

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: June 16, 2021

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

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	15,000	14,377	623
Operating Expenses	11,003	9,706	1,297
Net Operating Income	3,997	4,671	(674)
Net Reserves	(6,873)	3,292	(10,165)
Net Income	(2,876)	7,963	(10,839)

CASH FLOW	
Beginning bank balance – Operating & Savings	128,699
Change in Accounts Receivable	1,395
Change in Liabilities	0
Net Income	(2,876)
Ending bank balance – All Accounts	125,680

Revenue was over budget by \$623. Operating Expenses was over budget by \$1,297. Net Operating Income was under budget by \$674.

At the end of the month Operating Account had a balance of \$34,134.30, and Reserve Account had a balance of \$91,387.10.

Let us know if you have any questions.

Balance Sheet

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

As of: 05/31/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	34,292.96
Reserve Account	91,387.10
Total Cash	125,680.06
Accts Receivable Tenants	29,430.74
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	156,937.34
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	7,076.15
Accounts Payable	81.30
Loan Principal	183,282.02
Notes Payable	159,857.43
Total Liabilities	350,296.90
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	-156,507.86
Calculated Prior Years Retained Earnings	-95,058.70
Total Capital	-193,359.56
TOTAL LIABILITIES & CAPITAL	156,937.34

Budget - Comparative

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

Period Range: May 2021 to May 2021

Comparison Period Range: Jan 2021 to May 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	17,940.00	0.00	90,045.00	84,500.00	5,545.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-14,500.00	-18,125.00	3,625.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	0.00	208.38	-208.38
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	104.19	-104.19
Other Income	0.00	0.00	0.00	473.11	0.00	473.11
Fees for Services	685.00	0.00	685.00	1,180.00	0.00	1,180.00
Total Rental Income	685.00	62.49	622.51	1,653.11	312.57	1,340.54
Total Budgeted Operating Income	15,000.00	14,377.49	622.51	77,198.11	66,687.57	10,510.54
Expense						
Administrative						
Benefits - 401K	7.50	0.00	-7.50	67.50	0.00	-67.50
Workers Comp	1.22	0.00	-1.22	3.43	0.00	-3.43
Payroll Taxes	28.52	100.00	71.48	165.61	500.00	334.39
Employee Insurance	30.95	125.00	94.05	210.33	625.00	414.67
Office Supplies	0.00	10.00	10.00	135.93	50.00	-85.93
Administrative Services	283.14	75.00	-208.14	613.53	375.00	-238.53
Telephone	0.00	40.00	40.00	0.00	200.00	200.00
Employee Mileage	0.00	29.16	29.16	0.00	145.88	145.88
Bank fees	-35.00	22.91	57.91	0.00	114.63	114.63
Postage	0.00	16.66	16.66	0.00	83.38	83.38
Management Fees	958.00	958.33	0.33	4,790.00	4,791.69	1.69
Accounting and Audit Fees	0.00	16.67	16.67	0.00	83.35	83.35
Other Taxes, Licenses, Fees	0.00	4.17	4.17	10.00	20.85	10.85
Fees for Services	485.00	0.00	-485.00	980.00	0.00	-980.00
Total Administrative	1,759.33	1,397.90	-361.43	6,976.33	6,989.78	13.45

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Operating/Maintenance						
Maintenance Salaries	318.34	1,000.00	681.66	896.52	5,000.00	4,103.48
Contract Services-Maintenance	864.25	833.33	-30.92	5,345.94	4,166.69	-1,179.25
Common Area Maintenance	1,901.34	0.00	-1,901.34	3,852.54	0.00	-3,852.54
Pest Control -Occupied/Common	346.90	83.33	-263.57	1,590.80	416.69	-1,174.11
Total Operating/Maintenance	3,430.83	1,916.66	-1,514.17	11,685.80	9,583.38	-2,102.42
Landscaping						
Contract Services-Landscaping	1,116.52	1,083.33	-33.19	5,721.35	5,416.69	-304.66
Landscaping Improvements	0.00	83.33	83.33	0.00	416.69	416.69
Total Landscaping	1,116.52	1,166.66	50.14	5,721.35	5,833.38	112.03
Unit Turnover						
Pest Control Turnover	0.00	0.00	0.00	493.23	0.00	-493.23
Total Unit Turnover	0.00	0.00	0.00	493.23	0.00	-493.23
Utilities						
Sewer	1,599.00	1,500.00	-99.00	7,956.00	7,500.00	-456.00
Water	414.86	1,000.00	585.14	2,660.03	5,000.00	2,339.97
Waste Removal	1,439.16	1,416.67	-22.49	7,180.61	7,083.35	-97.26
Electricity	76.18	100.00	23.82	410.22	500.00	89.78
Total Utilities	3,529.20	4,016.67	487.47	18,206.86	20,083.35	1,876.49
General Expenses						
Property Insurance	1,167.00	1,166.66	-0.34	9,203.00	5,833.38	-3,369.62
Legal Services	0.00	41.66	41.66	0.00	208.38	208.38
Total General Expenses	1,167.00	1,208.32	41.32	9,203.00	6,041.76	-3,161.24
Total Budgeted Operating Expense	11,002.88	9,706.21	-1,296.67	52,286.57	48,531.65	-3,754.92
Total Budgeted Operating Income	15,000.00	14,377.49	622.51	77,198.11	66,687.57	10,510.54
Total Budgeted Operating Expense	11,002.88	9,706.21	-1,296.67	52,286.57	48,531.65	-3,754.92
NOI - Net Operating Income	3,997.12	4,671.28	-674.16	24,911.54	18,155.92	6,755.62
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	14,500.00	18,125.00	-3,625.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	14,500.00	18,125.00	-3,625.00

