

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: September 17, 2020

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

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	14,315	14,377	(62)
Operating Expenses	21,775	9,706	12,069
Net Operating Income	(7,460)	4,671	(12,132)
Net Reserves	1,751	3,292	(1,541)
Net Income	(5,709)	7,963	(13,672)

CASH FLOW	
Beginning bank balance – Operating & Savings	98,707
Change in Accounts Receivable	30
Change in Liabilities	699
Net Income	(5,709)
Ending bank balance – All Accounts	95,581

Revenue was under the budgeted amount by \$62. Operating Expenses was over budget by \$12,069. Net Operating Income was under budget by \$12,132.

At the end of the month Operating Account had a balance of \$18,247.54, and Reserve Account had a balance of \$75,608.64.

Let us know if you have any questions.

Balance Sheet

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

As of: 08/31/2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	19,972.54
Reserve Account	75,608.64
Total Cash	95,581.18
Accts Receivable Tenants	27,332.65
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	124,740.37
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	4,866.75
Accounts Payable	1,191.38
Notes Payable	1,874.00
Total Liabilities	7,932.13
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	36,195.03
Calculated Prior Years Retained Earnings	22,406.21
Total Capital	116,808.24
TOTAL LIABILITIES & CAPITAL	124,740.37

Budget - Comparative

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

Period Range: Aug 2020 to Aug 2020

Comparison Period Range: Jan 2020 to Aug 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	138,320.00	138,320.00	0.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-29,000.00	-29,000.00	0.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	-1,000.00	333.36	-1,333.36
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	166.68	-166.68
Total Rental Income	<u>0.00</u>	<u>62.49</u>	<u>-62.49</u>	<u>-1,000.00</u>	<u>500.04</u>	<u>-1,500.04</u>
Total Budgeted Operating Income	<u>14,315.00</u>	<u>14,377.49</u>	<u>-62.49</u>	<u>108,320.00</u>	<u>109,820.04</u>	<u>-1,500.04</u>
Expense						
Administrative						
Benefits - 401K	12.50	0.00	-12.50	137.50	0.00	-137.50
Workers Comp	2.04	0.00	-2.04	28.40	0.00	-28.40
Payroll Taxes	60.15	100.00	39.85	497.95	800.00	302.05
Employee Insurance	76.99	125.00	48.01	534.04	1,000.00	465.96
Office Supplies	0.00	10.00	10.00	0.00	80.00	80.00
Administrative Services	0.00	75.00	75.00	914.89	600.00	-314.89
Telephone	0.00	40.00	40.00	0.00	320.00	320.00
Employee Mileage	0.00	29.16	29.16	0.00	233.36	233.36
Bank fees	0.00	22.91	22.91	0.00	183.36	183.36
Postage	0.00	16.66	16.66	0.00	133.36	133.36
Management Fees	958.00	958.33	0.33	7,664.00	7,666.68	2.68
Accounting and Audit Fees	0.00	16.67	16.67	185.00	133.36	-51.64
Other Taxes, Licenses, Fees	0.00	4.17	4.17	10.00	33.36	23.36
Conventions and Meetings	0.00	0.00	0.00	37.50	0.00	-37.50
Total Administrative	<u>1,109.68</u>	<u>1,397.90</u>	<u>288.22</u>	<u>10,009.28</u>	<u>11,183.48</u>	<u>1,174.20</u>
Operating/Maintenance						
Maintenance Salaries	238.34	1,000.00	761.66	3,317.19	8,000.00	4,682.81

