

**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: March 18, 2021

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

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	14,315	11,777	2,538
Operating Expenses	6,052	9,706	(3,654)
Net Operating Income	8,263	2,071	6,192
Net Reserves	2,996	3,292	(295)
Net Income	11,259	5,363	5,897

CASH FLOW	
Beginning bank balance -- Operating & Savings	105,345
Change in Accounts Receivable	(188)
Change in Liabilities	(1,185)
Net Income	11,259
Ending bank balance -- All Accounts	303,058

Revenue was over budget by \$2,538. Operating Expenses was under budget by \$3,654. Net Operating Income was over budget by \$6,192.

At the end of the month Operating Account had a balance of \$217,681.83, and Reserve Account had a balance of \$84,137.10.

Let us know if you have any questions.

Balance Sheet

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

As of: 02/28/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	218,921.37
Reserve Account	84,137.10
Total Cash	303,058.47
Accts Receivable Tenants	28,650.74
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	333,535.75
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	4,556.15
Loan Principal	187,846.41
Notes Payable	159,857.43
Total Liabilities	352,259.99
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	18,127.46
Calculated Prior Years Retained Earnings	-95,058.70
Total Capital	-18,724.24
TOTAL LIABILITIES & CAPITAL	333,535.75

Budget - Comparative

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

Period Range: Feb 2021 to Feb 2021

Comparison Period Range: Jan 2021 to Feb 2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Dues	17,940.00	15,340.00	2,600.00	35,880.00	30,680.00	5,200.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-7,250.00	-7,250.00	0.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	0.00	83.40	-83.40
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	41.70	-41.70
Total Rental Income	<u>0.00</u>	<u>62.49</u>	<u>-62.49</u>	<u>0.00</u>	<u>125.10</u>	<u>-125.10</u>
Total Budgeted Operating Income	<u>14,315.00</u>	<u>11,777.49</u>	<u>2,537.51</u>	<u>28,630.00</u>	<u>23,555.10</u>	<u>5,074.90</u>
Expense						
Administrative						
Benefits - 401K	25.00	0.00	-25.00	50.00	0.00	-50.00
Workers Comp	0.00	0.00	0.00	0.99	0.00	-0.99
Payroll Taxes	0.00	100.00	100.00	88.37	200.00	111.63
Employee Insurance	32.13	125.00	92.87	115.12	250.00	134.88
Office Supplies	0.00	10.00	10.00	135.93	20.00	-115.93
Administrative Services	0.00	75.00	75.00	124.93	150.00	25.07
Telephone	0.00	40.00	40.00	0.00	80.00	80.00
Employee Mileage	0.00	29.16	29.16	0.00	58.40	58.40
Bank fees	0.00	22.91	22.91	0.00	45.90	45.90
Postage	0.00	16.66	16.66	0.00	33.40	33.40
Management Fees	958.00	958.34	0.34	1,916.00	1,916.68	0.68
Accounting and Audit Fees	0.00	16.67	16.67	0.00	33.34	33.34
Other Taxes, Licenses, Fees	0.00	4.17	4.17	0.00	8.34	8.34
Total Administrative	<u>1,015.13</u>	<u>1,397.91</u>	<u>382.78</u>	<u>2,431.34</u>	<u>2,796.06</u>	<u>364.72</u>
Operating/Maintenance						
Maintenance Salaries	0.00	1,000.00	1,000.00	259.84	2,000.00	1,740.16
Contract Services-Maintenance	162.60	833.34	670.74	1,024.38	1,666.68	642.30

