

**Pebble Creek Condominium Association**  
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**M E M O R A N D U M**

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TO: Board of Directors of Pebble Creek HOA

FROM: Key Property Services, Inc.

DATE: May 17, 2021

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

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Summary financial results for the current month are below.

<b>FINANCIAL RESULTS</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Revenue	17,957	14,377	3,580
Operating Expenses	13,793	9,706	4,086
Net Operating Income	4,165	4,671	(507)
Net Reserves	(183,003)	333	(183,336)
Net Income	(178,838)	5,005	(183,843)

<b>CASH FLOW</b>	
Beginning bank balance – Operating & Savings	309,317
Change in Accounts Receivable	(351)
Change in Liabilities	76
Net Income	(178,838)
Ending bank balance – All Accounts	128,699

Revenue was over budget by \$3,580. Operating Expenses was over budget by \$4,086. Net Operating Income was under budget by \$507.

At the end of the month Operating Account had a balance of \$43,173.32, and Reserve Account had a balance of \$87,762.10.

Let us know if you have any questions.

## Balance Sheet

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

As of: 04/30/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	40,937.20
Reserve Account	87,762.10
<b>Total Cash</b>	<b>128,699.30</b>
Accts Receivable Tenants	28,035.74
Operating Reserve Fund	216.80
Land Improvements	1,609.74
<b>TOTAL ASSETS</b>	<b>158,561.58</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pre-paid Rent/Dues	4,376.15
Accounts Payable	81.30
Loan Principal	184,730.01
Notes Payable	159,857.43
<b>Total Liabilities</b>	<b>349,044.89</b>
<b>Capital</b>	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	-153,631.61
Calculated Prior Years Retained Earnings	-95,058.70
<b>Total Capital</b>	<b>-190,483.31</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>158,561.58</b>

**Budget - Comparative**

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

Period Range: Apr 2021 to Apr 2021

Comparison Period Range: Jan 2021 to Apr 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
<b>Income</b>						
Dues	17,595.00	17,940.00	-345.00	72,105.00	66,560.00	5,545.00
Allocations to Reserves	0.00	-3,625.00	3,625.00	-10,875.00	-14,500.00	3,625.00
<b>Rental Income</b>						
Fines & Penalties	0.00	41.66	-41.66	0.00	166.72	-166.72
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	83.36	-83.36
Other Income	362.39	0.00	362.39	473.11	0.00	473.11
Fees for Services	0.00	0.00	0.00	495.00	0.00	495.00
<b>Total Rental Income</b>	<b>362.39</b>	<b>62.49</b>	<b>299.90</b>	<b>968.11</b>	<b>250.08</b>	<b>718.03</b>
<b>Total Budgeted Operating Income</b>	<b>17,957.39</b>	<b>14,377.49</b>	<b>3,579.90</b>	<b>62,198.11</b>	<b>52,310.08</b>	<b>9,888.03</b>
<b>Expense</b>						
<b>Administrative</b>						
Benefits - 401K	5.00	0.00	-5.00	60.00	0.00	-60.00
Workers Comp	1.22	0.00	-1.22	2.21	0.00	-2.21
Payroll Taxes	48.72	100.00	51.28	137.09	400.00	262.91
Employee Insurance	32.13	125.00	92.87	179.38	500.00	320.62
Office Supplies	0.00	10.00	10.00	135.93	40.00	-95.93
Administrative Services	20.20	75.00	54.80	330.39	300.00	-30.39
Telephone	0.00	40.00	40.00	0.00	160.00	160.00
Employee Mileage	0.00	29.16	29.16	0.00	116.72	116.72
Bank fees	35.00	22.91	-12.09	35.00	91.72	56.72
Postage	0.00	16.66	16.66	0.00	66.72	66.72
Management Fees	958.00	958.34	0.34	3,832.00	3,833.36	1.36
Accounting and Audit Fees	0.00	16.67	16.67	0.00	66.68	66.68
Other Taxes, Licenses, Fees	10.00	4.17	-5.83	10.00	16.68	6.68
Fees for Services	0.00	0.00	0.00	495.00	0.00	-495.00
<b>Total Administrative</b>	<b>1,110.27</b>	<b>1,397.91</b>	<b>287.64</b>	<b>5,217.00</b>	<b>5,591.88</b>	<b>374.88</b>