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Other Expense						
Financial Expenses						
Interest Expense-Loan	1,145.51	0.00	-1,145.51	4,310.80	0.00	-4,310.80
Total Financial Expenses	<u>1,145.51</u>	<u>0.00</u>	<u>-1,145.51</u>	<u>4,310.80</u>	<u>0.00</u>	<u>-4,310.80</u>
Other Capital Expense						
Plumbing Repair	433.60	83.33	-350.27	536.58	416.69	-119.89
Roofs and Gutters	0.00	250.00	250.00	181,901.07	1,250.00	-180,651.07
Total Other Capital Expense	<u>433.60</u>	<u>333.33</u>	<u>-100.27</u>	<u>182,437.65</u>	<u>1,666.69</u>	<u>-180,770.96</u>
Reserve Expense	8,919.26	0.00	-8,919.26	9,170.95	0.00	-9,170.95
Total Budgeted Other Expense	<u>10,498.37</u>	<u>333.33</u>	<u>-10,165.04</u>	<u>195,919.40</u>	<u>1,666.69</u>	<u>-194,252.71</u>
Net Other Income	<u>-6,873.37</u>	<u>3,291.67</u>	<u>-10,165.04</u>	<u>-181,419.40</u>	<u>16,458.31</u>	<u>-197,877.71</u>
Total Budgeted Income	<u>18,625.00</u>	<u>18,002.49</u>	<u>622.51</u>	<u>91,698.11</u>	<u>84,812.57</u>	<u>6,885.54</u>
Total Budgeted Expense	<u>21,501.25</u>	<u>10,039.54</u>	<u>-11,461.71</u>	<u>248,205.97</u>	<u>50,198.34</u>	<u>-198,007.63</u>
Net Income	<u>-2,876.25</u>	<u>7,962.95</u>	<u>-10,839.20</u>	<u>-156,507.86</u>	<u>34,614.23</u>	<u>-191,122.09</u>
Asset						
Accts Receivable Tenants	1,395.00	0.00	-1,395.00	358.69	0.00	-358.69
Total Budgeted Asset	<u>1,395.00</u>	<u>0.00</u>	<u>-1,395.00</u>	<u>358.69</u>	<u>0.00</u>	<u>-358.69</u>
Cash						
Operating Cash	-6,644.24	0.00	6,644.24	12,409.80	0.00	-12,409.80
Reserve Account	3,625.00	0.00	-3,625.00	14,500.00	0.00	-14,500.00
Total Budgeted Cash	<u>-3,019.24</u>	<u>0.00</u>	<u>3,019.24</u>	<u>26,909.80</u>	<u>0.00</u>	<u>-26,909.80</u>
Liability						
Pre-paid Rent/Dues	2,700.00	0.00	2,700.00	695.00	0.00	695.00
Accounts Payable	0.00	0.00	0.00	-200.67	0.00	-200.67
Loan Principal	-1,447.99	4,166.67	-5,614.66	183,282.02	20,833.35	162,448.67
Total Budgeted Liability	<u>1,252.01</u>	<u>4,166.67</u>	<u>-2,914.66</u>	<u>183,776.35</u>	<u>20,833.35</u>	<u>162,943.00</u>