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Pest Control -Occupied/Common	0.00	83.34	83.34	493.23	166.68	-326.55
Total Operating/Maintenance	162.60	1,916.68	1,754.08	1,777.45	3,833.36	2,055.91
Landscape						
Contract Services-Landscaping	1,116.52	1,083.34	-33.18	2,371.79	2,166.68	-205.11
Landscape Improvements	0.00	83.33	83.33	0.00	166.70	166.70
Total Landscape	1,116.52	1,166.67	50.15	2,371.79	2,333.38	-38.41
Utilities						
Sewer	1,599.00	1,500.00	-99.00	3,159.00	3,000.00	-159.00
Water	633.00	1,000.00	367.00	1,327.29	2,000.00	672.71
Waste Removal	1,439.16	1,416.67	-22.49	2,863.13	2,833.34	-29.79
Electricity	86.54	100.00	13.46	186.86	200.00	13.14
Total Utilities	3,757.70	4,016.67	258.97	7,536.28	8,033.34	497.06
General Expenses						
Property Insurance	0.00	1,166.66	1,166.66	2,208.00	2,333.40	125.40
Legal Services	0.00	41.66	41.66	0.00	83.40	83.40
Total General Expenses	0.00	1,208.32	1,208.32	2,208.00	2,416.80	208.80
Total Budgeted Operating Expense	6,051.95	9,706.25	3,654.30	16,324.86	19,472.94	3,088.08
Total Budgeted Operating Income	14,315.00	11,777.49	2,537.51	28,630.00	23,555.10	5,074.90
Total Budgeted Operating Expense	6,051.95	9,706.25	3,654.30	16,324.86	19,472.94	3,088.08
NOI - Net Operating Income	8,263.05	2,071.24	6,191.81	12,305.14	4,142.16	8,162.98
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	7,250.00	7,250.00	0.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	7,250.00	7,250.00	0.00
Other Expense						
Financial Expenses						
Interest Expense-Loan	547.34	0.00	-547.34	1,094.69	0.00	-1,094.69
Total Financial Expenses	547.34	0.00	-547.34	1,094.69	0.00	-1,094.69
Other Capital Expense						
Plumbing Repair	0.00	83.33	83.33	0.00	166.70	166.70
Roofs and Gutters	81.30	250.00	168.70	81.30	500.00	418.70
Total Other Capital Expense	81.30	333.33	252.03	81.30	666.70	585.40

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Reserve Expense	0.00	0.00	0.00	251.69	0.00	-251.69
Total Budgeted Other Expense	628.64	333.33	-295.31	1,427.68	666.70	-760.98
Net Other Income	2,996.36	3,291.67	-295.31	5,822.32	6,583.30	-760.98
Total Budgeted Income	17,940.00	15,402.49	2,537.51	35,880.00	30,805.10	5,074.90
Total Budgeted Expense	6,680.59	10,039.58	3,358.99	17,752.54	20,079.64	2,327.10
Net Income	11,259.41	5,362.91	5,896.50	18,127.46	10,725.46	7,402.00
Asset						
Accts Receivable Tenants	-187.50	0.00	187.50	-421.31	0.00	421.31
Total Budgeted Asset	-187.50	0.00	187.50	-421.31	0.00	421.31
Cash						
Operating Cash	194,088.02	0.00	-194,088.02	197,038.21	0.00	-197,038.21
Reserve Account	3,625.00	0.00	-3,625.00	7,250.00	0.00	-7,250.00
Total Budgeted Cash	197,713.02	0.00	-197,713.02	204,288.21	0.00	-204,288.21
Liability						
Pre-paid Rent/Dues	-395.00	0.00	-395.00	-1,825.00	0.00	-1,825.00
Accounts Payable	-1,185.30	0.00	-1,185.30	-281.97	0.00	-281.97
Loan Principal	187,846.41	4,166.67	183,679.74	187,846.41	8,333.34	179,513.07
Total Budgeted Liability	186,266.11	4,166.67	182,099.44	185,739.44	8,333.34	177,406.10

