre-paid Rent/Dues	-735.00	0.00	-735.00	705.60	0.00	705.60
Accounts Payable	-337.28	0.00	-337.28	-2,158.50	0.00	-2,158.50
Loan Principal	0.00	4,166.67	4,166.67	0.00	29,166.69	-29,166.69
Total Budgeted Liability	-1,072.28	4,166.67	-5,238.95	-1,452.90	29,166.69	-30,619.59

Check Register Detail

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

Bank Accounts: All

Payees: All

Date Range: 07/01/2020 - 07/31/2020

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	3570	Y		07/02/2020	139.79					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	119.17	PPE063020
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE063020
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	PPE063020
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.69	PPE063020
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3571	Y		07/02/2020	958.00					
							Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	July 2020 - Management Fee
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3572	Y		07/02/2020	399.06					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	18.90	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	a change bulbs and locate replacements
							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#: KEYPRPS842MQ	3573	Y		07/02/2020	257.55	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	13.86	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	150.00	Walked/cleaned grounds cleaned dumpster areas
							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	Cut some branches and shrub.
							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 up the ground
					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	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3574	Y		07/02/2020	172.60	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Removed the large items
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	89.95	4 lights - 22 Watt Quad Compact Fluorescent Bulb, 2,700 Kelvin, GX32D-2 Base (HD Supply)
							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	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean up ground
							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	30.00	Cleaned Grounds

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	3575	Y	07/07/2020		89.49	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	30.00	Cleaned Grounds
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							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	12.50	401K
Pebble Creek Operating Account	KPS Payroll Account	3576	Y	07/16/2020		246.91	Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	119.17	PPE071520
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE071520
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	PPE071520
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	116.81	PPE071520

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	3577	Y	7238-938-0, 7238-863-0	07/18/2020	1,474.61	Pebble Creek Condominiums (PCC)	5344	Electricity	71.54	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	1,079.90	Water
							Pebble Creek Condominiums (PCC)	5342	Water	323.17	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3578	Y	015367-000	07/18/2020	1,560.00					
Pebble Creek Operating Account	COMMUNITY ASSN UNDERWRITERS CAU	3579	Y	CAU514471-2	07/18/2020	1,104.00	Pebble Creek Condominiums (PCC)	5341	Sewer	1,560.00	Sewer
Pebble Creek Operating Account	ERADICON PEST MANAGEMENT, LLC	3580	Y		07/18/2020	493.23	Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	July20 Property Insurance
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3581	Y		07/18/2020	1,358.47	Pebble Creek Condominiums (PCC)	5112	Pest Control - Occupied/Common	493.23	Pest Control
							Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,062.32	Landscaping
							Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	144.39	Landscaping Improvements

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#: KEYRPS842MQ	3582	Y		07/18/2020	126.34	Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	151.76	Landscaping
Pebble Creek Operating Account	Adam Roe & Mallori Roe	3583	Y		07/18/2020	87.92	Pebble Creek Condominiums (PCC)	5032	Administrative Services	126.34	May20 POA/ Office/Appfolio/ BoxStorage/ Verizon/ANS
Pebble Creek Operating Account	VIAL FOTHERINGHAM LLP	3584	Y		07/18/2020	1,365.00	Pebble Creek Condominiums (PCC)	5108	Maintenance Supplies	87.92	Maintenance Supplies
Pebble Creek Operating Account	WASTE CONNECTIONS	3585	Y	2010-362287	07/18/2020	1,435.12	Pebble Creek Condominiums (PCC)	5514	Legal Services	1,365.00	Legal Services
							Pebble Creek Condominiums (PCC)	5355	Garbage	1,435.12	Garbage
Total						11,268.09					

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	07/31/2020

Summary

Bank Statement Starting Balance on 06/30/2020	24,761.60
Cleared Deposits and other Increases	17,700.00
Cleared Checks and other Decreases	16,083.09
Cleared ACH Batches and Reversals	0.00
Cleared Balance	26,378.51

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 (1 Item)		
Receipt #B853-1120 - Kevin Shields	07/31/2020	345.00
Total		345.00

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 (19 Items)		
Deposit #638	06/30/2020	690.00
Deposit #Automatic ACH Deposit	07/01/2020	345.00
Deposit #Automatic ACH Deposit	07/02/2020	3,795.00
Deposit #Automatic Deposit	07/06/2020	345.00