Check Register Detail

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

Bank Accounts: All

Payees: All

Date Range: 05/01/2021 - 05/31/2021

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	KPS Payroll Account	3736	Y		05/04/2021	205.71					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	159.17	PPE043021
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	0.61	PPE043021
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	14.26	PPE043021
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	31.67	PPE043021
Pebble Creek Operating Account	Riverview Community Bank	05102021	Y		05/10/2021	2,593.50					
							Pebble Creek Condominiums (PCC)	2245	Loan Principal	1,447.99	May 21 Loan Payment
							Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	1,145.51	May 21 Loan Payment
Pebble Creek Operating Account	CLARK PUBLIC UTILITIES	3737	Y	7238-938-0, 7238-863-0	05/13/2021	491.04					
							Pebble Creek Condominiums (PCC)	5344	Electricity	76.18	
							Pebble Creek Condominiums (PCC)	5342	Water	345.35	

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 REGIONAL WASTEWATER DIST	3738	Y	015367-000	05/13/2021	1,599.00	Pebble Creek Condominiums (PCC)	5342	Water	69.51	water
Pebble Creek Operating Account	COMMUNITY ASSN UNDERWRITERS CAU	3739	Y	46381	05/13/2021	1,167.00	Pebble Creek Condominiums (PCC)	5341	Sewer	1,599.00	Sewer
Pebble Creek Operating Account	Michael Ceccacci	3740		Reimbursement for mold remediation: Mold Eaters Inc 55261	05/13/2021	1,901.34	Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,167.00	Insurance
Pebble Creek Operating Account	ERADICON PEST MANAGEMENT, LLC	3741	Y	18799, 18797	05/13/2021	346.90	Pebble Creek Condominiums (PCC)	5110	Common Area Maintenance	1,901.34	Reimbursement for mold remediation
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3742	Y		05/13/2021	1,116.52	Pebble Creek Condominiums (PCC)	5112	Pest Control - Occupied/Common	211.39	pest control
Pebble Creek Operating Account	Sherry Gleave	3743			05/13/2021	10.00	Pebble Creek Condominiums (PCC)	5112	Pest Control - Occupied/Common	135.51	pest control
									Contract Services-Landscaping	1,116.52	Landscaping

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	3744	Y	25704, 34652942, Resale Cert for 7216-1, HOA Demand for 7216-1, Lender Questionnaire for 7216-1	05/13/2021	10,362.26	Pebble Creek Condominiums (PCC)	2110	Clearing Account	10.00	Shery Gleave, Pebble Creek Condominiums (PCC) - 7216-1: Move Out Refund
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	May 2021 - Management Fee
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	7050	Reserve Expense	699.10	Dry Rot Repair
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	7050	Reserve Expense	3,185.08	dry rot repair garage 1
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	7050	Reserve Expense	5,035.08	dry rot repair building/ chimney
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5551	Fees for Services	10.00	HOA Demand
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5551	Fees for Services	275.00	Resale Cert
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5551	Fees for Services	200.00	Lender Questionnaire
Pebble Creek Operating Account	Pacific Plumbing and Drain Services	3745	Y		05/13/2021	433.60	Pebble Creek Condominiums (PCC)	5601	Plumbing Repair	433.60	Plumbing repair 1404-2
Pebble Creek Operating Account	WASTE CONNECTIONS	3746	Y	2010-362287	05/13/2021	1,439.16	Pebble Creek Condominiums (PCC)				

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	3747	Y		05/20/2021	193.77	Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,439.16	Trash
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	159.17	PPE051521
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	0.61	PPE051521
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	14.26	PPE051521
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	19.73	PPE051521
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYRPS842MQ	3748	Y		05/20/2021	672.49	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.47	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds, tidy trash/recycling
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	24.34	concrete and post
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	65.94	demolition chisel for roto hammer and pick axe
							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	29.00	Tax

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	3749	Y	05/20/2021		247.60	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	replace post for handrail and paint
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	231.74	POA/Appfolio/ Microsoft/ BoxStorage/ Verizon/ Postage/ Copies
							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	Check with residents and check all foundation vent screens.
							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	grounds picked up
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	75.00	Box truck fee
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3750	Y		05/20/2021	175.90					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	12.60	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Pick up/dump oversized items in dumpster area
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean grounds
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	2.00	Trash bags(2)
							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	KPS Payroll Account	3751	Y		05/25/2021	38.45					
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.74	Dental
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	25.44	Medical

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)	5025	Employee Insurance	0.18	Group Life
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.34	Long Term Disab
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC
	Pebble Creek Condominiums (PCC)						Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	7.50	401k 3/15, 3/31, 4/15

Total 22,994.24

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	05/31/2021

Summary

Bank Statement Starting Balance on 04/30/2021	43,173.32
Cleared Deposits and other Increases	18,250.00
Cleared Checks and other Decreases	27,289.02
Cleared ACH Batches and Reversals	0.00
Cleared Balance	34,134.30