Check Register Detail

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

Bank Accounts: All

Payees: All

Date Range: 02/01/2021 - 02/28/2021

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	COMMUNITY ASSN UNDERWRITERS CAU	3692	Y	46381	02/09/2021	1,104.00	Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	Prop. Ins.
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3693	Y		02/09/2021	958.00			Management Fees	958.00	February 2021 - Management Fee
Pebble Creek Operating Account	Riverview Community Bank	3694	Y	CL-000840080473	02/09/2021	2,593.50	Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	February 2021 - Management Fee
							Pebble Creek Condominiums (PCC)	2245	Loan Principal	2,046.16	Jan 21 Loan Payment
							Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	547.34	Jan 21 Loan Payment
Pebble Creek Operating Account	KPS Payroll Account	3695	Y		02/11/2021	57.13			Employee Insurance	1.75	Dental
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	25.43	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	CLARK PUBLIC UTILITIES	3696	Y	7238-938-0, 7238-863-0	02/23/2021	719.54	Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.12	Long Term Disab
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC
							Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	25.00	401k 12/15, 12/31
							Pebble Creek Condominiums (PCC)	5342	Water	566.95	Water
							Pebble Creek Condominiums (PCC)	5344	Electricity	86.54	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	66.05	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3697	Y	015367-000	02/23/2021	1,599.00					
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3698	Y		02/23/2021	1,116.52					
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3699			02/23/2021	81.30					
							Pebble Creek Condominiums (PCC)	5152	Contract Services- Landscaping	1,116.52	Landscaping
Pebble Creek Operating Account	WASTE CONNECTIONS	3700		2010-362287	02/23/2021	1,439.16					
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	81.30	Roof Inspection

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#: KEYPRPS842MQ	3701	Y	02/23/2021		177.60	Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,439.16	Garbage						
							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	Walk/clean grounds						
							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	Grounds picked up						
							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	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3702	Y	02/23/2021		66.30											
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax						

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
	Pebble Creek Condominiums (PCC)							5109	Contract Services-Maintenance	60.00	Clean grounds

Total 9,912.05

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	02/28/2021

Summary

Bank Statement Starting Balance on 01/31/2021	28,736.07
Cleared Deposits and other Increases	206,245.07
Cleared Checks and other Decreases	17,299.31
Cleared ACH Batches and Reversals	0.00
Cleared Balance	217,681.83

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

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

Unreconciled Checks and other Decreases (2 Items)

Check #3699 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	02/23/2021	81.30
Check #3700 - WASTE CONNECTIONS	02/23/2021	1,439.16
Total		1,520.46

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 (8 Items)

Receipt #1A47-71B0 - Ashley T. Sindelar	02/26/2021	345.00
Receipt #1D14-2010 - Paul Ian Farrar	02/26/2021	345.00
Receipt #4A19-D460 - Michael Ceccacci	02/26/2021	345.00
Receipt #EB54-6960 - Terra Joy Uranga	02/27/2021	345.00
Receipt #88DE-5460 - Kevin Shields	02/27/2021	345.00
Receipt #4A4C-8920 - Matthew Storey	02/28/2021	345.00
Receipt #5171-15F0 - Jean Dennis	02/28/2021	345.00
Receipt #999B-A030 - Ouafae Berrissoul	02/28/2021	345.00
Total		2,760.00

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 (22 Items)

Deposit #Automatic ACH Deposit	02/01/2021	690.00
Deposit #Automatic ACH Deposit	02/01/2021	345.00
Deposit #Automatic ACH Deposit	02/02/2021	2,760.00
Deposit #Automatic ACH Deposit	02/03/2021	345.00
Deposit #Automatic Deposit	02/03/2021	345.00
Deposit #692	02/03/2021	1,020.00
Deposit #Automatic ACH Deposit	02/04/2021	690.00
Deposit #Automatic ACH Deposit	02/05/2021	345.00
Deposit #693	02/05/2021	690.00
Deposit #Automatic ACH Deposit	02/08/2021	1,035.00
Deposit #Automatic ACH Deposit	02/09/2021	565.00
Deposit #694	02/10/2021	1,380.00
Deposit #695	02/10/2021	1,380.00
Deposit #Automatic ACH Deposit	02/11/2021	345.00
Deposit #Automatic ACH Deposit	02/12/2021	345.00
Deposit #Automatic ACH Deposit	02/17/2021	1,035.00
Deposit #696	02/19/2021	672.50
Deposit #697	02/19/2021	345.00
Deposit #698	02/22/2021	1,035.00
Deposit #Automatic ACH Deposit	02/23/2021	345.00
Deposit #699	02/24/2021	640.00
Journal Entry - Loan Funding	02/19/2021	189,892.57