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	13,640.11	833.33	-12,806.78	22,357.57	6,666.68	-15,690.89
Pest Control -Occupied/Common	0.00	83.33	83.33	1,382.13	666.68	-715.45
Total Operating/Maintenance	13,878.45	1,916.66	-11,961.79	27,236.46	15,333.36	-11,903.10
Landscaping						
Contract Services-Landscaping	1,062.32	1,083.33	21.01	9,034.27	8,666.68	-367.59
Landscaping Improvements	0.00	83.33	83.33	0.00	666.68	666.68
Total Landscaping	1,062.32	1,166.66	104.34	9,034.27	9,333.36	299.09
Utilities						
Sewer	1,560.00	1,500.00	-60.00	12,657.00	12,000.00	-657.00
Water	1,550.20	1,000.00	-550.20	9,129.87	8,000.00	-1,129.87
Waste Removal	1,435.12	1,416.67	-18.45	10,020.40	11,333.36	1,312.96
Electricity	75.65	100.00	24.35	1,684.68	800.00	-884.68
Garbage	0.00	0.00	0.00	1,435.12	0.00	-1,435.12
Total Utilities	4,620.97	4,016.67	-604.30	34,927.07	32,133.36	-2,793.71
General Expenses						
Property Insurance	1,104.00	1,166.66	62.66	9,606.00	9,333.36	-272.64
Legal Services	0.00	41.66	41.66	1,365.00	333.36	-1,031.64
Total General Expenses	1,104.00	1,208.32	104.32	10,971.00	9,666.72	-1,304.28
Total Budgeted Operating Expense	21,775.42	9,706.21	-12,069.21	92,178.08	77,650.28	-14,527.80
Total Budgeted Operating Income	14,315.00	14,377.49	-62.49	108,320.00	109,820.04	-1,500.04
Total Budgeted Operating Expense	21,775.42	9,706.21	-12,069.21	92,178.08	77,650.28	-14,527.80
NOI - Net Operating Income	-7,460.42	4,671.28	-12,131.70	16,141.92	32,169.76	-16,027.84
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	29,000.00	29,000.00	0.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	29,000.00	29,000.00	0.00
Other Expense						
Financial Expenses						
Interest Expense-Loan	0.00	0.00	0.00	4.13	0.00	-4.13
Loan Costs-Amortization	1,874.00	0.00	-1,874.00	1,874.00	0.00	-1,874.00
Total Financial Expenses	1,874.00	0.00	-1,874.00	1,878.13	0.00	-1,878.13

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	666.68	666.68
Roofs and Gutters	0.00	250.00	250.00	0.00	2,000.00	2,000.00
Total Other Capital Expense	0.00	333.33	333.33	0.00	2,666.68	2,666.68
Reserve Expense	0.00	0.00	0.00	7,068.76	0.00	-7,068.76
Total Budgeted Other Expense	1,874.00	333.33	-1,540.67	8,946.89	2,666.68	-6,280.21
Net Other Income	1,751.00	3,291.67	-1,540.67	20,053.11	26,333.32	-6,280.21
Total Budgeted Income	17,940.00	18,002.49	-62.49	137,320.00	138,820.04	-1,500.04
Total Budgeted Expense	23,649.42	10,039.54	-13,609.88	101,124.97	80,316.96	-20,808.01
Net Income	-5,709.42	7,962.95	-13,672.37	36,195.03	58,503.08	-22,308.05
Asset						
Accts Receivable Tenants	30.00	0.00	-30.00	1,023.05	0.00	-1,023.05
Total Budgeted Asset	30.00	0.00	-30.00	1,023.05	0.00	-1,023.05
Cash						
Operating Cash	-6,750.97	0.00	6,750.97	14,401.29	0.00	-14,401.29
Reserve Account	3,625.00	0.00	-3,625.00	21,931.24	0.00	-21,931.24
Total Budgeted Cash	-3,125.97	0.00	3,125.97	36,332.53	0.00	-36,332.53
Liability						
Pre-paid Rent/Dues	40.00	0.00	40.00	745.60	0.00	745.60
Accounts Payable	699.45	0.00	699.45	-1,459.05	0.00	-1,459.05
Loan Principal	0.00	4,166.67	-4,166.67	0.00	33,333.36	-33,333.36
Notes Payable	1,874.00	0.00	1,874.00	1,874.00	0.00	1,874.00
Total Budgeted Liability	2,613.45	4,166.67	-1,553.22	1,160.55	33,333.36	-32,172.81

Check Register Detail

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

Bank Accounts: All

Payees: All

Date Range: 08/01/2020 - 08/31/2020

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	3586	Y		08/03/2020	148.96					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	119.17	PPE073120
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE073120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.89	PPE073120
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	18.88	PPE073120
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3587	Y		08/03/2020	1,039.30					
							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	inspected unit no further work is needed
							Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	August 2020 - Management Fee