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (2 Items)

Check #3740 - Michael Ceccacci	05/13/2021	1,901.34
Check #3743 - Sherry Gleave	05/13/2021	10.00
Total		1,911.34

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Volded after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (6 Items)

Receipt #9B45-FA40 - Lucinda O'Shea	05/28/2021	345.00
Receipt #9BEA-9070 - Brendan Vo	05/28/2021	345.00
Receipt #C42E-A540 - Matthew Storey	05/29/2021	345.00
Receipt #C521-B7E0 - Jean Dennis	05/29/2021	345.00
Receipt #D65D-7670 - Kellie Kimpton	05/29/2021	345.00
Receipt #7D78-C490 - Kevin Shields	05/30/2021	345.00
Total		2,070.00

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

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (24 Items)

Deposit #Automatic ACH Deposit	05/03/2021	345.00
Deposit #Automatic ACH Deposit	05/03/2021	2,760.00
Deposit #728	05/03/2021	345.00
Deposit #Automatic ACH Deposit	05/04/2021	345.00
Deposit #Automatic Deposit	05/04/2021	345.00
Deposit #Automatic ACH Deposit	05/05/2021	345.00
Deposit #729	05/05/2021	690.00
Deposit #Automatic ACH Deposit	05/06/2021	1,035.00
Deposit #730	05/07/2021	330.00
Deposit #731	05/10/2021	690.00
Deposit #Automatic ACH Deposit	05/11/2021	345.00
Deposit #732	05/11/2021	1,040.00
Deposit #733	05/12/2021	1,520.00
Deposit #734	05/13/2021	200.00
Deposit #Automatic ACH Deposit	05/18/2021	1,380.00
Deposit #735	05/19/2021	345.00
Deposit #736	05/19/2021	690.00
Deposit #737	05/19/2021	345.00
Deposit #738	05/24/2021	1,030.00
Deposit #Automatic ACH Deposit	05/27/2021	690.00
Deposit #739	05/27/2021	2,365.00
Deposit #Automatic ACH Deposit	05/28/2021	345.00
Deposit #Automatic Deposit	05/28/2021	690.00
Journal Entry - Interest Earned	05/31/2021	35.00

Total		18,250.00
--------------	--	------------------

Cleared Checks and other Decreases (20 Items)

Check #3731 - ERADICON PEST MANAGMENT, LLC	04/26/2021	750.67
Check #3733 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	04/26/2021	1,456.47
Check #3734 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	04/26/2021	363.98
Check #3735 - Adna Trnjanin	04/26/2021	10.00
Check #3736 - KPS Payroll Account	05/04/2021	205.71
Payment Ref 05102021 - Riverview Community Bank	05/10/2021	2,593.50
Check #3737 - CLARK PUBLIC UTILITIES	05/13/2021	491.04
Check #3738 - CLARK REGIONAL WASTEWATER DIST	05/13/2021	1,599.00
Check #3739 - COMMUNITY ASSN UNDERWRITERS CAU	05/13/2021	1,167.00
Check #3741 - ERADICON PEST MANAGMENT, LLC	05/13/2021	346.90
Check #3742 - GREEN ENVY LANDSCAPING	05/13/2021	1,116.52
Check #3744 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	05/13/2021	10,362.26
Check #3745 - Pacific Plumbing and Drain Services	05/13/2021	433.60
Check #3746 - WASTE CONNECTIONS	05/13/2021	1,439.16
Check #3747 - KPS Payroll Account	05/20/2021	193.77
Check #3748 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	05/20/2021	672.49
Check #3749 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	05/20/2021	247.60
Check #3750 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	05/20/2021	175.90
Check #3751 - KPS Payroll Account	05/25/2021	38.45

Journal Entry - May21 Reserve Transfer	05/24/2021	3,625.00
Total		27,289.02
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1100: Operating Cash		34,292.96
1110: Security Deposits		0.00
Total Cash Balance		34,292.96
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		-2,070.00
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		1,911.34
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		34,134.30
Bank Statement Balance on 05/31/2021		34,134.30
		In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 3

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

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

2602/EM

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 43,173.32, 34,134.30

CHECKING

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

Summary table for checking: Beginning Balance 43,173.32, Deposits and Credits 24 +18,250.00, Withdrawals, Debits & Fees 2 -6,218.50, Checks Paid 18 -21,070.52, Ending Balance 34,134.30, Average Balance 39,508.52

Main transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Includes entries for check reversals, ACH credits, and remote deposits.