**Budget - Comparative**

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Operating/Maintenance</b>						
Maintenance Salaries	318.34	1,000.00	681.66	578.18	4,000.00	3,421.82
Contract Services-Maintenance	1,755.41	833.34	-922.07	4,481.69	3,333.36	-1,148.33
Common Area Maintenance	0.00	0.00	0.00	1,951.20	0.00	-1,951.20
Pest Control -Occupied/Common	750.67	83.34	-667.33	1,243.90	333.36	-910.54
<b>Total Operating/Maintenance</b>	<b>2,824.42</b>	<b>1,916.68</b>	<b>-907.74</b>	<b>8,254.97</b>	<b>7,666.72</b>	<b>-588.25</b>
<b>Landscape</b>						
Contract Services-Landscaping	1,116.52	1,083.34	-33.18	4,604.83	4,333.36	-271.47
Landscape Improvements	0.00	83.33	83.33	0.00	333.36	333.36
<b>Total Landscape</b>	<b>1,116.52</b>	<b>1,166.67</b>	<b>50.15</b>	<b>4,604.83</b>	<b>4,666.72</b>	<b>61.89</b>
<b>Unit Turnover</b>						
Pest Control Turnover	493.23	0.00	-493.23	493.23	0.00	-493.23
<b>Total Unit Turnover</b>	<b>493.23</b>	<b>0.00</b>	<b>-493.23</b>	<b>493.23</b>	<b>0.00</b>	<b>-493.23</b>
<b>Utilities</b>						
Sewer	1,599.00	1,500.00	-99.00	6,357.00	6,000.00	-357.00
Water	506.04	1,000.00	493.96	2,245.17	4,000.00	1,754.83
Waste Removal	1,439.16	1,416.67	-22.49	5,741.45	5,666.68	-74.77
Electricity	66.04	100.00	33.96	334.04	400.00	65.96
<b>Total Utilities</b>	<b>3,610.24</b>	<b>4,016.67</b>	<b>406.43</b>	<b>14,677.66</b>	<b>16,066.68</b>	<b>1,389.02</b>
<b>General Expenses</b>						
Property Insurance	4,638.00	1,166.66	-3,471.34	8,036.00	4,666.72	-3,369.28
Legal Services	0.00	41.66	41.66	0.00	166.72	166.72
<b>Total General Expenses</b>	<b>4,638.00</b>	<b>1,208.32</b>	<b>-3,429.68</b>	<b>8,036.00</b>	<b>4,833.44</b>	<b>-3,202.56</b>
<b>Total Budgeted Operating Expense</b>	<b>13,792.68</b>	<b>9,706.25</b>	<b>-4,086.43</b>	<b>41,283.69</b>	<b>38,825.44</b>	<b>-2,458.25</b>
<b>Total Budgeted Operating Income</b>	<b>17,957.39</b>	<b>14,377.49</b>	<b>3,579.90</b>	<b>62,198.11</b>	<b>52,310.08</b>	<b>9,888.03</b>
<b>Total Budgeted Operating Expense</b>	<b>13,792.68</b>	<b>9,706.25</b>	<b>-4,086.43</b>	<b>41,283.69</b>	<b>38,825.44</b>	<b>-2,458.25</b>
<b>NOI - Net Operating Income</b>	<b>4,164.71</b>	<b>4,671.24</b>	<b>-506.53</b>	<b>20,914.42</b>	<b>13,484.64</b>	<b>7,429.78</b>
<b>Other Income</b>						
Replacement Reserve Income	0.00	3,625.00	-3,625.00	10,875.00	14,500.00	-3,625.00
<b>Total Budgeted Other Income</b>	<b>0.00</b>	<b>3,625.00</b>	<b>-3,625.00</b>	<b>10,875.00</b>	<b>14,500.00</b>	<b>-3,625.00</b>