Deposit #639	07/02/2020	1,035.00
Deposit #Automatic ACH Deposit	07/03/2020	690.00
Deposit #Automatic ACH Deposit	07/06/2020	690.00
Deposit #640	07/07/2020	1,035.00
Deposit #Automatic ACH Deposit	07/09/2020	295.00
Deposit #Automatic ACH Deposit	07/10/2020	345.00
Deposit #641	07/10/2020	2,965.00
Deposit #Automatic ACH Deposit	07/13/2020	345.00
Deposit #642	07/14/2020	1,330.00
Deposit #Automatic ACH Deposit	07/16/2020	1,035.00
Deposit #643	07/17/2020	345.00
Deposit #Automatic ACH Deposit	07/22/2020	345.00
Deposit #Automatic ACH Deposit	07/28/2020	690.00
Deposit #644	07/28/2020	690.00
Deposit #Automatic ACH Deposit	07/30/2020	690.00
Total		17,700.00

Cleared Checks and other Decreases (18 Items)

Check #3569 - AIS Affinity Insurance Agency, Inc.	06/30/2020	1,190.00
Check #3570 - KPS Payroll Account	07/02/2020	139.79
Check #3571 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	07/02/2020	958.00
Check #3572 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	07/02/2020	399.06
Check #3573 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	07/02/2020	257.55
Check #3574 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	07/02/2020	172.60
Check #3575 - KPS Payroll Account	07/07/2020	89.49
Check #3576 - KPS Payroll Account	07/16/2020	246.91
Check #3577 - CLARK PUBLIC UTILITIES	07/18/2020	1,474.61
Check #3578 - CLARK REGIONAL WASTEWATER DIST	07/18/2020	1,560.00
Check #3579 - COMMUNITY ASSN UNDERWRITERS CAU	07/18/2020	1,104.00
Check #3580 - ERADICON PEST MANAGMENT, LLC	07/18/2020	493.23
Check #3581 - GREEN ENVY LANDSCAPING	07/18/2020	1,358.47
Check #3582 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	07/18/2020	126.34
Check #3583 - Adam Roe & Mallori Roe	07/18/2020	87.92
Check #3584 - VIAL FOTHERINGHAM LLP	07/18/2020	1,365.00
Check #3585 - WASTE CONNECTIONS	07/18/2020	1,435.12
Journal Entry - July20 Reserve Transfer	07/30/2020	3,625.00
Total		16,083.09

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1100: Operating Cash		26,723.51
1110: Security Deposits		0.00
Total Cash Balance		26,723.51
Less Unreconciled Deposits		0.00
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	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	26,378.51
Bank Statement Balance on 07/31/2020	26,378.51
	In Balance



RiverviewBank.com

Contact Us:
 Client Services: 800-822-2076
 24-Hour Phone Line: 888-834-6561
 PO Box 872290, Vancouver, WA 98687

Monday - Thursday 8:00am - 5:00pm
 Friday 8:00am - 6:00pm
 Saturday 10:00am - 1:00pm

ACCOUNT STATEMENT


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Statement Period: Jul 01, 2020 to Jul 31, 2020
 Account Number: 09100003830

KEY PROPERTY SERVICES INC AGENT FOR
 PEBBLE CREEK 4055/EM
 PCC OPERATING
 7710 NE GREENWOOD DR STE 150
 VANCOUVER, WA 98662-7904

**PLANNING TO TRAVEL?
 NOTIFY US!**
 SO WE CAN
 ENSURE
 YOUR DEBIT
 CARD WILL
 WORK

800-822-2076



SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	24,761.60	26,378.51

CHECKING

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

Beginning Balance	24,761.60
Deposits and Credits (19)	+17,700.00
Withdrawals, Debits & Fees (1)	-3,625.00
Checks Paid (17)	-12,458.09
Ending Balance	26,378.51
Average Balance	31,213.57

Date	Transaction Description	Withdrawal	Deposit
07/01	ACH Credit Settlement Key Property Ser ID9000331553		345.00
07/01	Remote Deposit Capture		690.00
07/02	ACH Credit Settlement Key Property Ser ID9000331553		3,795.00
07/03	ACH Credit Settlement Key Property Ser ID9000331553		690.00
07/03	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
07/03	Check #3571	958.00	
07/03	Check #3572	399.06	
07/03	Check #3573	257.55	
07/03	Check #3574	172.60	
07/03	Check #3570	139.79	
07/06	ACH Credit Settlement Key Property Ser ID9000331553		690.00
07/06	Remote Deposit Capture		1,035.00
07/07	Check #3569	1,190.00	