Total **206,245.07**

Cleared Checks and other Decreases (16 Items)

Check #3681 - CLARK PUBLIC UTILITIES	01/26/2021	794.61
Check #3682 - CLARK REGIONAL WASTEWATER DIST	01/26/2021	1,560.00
Check #3683 - GREEN ENVY LANDSCAPING	01/26/2021	1,116.52
Check #3684 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	01/26/2021	251.69
Check #3685 - SUPERIOR PRINTING INC. dba SUPERIOR PRESS	01/26/2021	135.93
Check #3686 - WASTE CONNECTIONS	01/26/2021	1,423.97
Check #3692 - COMMUNITY ASSN UNDERWRITERS CAU	02/09/2021	1,104.00
Check #3693 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	02/09/2021	958.00
Check #3694 - Riverview Community Bank	02/09/2021	2,593.50
Check #3695 - KPS Payroll Account	02/11/2021	57.13
Check #3696 - CLARK PUBLIC UTILITIES	02/23/2021	719.54
Check #3697 - CLARK REGIONAL WASTEWATER DIST	02/23/2021	1,599.00
Check #3698 - GREEN ENVY LANDSCAPING	02/23/2021	1,116.52
Check #3701 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	02/23/2021	177.60
Check #3702 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	02/23/2021	66.30
Journal Entry - Feb21 Reserve Transfer	02/26/2021	3,625.00

Total **17,299.31**

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
Cash Accounts	
1100: Operating Cash	218,921.37
1110: Security Deposits	0.00
Total Cash Balance	218,921.37
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-2,760.00
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	1,520.46
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	217,681.83
Bank Statement Balance on 02/28/2021	217,681.83
	In Balance



Contact Us:
 Client Services: 800-822-2076
 24-Hour Phone Line: 888-834-6561
 PO Box 872200, Vancouver, WA 98687

Statement Period: Feb 01, 2021 to Feb 28, 2021
 Account Number: 09100003830

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

RiverviewBank.com

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

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Wireless carrier's standard rate may apply

SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	28,736.07	217,681.83

CHECKING

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

Beginning Balance	28,736.07
Deposits and Credits (22)	+206,245.07
Withdrawals, Debits & Fees (1)	-3,625.00
Checks Paid (15)	-13,674.31
Ending Balance	217,681.83
Average Balance	99,566.94

Date	Transaction Description	Withdrawal	Deposit
02/01	ACH Credit Settlement Key Property Ser ID9000331553		690.00
02/01	ACH Credit Settlement Key Property Ser ID9000331553		345.00
02/01	Check #3686	1,423.97	
02/02	ACH Credit Settlement Key Property Ser ID9000331553		2,760.00
02/02	Check #3682	1,560.00	
02/02	Check #3681	794.61	
02/02	Check #3684	251.69	
02/03	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
02/03	ACH Credit Settlement Key Property Ser ID9000331553		345.00
02/03	Remote Deposit Capture		1,020.00
02/03	Check #3683	1,116.52	
02/04	ACH Credit Settlement Key Property Ser ID9000331553		690.00
02/04	Check #3685	135.93	