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Other Expense</b>						
<b>Financial Expenses</b>						
Interest Expense-Loan	1,183.31	0.00	-1,183.31	3,165.29	0.00	-3,165.29
<b>Total Financial Expenses</b>	<b>1,183.31</b>	<b>0.00</b>	<b>-1,183.31</b>	<b>3,165.29</b>	<b>0.00</b>	<b>-3,165.29</b>
<b>Other Capital Expense</b>						
Plumbing Repair	0.00	83.33	83.33	102.98	333.36	230.38
Roofs and Gutters	181,819.77	250.00	-181,569.77	181,901.07	1,000.00	-180,901.07
<b>Total Other Capital Expense</b>	<b>181,819.77</b>	<b>333.33</b>	<b>-181,486.44</b>	<b>182,004.05</b>	<b>1,333.36</b>	<b>-180,670.69</b>
Reserve Expense	0.00	0.00	0.00	251.69	0.00	-251.69
<b>Total Budgeted Other Expense</b>	<b>183,003.08</b>	<b>333.33</b>	<b>-182,669.75</b>	<b>185,421.03</b>	<b>1,333.36</b>	<b>-184,087.67</b>
<b>Net Other Income</b>	<b>-183,003.08</b>	<b>3,291.67</b>	<b>-186,294.75</b>	<b>-174,546.03</b>	<b>13,166.64</b>	<b>-187,712.67</b>
Total Budgeted Income	17,957.39	18,002.49	-45.10	73,073.11	66,810.08	6,263.03
Total Budgeted Expense	196,795.76	10,039.58	-186,756.18	226,704.72	40,158.80	-186,545.92
<b>Net Income</b>	<b>-178,838.37</b>	<b>7,962.91</b>	<b>-186,801.28</b>	<b>-153,631.61</b>	<b>26,651.28</b>	<b>-180,282.89</b>
<b>Asset</b>						
Accts Receivable Tenants	-350.60	0.00	350.60	-1,036.31	0.00	1,036.31
<b>Total Budgeted Asset</b>	<b>-350.60</b>	<b>0.00</b>	<b>350.60</b>	<b>-1,036.31</b>	<b>0.00</b>	<b>1,036.31</b>
<b>Cash</b>						
Operating Cash	-180,617.26	0.00	180,617.26	19,054.04	0.00	-19,054.04
Reserve Account	0.00	0.00	0.00	10,875.00	0.00	-10,875.00
<b>Total Budgeted Cash</b>	<b>-180,617.26</b>	<b>0.00</b>	<b>180,617.26</b>	<b>29,929.04</b>	<b>0.00</b>	<b>-29,929.04</b>
<b>Liability</b>						
Pre-paid Rent/Dues	-795.60	0.00	-795.60	-2,005.00	0.00	-2,005.00
Accounts Payable	76.30	0.00	76.30	-200.67	0.00	-200.67
Loan Principal	-1,410.19	4,166.67	-5,576.86	184,730.01	16,666.68	168,063.33
<b>Total Budgeted Liability</b>	<b>-2,129.49</b>	<b>4,166.67</b>	<b>-6,296.16</b>	<b>182,524.34</b>	<b>16,666.68</b>	<b>165,857.66</b>

**Check Register Detail**

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

Bank Accounts: All

Payees: All

Date Range: 04/01/2021 - 04/30/2021

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	CLARK PUBLIC UTILITIES	3721	Y	7238-863-0, 7238-938-0	04/16/2021	572.08					
							Pebble Creek Condominiums (PCC)	5344	Electricity	66.04	Electricity
							Pebble Creek Condominiums (PCC)	5342	Water	429.32	Water
							Pebble Creek Condominiums (PCC)	5342	Water	76.72	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3722	Y	015367-000	04/16/2021	1,599.00					
Pebble Creek Operating Account	COMMUNITY ASSN UNDERWRITERS CAU	3723	Y	46381	04/16/2021	4,638.00					
							Pebble Creek Condominiums (PCC)	5341	Sewer	1,599.00	Sewer
Pebble Creek Operating Account	ERADICON PEST MANAGEMENT, LLC	3724	Y	18392	04/16/2021	493.23					
							Pebble Creek Condominiums (PCC)	5511	Property Insurance	4,638.00	Insurance
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3725	Y	31471	04/16/2021	1,116.52					
							Pebble Creek Condominiums (PCC)	5205	Pest Control Turnover	493.23	Pool Permit