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	Key Property Services, Inc. - CL#: KEYRPS842MQ	3588	Y	08/03/2020		228.90					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	cleaned trash surrounds and 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	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	took pics of water issue for Adna
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYRPS842MQ	3589	Y	08/03/2020		177.60					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE

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	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean up the ground and dumpster
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	greg and dillon posted notices
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	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 Operating Account	Riverview Community Bank	3590	Y	CL-000840080473	08/03/2020	4.13					
							Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	4.13	Interest on New Loan
Pebble Creek Operating Account	KPS Payroll Account	3591	Y		08/05/2020	89.49					
							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

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	3592	Y		08/18/2020	151.57	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							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	119.17	081520PPE
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	081520PPE
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	081520PPE
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	21.47	081520PPE
Pebble Creek Operating Account	CLARK PUBLIC UTILITIES	3593	Y	7238-938-0, 7238-863-0	08/19/2020	1,625.85					
							Pebble Creek Condominiums (PCC)	5342	Water	1,206.55	Water
							Pebble Creek Condominiums (PCC)	5344	Electricity	75.65	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	343.65	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3594	Y	015367-000	08/19/2020	1,560.00					
							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	COMMUNITY ASSN UNDERWRITERS CAU	3595	Y		08/19/2020	1,104.00	Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	Property Insurance
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3596	Y		08/19/2020	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	3597	Y		08/19/2020	3,312.65					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	102.84	Primer
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	41.76	Caulk
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	962.67	materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	47.89	Trim wood
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	90.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	90.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	597.49	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Siding replacement
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Siding removal, Building material

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	3598	Y		08/19/2020	3,012.23	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	purchase. Prime boards Tear down old siding, buy and prime new siding
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	153.00	Fencing material
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	296.91	Fence posts and screws
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	56.17	Material
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	45.21	Screws
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	720.94	cedar planks and 2x4
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	toe down fence
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Trim free branches lying on fence. Remove old fence. Purchase material. Dig holes.
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Purchase fence posts. Set all posts in concrete. Begun building fence
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	300.00	Completed fence build

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	3599	Y		08/19/2020	2,820.00	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Dig holes for fence posts, buy material
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	Rebuilt chimney box
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	360.00	Siding replacement
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Installing new siding/water barrier
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Siding replacement
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Caulking, painting and hanging trim and siding
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Cut and hung belly band/trim, caulked nails and trim joints
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	300.00	Siding
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Siding repairs
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Siding repairs
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	Paint . Attached cable boxes, Caulked boxes
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3600	Y		08/19/2020	2,005.27					

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	60.00	INSECTED AC UNIT ABOVE CAUSING ISSUE. TENANT APOLOGIZED TO OWNER BELOW SHE FORGOT TO CLEAN OUT AC UNIT. NO FURTHER ACTION NEEDED.
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	50.00	Dump fee
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	75.00	Box truck fee
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	42.42	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	Dump waste
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	Remve debris to dump
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	962.67	Siding material
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	435.18	Paint and primer and supplies

Pebble Creek Operating Account
 Key Property Services, Inc. - CL#:
 3601 KEYPRPS842MQ

08/19/2020 1,128.45

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	3602	Y	08/19/2020	170.13		Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	480.00	Set posts, cut and set boards
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Set boards/pickets
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	305.85	Tax
							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	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Picked up notices, posted notices
							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)				
Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Caulked door surround/belly band, cleaned gutter							
Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Secure cable wires. Touch up paint							

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	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
											Met with Linda Ford. Inspected area. Foundation vents are secure.
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Appears as animal enjoys sleeping in the coolness beneath chimney box but not entering crawl space
Pebble Creek Operating Account	WASTE CONNECTIONS	3603	Y	2010-362287	08/19/2020	1,435.12					
							Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,435.12	Waste Removal

Total **21,075.97**

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	08/31/2020

Summary

Bank Statement Starting Balance on 07/31/2020	26,378.51
Cleared Deposits and other Increases	16,570.00
Cleared Checks and other Decreases	24,700.97
Cleared ACH Batches and Reversals	0.00
Cleared Balance	18,247.54