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Statement Period: Jul 01, 2020 to Jul 31, 2020
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
07/08	Check #3575	89.49	
07/10	ACH Credit Settlement Key Property Ser ID9000331553		295.00
07/10	Remote Deposit Capture		1,035.00
07/10	ACH Credit Settlement Key Property Ser ID9000331553		345.00
07/13	ACH Credit Settlement Key Property Ser ID9000331553		345.00
07/14	Remote Deposit Capture		2,965.00
07/15	Remote Deposit Capture		1,330.00
07/16	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
07/17	Check #3576	246.91	
07/20	Remote Deposit Capture		345.00
07/20	Check #3582	126.34	
07/22	ACH Credit Settlement Key Property Ser ID9000331553		345.00
07/22	Check #3577	1,474.61	
07/22	Check #3584	1,365.00	
07/23	Check #3578	1,560.00	
07/24	Check #3585	1,435.12	
07/24	Check #3581	1,358.47	
07/27	Check #3583	87.92	
07/28	ACH Credit Settlement Key Property Ser ID9000331553		690.00
07/28	Check #3579	1,104.00	
07/28	Check #3580	493.23	
07/29	Remote Deposit Capture		690.00
07/30	Tfr to XXXXXX3843 July20 Reserve Transfe Pebble Creek	3,625.00	
07/30	ACH Credit Settlement Key Property Ser ID9000331553		690.00

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
07/01	345.00	07/06	690.00	07/13	345.00	07/22	345.00
07/01	690.00	07/06	1,035.00	07/14	2,965.00	07/28	690.00
07/02	3,795.00	07/10	295.00	07/15	1,330.00	07/29	690.00
07/03	690.00	07/10	1,035.00	07/16	1,035.00	07/30	690.00
07/03	345.00	07/10	345.00	07/20	345.00		

WITHDRAWALS & DEBITS

Date	Amount
07/30	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
07/07	3569	1,190.00	07/03	3574	172.60	07/23	3578	1,560.00	07/20	3582	126.34
07/03	3570	139.79	07/08	3575	89.49	07/28	3579	1,104.00	07/27	3583	87.92
07/03	3571	958.00	07/17	3576	246.91	07/28	3580	493.23	07/22	3584	1,365.00
07/03	3572	399.06	07/22	3577	1,474.61	07/24	3581	1,358.47	07/24	3585	1,435.12
07/03	3573	257.55									

* indicates a break in check sequence
 ^ indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
07/01	25,796.60	07/07	29,234.60	07/13	31,165.11	07/17	36,248.20
07/02	29,591.60	07/08	29,145.11	07/14	34,130.11	07/20	36,466.86
07/03	28,699.60	07/09	30,475.11	07/15	35,460.11	07/22	33,972.25
07/06	30,424.60	07/10	30,820.11	07/16	36,495.11	07/23	32,412.25



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Statement Period: Jul 01, 2020 to Jul 31, 2020
Account Number: 09100003830

Date	Balance	Date	Balance	Date	Balance	Date	Balance
07/24	29,618.66	07/28	28,623.51	07/30	26,378.51	07/31	26,378.51
07/27	29,530.74	07/29	29,313.51				



Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	07/31/2020

Summary

Bank Statement Starting Balance on 06/30/2020	68,358.64
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	71,983.64

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 - July20 Reserve Transfer	07/30/2020	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
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Cash Accounts

1120: Reserve Account	71,983.64
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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
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Plus Unreconciled Checks	0.00
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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	71,983.64
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Bank Statement Balance on 07/31/2020	71,983.64
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In Balance



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Monday - Thursday 8:00am - 5:00pm
Friday 8:00am - 6:00pm
Saturday 10:00am - 1:00pm

AUG 06 2020

ACCOUNT STATEMENT

Statement Period: Jul 01, 2020 to Jul 31, 2020
Account Number: 09100003843

KEY PROPERTY SERVICES INC AGENT FOR
PEBBLE CREEK
PCC RESERVES
7710 NE GREENWOOD DR STE 150
VANCOUVER, WA 98662-7904
3877/PM



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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 68,358.64, 71,983.64

CHECKING

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

Summary table for checking account: Beginning Balance 68,358.64, Deposits and Credits +3,625.00, Ending Balance 71,983.64, Average Balance 68,592.51

Transaction table: Date 07/30, Transaction Description Tfr from XXXXXX3830 July20 Reserve Trans Pebble Creek, Deposit 3,625.00

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 07/30, 3,625.00

DAILY BALANCE

Table with 4 columns: Date, Balance, Date, Balance. Row: 07/30, 71,983.64, 07/31, 71,983.64



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