**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	3726	Y		04/16/2021	958.00	Pebble Creek Condominiums (PCC)	5152	Contract Services- Landscaping	1,116.52	Landscaping
Pebble Creek Operating Account	WASTE CONNECTIONS	3727	Y	2010-362287	04/16/2021	1,439.16	Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	April 2021 - Management Fee
Pebble Creek Operating Account	KPS Payroll Account	3728	Y		04/19/2021	42.13	Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,439.16	Trash
							Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	5.00	401k 1/15, 1/31/21
							Pebble Creek Condominiums (PCC)	5025	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
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.12	Long Term Disab
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC
Pebble Creek Operating Account	KPS Payroll Account	3729	Y		04/21/2021	388.48	Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	5.00	401k 12/15, 12/31



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	Riverview Community Bank	3730	Y	CL-000840080473	04/22/2021	2,593.50	Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	159.17	PPE033121	
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	0.61	PPE033121	
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	14.26	PPE033121	
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	20.20	PPE033121	
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	159.17	PPE041521	
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	0.61	PPE041521	
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	14.26	PPE041521	
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	20.20	PPE041521	
Pebble Creek Operating Account	ERADICON PEST MANAGEMENT, LLC	3731			04/26/2021	750.67	Pebble Creek Condominiums (PCC)	2245	Loan Principal	1,410.19	Apr. 21 Loan Payment	
							Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	1,183.31	Apr. 21 Loan Payment	
Pebble Creek Operating Account	Executive Roof Services, LLC	3732	Y	R11368	04/26/2021	181,673.43	Pebble Creek Condominiums (PCC)	5112	Pest Control - Occupied/Common	750.67	pest control	

**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	3733			04/26/2021	1,456.47	Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	181,673.43	roofing
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	57.12	Trim and caulk
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	137.26	lumber materials
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	40.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	20.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	112.09	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Fixed trim
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	360.00	Changed trim where it is rotten at the corners. #7302
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	Changed trim where it is rotten 1502 and caulking
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	420.00	changed rotting trims on building # 1500. caulked and painted them
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	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	3734			04/26/2021	363.98					
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	5.00	PPE
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	11.34	Tax
							Pebble Creek Condominiums (PCC)	5636	Roofs and Gutters	120.00	cutoff and thrown down 8 satellites
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	20.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	17.64	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	2 broken trusses reinforced and repaired damaged trim board
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Eliminated the gap between the gutters and the roof.
Pebble Creek Operating Account	Adna Trmjanin	3735		2021041600241292	04/26/2021	10.00					
							Pebble Creek Condominiums (PCC)	5517	Other Taxes, Licenses, Fees	10.00	PCC FEE
<b>Total</b>										<b>198,094.65</b>	

# Reconciliation Report

**Riverview Bank**

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	04/30/2021

**Summary**

Bank Statement Starting Balance on 03/31/2021	225,410.80
Cleared Deposits and other Increases	17,512.39
Cleared Checks and other Decreases	199,749.87
Cleared ACH Batches and Reversals	0.00
Cleared Balance	43,173.32

**Unreconciled Transactions**

Unreconciled Deposits and other Increases (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks and other Decreases (4 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
<b>Total</b>		<b>2,581.12</b>

Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Receipts Deposited after Reconciliation Period (1 Item)

Receipt #0577-ABB0 - Kevin Shields	04/30/2021	345.00
<b>Total</b>		<b>345.00</b>

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

<b>Total</b>	<b>0.00</b>
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

<b>Total</b>	<b>0.00</b>
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**Cleared Transactions**

Cleared Deposits and other Increases (28 Items)