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 (5 Items)		
Receipt #F251-AD50 - Matthew Storey	08/29/2020	345.00
Receipt #F428-BF00 - Jean Dennis	08/29/2020	345.00
Receipt #136F-2D20 - Kevin Shields	08/30/2020	345.00
Receipt #9D9A-F290 - Mark Watson	08/31/2020	345.00
Receipt #A02B-1E50 - Ouafae Berrissoul	08/31/2020	345.00
Total		1,725.00

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 #Automatic Deposit	08/04/2020	345.00
Deposit #Automatic ACH Deposit	08/03/2020	345.00
Deposit #Automatic ACH Deposit	08/03/2020	3,450.00
Deposit #Automatic ACH Deposit	08/04/2020	1,035.00
Deposit #645	08/04/2020	1,000.00
Deposit #Automatic ACH Deposit	08/05/2020	345.00
Deposit #Automatic ACH Deposit	08/06/2020	690.00
Deposit #646	08/06/2020	1,035.00
Deposit #Automatic ACH Deposit	08/11/2020	1,040.00
Deposit #647	08/11/2020	690.00
Deposit #648	08/11/2020	1,035.00
Deposit #Automatic ACH Deposit	08/13/2020	345.00
Deposit #Automatic ACH Deposit	08/18/2020	1,035.00
Deposit #649	08/18/2020	985.00
Deposit #Automatic ACH Deposit	08/24/2020	345.00
Deposit #Automatic ACH Deposit	08/25/2020	345.00
Deposit #650	08/25/2020	1,815.00
Deposit #Automatic ACH Deposit	08/27/2020	345.00
Deposit #651	08/27/2020	345.00

Total		16,570.00
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Cleared Checks and other Decreases (19 Items)

Check #3586 - KPS Payroll Account	08/03/2020	148.96
Check #3587 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/03/2020	1,039.30
Check #3588 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/03/2020	228.90
Check #3589 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/03/2020	177.60
Check #3590 - Riverview Community Bank	08/03/2020	4.13
Check #3591 - KPS Payroll Account	08/05/2020	89.49
Check #3592 - KPS Payroll Account	08/18/2020	151.57
Check #3593 - CLARK PUBLIC UTILITIES	08/19/2020	1,625.85
Check #3594 - CLARK REGIONAL WASTEWATER DIST	08/19/2020	1,560.00
Check #3595 - COMMUNITY ASSN UNDERWRITERS CAU	08/19/2020	1,104.00
Check #3596 - GREEN ENVY LANDSCAPING	08/19/2020	1,062.32
Check #3597 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/19/2020	3,312.65
Check #3598 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/19/2020	3,012.23
Check #3599 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/19/2020	2,820.00
Check #3600 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/19/2020	2,005.27
Check #3601 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/19/2020	1,128.45
Check #3602 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	08/19/2020	170.13
Check #3603 - WASTE CONNECTIONS	08/19/2020	1,435.12
Journal Entry - Aug20 Reserve Transfer	08/31/2020	3,625.00

Total		24,700.97
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Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1100: Operating Cash		19,972.54
1110: Security Deposits		0.00

Total Cash Balance	19,972.54
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-1,725.00
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	18,247.54
Bank Statement Balance on 08/31/2020	18,247.54
	In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 3

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

KEY PROPERTY SERVICES INC AGENT FOR
 PEBBLE CREEK
 PCC OPERATING
 7710 NE GREENWOOD DR STE 150
 VANCOUVER, WA 98662-7904
 3888/EM

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SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	26,378.51	18,247.54

CHECKING

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

Beginning Balance	26,378.51
Deposits and Credits (19)	+16,570.00
Withdrawals, Debits & Fees (1)	-3,625.00
Checks Paid (18)	-21,075.97
Ending Balance	18,247.54
Average Balance	29,281.96

Date	Transaction Description	Withdrawal	Deposit
08/03	ACH Credit Settlement Key Property Ser ID9000331553		3,450.00
08/03	ACH Credit Settlement Key Property Ser ID9000331553		345.00
08/04	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
08/04	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
08/04	Check #3586	148.96	
08/05	ACH Credit Settlement Key Property Ser ID9000331553		345.00
08/05	Check #3587	1,039.30	
08/05	Check #3588	228.90	
08/05	Check #3589	177.60	
08/06	ACH Credit Settlement Key Property Ser ID9000331553		690.00
08/06	Check #3591	89.49	
08/06	Check #3590	4.13	
08/07	Remote Deposit Capture		1,035.00