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

Date	Transaction Description	Withdrawal	Deposit
05/06	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
05/07	Remote Deposit Capture		330.00
05/10	Remote Deposit Capture		690.00
05/10	Payment - Tfr to CL XXXXX0473	2,593.50	
05/11	ACH Credit Settlement Key Property Ser ID9000331553		345.00
05/11	Remote Deposit Capture		1,040.00
05/12	Remote Deposit Capture		1,520.00
05/13	Remote Deposit Capture		200.00
05/14	Check #3744	10,362.26	
05/18	ACH Credit Settlement Key Property Ser ID9000331553		1,380.00
05/18	Check #3742	1,116.52	
05/18	Check #3737	491.04	
05/18	Check #3741	346.90	
05/19	Remote Deposit Capture		690.00
05/19	Remote Deposit Capture		345.00
05/19	Remote Deposit Capture		345.00
05/19	Check #3746	1,439.16	
05/21	Check #3739	1,167.00	
05/21	Check #3748	672.49	
05/21	Check #3749	247.60	
05/21	Check #3747	193.77	
05/21	Check #3750	175.90	
05/24	Tfr to XXXXXX3843 May Reserve Trans. Pebble Creek Condomi	3,625.00	
05/24	Remote Deposit Capture		1,030.00
05/24	Check #3738	1,599.00	
05/25	Check #3751	38.45	
05/27	ACH Credit Settlement Key Property Ser ID9000331553		690.00
05/27	Remote Deposit Capture		2,365.00
05/27	Check #3745	433.60	
05/28	ACH Credit 8666481536 APPFOLIO INC ID3260359894		690.00
05/28	ACH Credit Settlement Key Property Ser ID9000331553		345.00

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
05/03	35.00	05/05	345.00	05/11	1,040.00	05/19	345.00
05/03	2,760.00	05/05	690.00	05/12	1,520.00	05/24	1,030.00
05/03	345.00	05/06	1,035.00	05/13	200.00	05/27	690.00
05/03	345.00	05/07	330.00	05/18	1,380.00	05/27	2,365.00
05/04	345.00	05/10	690.00	05/19	690.00	05/28	690.00
05/04	345.00	05/11	345.00	05/19	345.00	05/28	345.00

WITHDRAWALS & DEBITS

Date	Amount	Date	Amount
05/10	2,593.50	05/24	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
05/04	3731	750.67	05/05	3736	205.71	05/18	3741*	346.90	05/19	3746	1,439.16
05/03	3733*	1,456.47	05/18	3737	491.04	05/18	3742	1,116.52	05/21	3747	193.77
05/03	3734	363.98	05/24	3738	1,599.00	05/14	3744*	10,362.26	05/21	3748	672.49
05/04	3735	10.00	05/21	3739	1,167.00	05/27	3745	433.60	05/21	3749	247.60



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

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
05/21	3750	175.90	05/25	3751	38.45						

* indicates a break in check sequence
 ^ indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
05/03	46,658.32	05/10	45,057.99	05/18	37,226.27	05/25	30,477.90
05/04	44,767.20	05/11	46,442.99	05/19	37,167.11	05/27	33,099.30
05/05	45,596.49	05/12	47,962.99	05/21	34,710.35	05/28	34,134.30
05/06	46,631.49	05/13	48,162.99	05/24	30,516.35	05/31	34,134.30
05/07	46,961.49	05/14	37,800.73				



Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	05/31/2021

Summary

Bank Statement Starting Balance on 04/30/2021	87,762.10
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	91,387.10

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 - May21 Reserve Transfer	05/24/2021	3,625.00
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Total	3,625.00
--------------	-----------------

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	91,387.10
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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	91,387.10
------------------------------	------------------

Bank Statement Balance on 05/31/2021	91,387.10
--------------------------------------	-----------

In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 1

Statement Period: May 01, 2021 to May 31, 2021
Account Number: 09100003843

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

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 87,762.10, 91,387.10

CHECKING

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

Summary table for checking account with rows: Beginning Balance (87,762.10), Deposits and Credits (1) (+3,625.00), Withdrawals, Debits & Fees (0) (-0.00), Checks Paid (0) (-0.00), Ending Balance (91,387.10), Average Balance (88,697.58)

Transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Row: 05/24, Tfr from XXXXXX3830 May Reserve Trans. Pebble Creek Condomi, 3,625.00

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 05/24, 3,625.00

DAILY BALANCE

Table with 4 columns: Date, Balance, Date, Balance. Row: 05/24, 91,387.10, 05/31, 91,387.10

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