ROCKSOLID COMMUNITY FCU CENTER

20TH LUCKY SHAMROCK AUCTION SATURDAY, MARCH 13TH

SHOW 6:30PM | LIVE PROGRAM BEGINS 7PM
 REGISTER FOR AUCTION AT ROCKSOLID-TEEN.COM



RiverviewBank.com

Statement Period: Feb 01, 2021 to Feb 28, 2021
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
02/05	ACH Credit Settlement Key Property Ser ID9000331553		345.00
02/08	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
02/09	ACH Credit Settlement Key Property Ser ID9000331553		565.00
02/09	Remote Deposit Capture		690.00
02/11	ACH Credit Settlement Key Property Ser ID9000331553		345.00
02/11	Remote Deposit Capture		1,380.00
02/11	Remote Deposit Capture		1,380.00
02/11	Check #3693	958.00	
02/12	ACH Credit Settlement Key Property Ser ID9000331553		345.00
02/16	Check #3694	2,593.50	
02/16	Check #3695	57.13	
02/17	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
02/18	Check #3692	1,104.00	
02/19	840080473 Advance		189,892.57
02/22	Remote Deposit Capture		1,035.00
02/22	Remote Deposit Capture		672.50
02/22	Remote Deposit Capture		345.00
02/23	ACH Credit Settlement Key Property Ser ID9000331553		345.00
02/23	Check #3701	177.60	
02/23	Check #3702	66.30	
02/25	Remote Deposit Capture		640.00
02/26	Tfr to XXXXXX3843 Feb21 Reserve Transfer Pebble Creek Condomi	3,625.00	
02/26	Check #3697	1,599.00	
02/26	Check #3698	1,116.52	
02/26	Check #3696	719.54	

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
02/01	690.00	02/04	690.00	02/11	1,380.00	02/22	1,035.00
02/01	345.00	02/05	345.00	02/11	1,380.00	02/22	672.50
02/02	2,760.00	02/08	1,035.00	02/12	345.00	02/22	345.00
02/03	345.00	02/09	565.00	02/17	1,035.00	02/23	345.00
02/03	345.00	02/09	690.00	02/19	189,892.57	02/25	640.00
02/03	1,020.00	02/11	345.00				

WITHDRAWALS & DEBITS

Date	Amount
02/26	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
02/02	3681	794.61	02/04	3685	135.93	02/16	3694	2,593.50	02/26	3698	1,116.52
02/02	3682	1,560.00	02/01	3686	1,423.97	02/16	3695	57.13	02/23	3701*	177.60
02/03	3683	1,116.52	02/18	3692*	1,104.00	02/26	3696	719.54	02/23	3702	66.30
02/02	3684	251.69	02/11	3693	958.00	02/26	3697	1,599.00			

* indicates a break in check sequence
 ^ indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
02/01	28,347.10	02/04	29,648.35	02/09	32,283.35	02/16	32,124.72
02/02	28,500.80	02/05	29,993.35	02/11	34,430.35	02/17	33,159.72
02/03	29,094.28	02/08	31,028.35	02/12	34,775.35	02/18	32,055.72



RivervlewBank.com

Statement Period: Feb 01, 2021 to Feb 28, 2021

Account Number: 09100003830

Date	Balance	Date	Balance	Date	Balance	Date	Balance
02/19	221,948.29	02/23	224,101.89	02/26	217,681.83	02/28	217,681.83
02/22	224,000.79	02/25	224,741.89				



Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	02/28/2021

Summary

Bank Statement Starting Balance on 01/31/2021	80,512.10
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	84,137.10

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 - Feb21 Reserve Transfer	02/26/2021	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	84,137.10
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
Adjusted Cash Balance	84,137.10
Bank Statement Balance on 02/28/2021	84,137.10
	In Balance



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

Statement Period: Feb 01, 2021 to Feb 28, 2021
 Account Number: 09100003843

RiverviewBank.com

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

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

3011/PM

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SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	80,512.10	84,137.10

CHECKING

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

Beginning Balance	80,512.10
Deposits and Credits (1)	+3,625.00
Withdrawals, Debits & Fees (0)	-0.00
Checks Paid (0)	-0.00
Ending Balance	84,137.10
Average Balance	80,900.49

Date	Transaction Description	Withdrawal	Deposit
02/26	Tfr from XXXXXX3830 Feb21 Reserve Transf Pebble Creek Condomi		3,625.00

DEPOSITS & CREDITS

Date	Amount
02/26	3,625.00

DAILY BALANCE

Date	Balance	Date	Balance
02/26	84,137.10	02/28	84,137.10

ROCKSOLID COMMUNITY CENTER

20TH LUCKY SHAMROCK AUCTION SATURDAY, MARCH 13TH

SHOW 6:30PM | LIVE PROGRAM BEGINS 7PM
 REGISTER FOR AUCTION AT ROCKSOLID-TEEN.COM