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

Date	Transaction Description	Withdrawal	Deposit
08/07	Remote Deposit Capture		1,000.00
08/11	ACH Credit Settlement Key Property Ser ID9000331553		1,040.00
08/11	Remote Deposit Capture		690.00
08/12	Remote Deposit Capture		1,035.00
08/13	ACH Credit Settlement Key Property Ser ID9000331553		345.00
08/18	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
08/19	Check #3592	151.57	
08/20	Remote Deposit Capture		985.00
08/20	Check #3597	3,312.65	
08/20	Check #3598	3,012.23	
08/20	Check #3599	2,820.00	
08/20	Check #3600	2,005.27	
08/20	Check #3601	1,128.45	
08/20	Check #3602	170.13	
08/24	ACH Credit Settlement Key Property Ser ID9000331553		345.00
08/24	Check #3596	1,062.32	
08/25	ACH Credit Settlement Key Property Ser ID9000331553		345.00
08/25	Check #3593	1,625.85	
08/25	Check #3594	1,560.00	
08/25	Check #3603	1,435.12	
08/26	Remote Deposit Capture		1,815.00
08/27	ACH Credit Settlement Key Property Ser ID9000331553		345.00
08/28	Remote Deposit Capture		345.00
08/28	Check #3595	1,104.00	
08/31	Tfr to XXXXXX3843 Aug20 Reserve Transfer Pebble Creek	3,625.00	

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
08/03	3,450.00	08/06	690.00	08/12	1,035.00	08/25	345.00
08/03	345.00	08/07	1,035.00	08/13	345.00	08/26	1,815.00
08/04	1,035.00	08/07	1,000.00	08/18	1,035.00	08/27	345.00
08/04	345.00	08/11	1,040.00	08/20	985.00	08/28	345.00
08/05	345.00	08/11	690.00	08/24	345.00		

WITHDRAWALS & DEBITS

Date	Amount
08/31	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
08/04	3586	148.96	08/06	3591	89.49	08/24	3596	1,062.32	08/20	3600	2,005.27
08/05	3587	1,039.30	08/19	3592	151.57	08/20	3597	3,312.65	08/20	3601	1,128.45
08/05	3588	228.90	08/25	3593	1,625.85	08/20	3598	3,012.23	08/20	3602	170.13
08/05	3589	177.60	08/25	3594	1,560.00	08/20	3599	2,820.00	08/25	3603	1,435.12
08/06	3590	4.13	08/28	3595	1,104.00						

* indicates a break in check sequence
 ^ indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
08/03	30,173.51	08/06	30,900.13	08/12	35,700.13	08/19	36,928.56
08/04	31,404.55	08/07	32,935.13	08/13	36,045.13	08/20	25,464.83
08/05	30,303.75	08/11	34,665.13	08/18	37,080.13	08/24	24,747.51



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

Date	Balance	Date	Balance	Date	Balance	Date	Balance
08/25	20,471.54	08/27	22,631.54	08/28	21,872.54	08/31	18,247.54
08/26	22,286.54						



Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	08/31/2020

Summary

Bank Statement Starting Balance on 07/31/2020	71,983.64
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	75,608.64

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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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 - Aug20 Reserve Transfer	08/31/2020	3,625.00
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Total	3,625.00
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Cleared Checks and other Decreases (0 Items)

Total	0.00
--------------	-------------

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Cash Accounts

1120: Reserve Account	75,608.64
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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
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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	75,608.64
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Bank Statement Balance on 08/31/2020	75,608.64
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In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 1

Statement Period: Aug 01, 2020 to Aug 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
3889/PM

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 71,983.64, 75,608.64

CHECKING

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

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

Transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Row: 08/31 Tfr from XXXXXX3830 Aug20 Reserve Transf Pebble Creek 3,625.00

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 08/31 3,625.00

DAILY BALANCE

Table with 2 columns: Date, Balance. Row: 08/31 75,608.64



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