Deposit #Automatic ACH Deposit	04/01/2021	345.00
Deposit #714	04/01/2021	345.00
Deposit #Automatic ACH Deposit	04/02/2021	3,105.00
Deposit #715	04/02/2021	690.00
Deposit #Automatic ACH Deposit	04/05/2021	345.00
Deposit #Automatic ACH Deposit	04/05/2021	345.00
Deposit #716	04/05/2021	222.57
Deposit #Automatic ACH Deposit	04/06/2021	1,035.00
Deposit #Automatic Deposit	04/06/2021	345.00
Deposit #717	04/06/2021	345.00
Deposit #Automatic ACH Deposit	04/08/2021	345.00
Deposit #718	04/08/2021	345.00
Deposit #Automatic ACH Deposit	04/09/2021	350.00
Deposit #719	04/09/2021	300.00
Deposit #Automatic ACH Deposit	04/13/2021	345.00
Deposit #720	04/13/2021	139.82
Deposit #721	04/14/2021	345.00
Deposit #Automatic ACH Deposit	04/16/2021	1,035.00
Deposit #722	04/16/2021	345.00
Deposit #723	04/19/2021	1,035.00
Deposit #724	04/21/2021	690.00
Deposit #Automatic ACH Deposit	04/22/2021	345.00
Deposit #725	04/23/2021	1,325.00
Deposit #726	04/26/2021	390.00
Deposit #Automatic ACH Deposit	04/27/2021	690.00
Deposit #Automatic ACH Deposit	04/29/2021	690.00
Deposit #Automatic ACH Deposit	04/30/2021	690.00
Deposit #727	04/30/2021	985.00

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<b>Total</b>		<b>17,512.39</b>
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Cleared Checks and other Decreases (21 Items)

Check #3712 - Ajay Hansraj	03/31/2021	250.00
Check #3713 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	626.92
Check #3714 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	303.76
Check #3715 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	284.33
Check #3716 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	272.27
Check #3717 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	235.89
Check #3718 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	03/31/2021	173.99
Check #3719 - Odoms Home Mold Remediation	03/31/2021	1,951.20
Check #3720 - Pacific Plumbing and Drain Services	03/31/2021	102.98
Check #3721 - CLARK PUBLIC UTILITIES	04/16/2021	572.08
Check #3722 - CLARK REGIONAL WASTEWATER DIST	04/16/2021	1,599.00
Check #3723 - COMMUNITY ASSN UNDERWRITERS CAU	04/16/2021	4,638.00
Check #3724 - ERADICON PEST MANAGMENT, LLC	04/16/2021	493.23
Check #3725 - GREEN ENVY LANDSCAPING	04/16/2021	1,116.52
Check #3726 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	04/16/2021	958.00
Check #3727 - WASTE CONNECTIONS	04/16/2021	1,439.16
Check #3728 - KPS Payroll Account	04/19/2021	42.13

Check #3729 - KPS Payroll Account	04/21/2021	388.48
Check #3730 - Riverview Community Bank	04/22/2021	2,593.50
Check #3732 - Executive Roof Services, LLC	04/26/2021	181,673.43
Journal Entry - Bank Fee	04/30/2021	35.00
<b>Total</b>		<b>199,749.87</b>

Cleared ACH Batches and Reversals (0 Items)

<b>Total</b>		<b>0.00</b>
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**Cash Accounts**

1100: Operating Cash 40,937.20

1110: Security Deposits 0.00

**Total Cash Balance 40,937.20**

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 2,581.12

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 43,173.32**

Bank Statement Balance on 04/30/2021 43,173.32

In Balance



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Saturday 10:00am - 1:00pm

ACCOUNT STATEMENT

PAGE 1 OF 3

Statement Period: Apr 01, 2021 to Apr 30, 2021
Account Number: 09100003830

KEY PROPERTY SERVICES INC AGENT FOR
PEBBLE CREEK CONDOMINIUM ASSOCIATION
PCC OPERATING
7710 NE GREENWOOD DR STE 150
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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 225,410.80, 43,173.32

CHECKING

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

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

Main transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Lists various ACH credit settlements and checks.

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Statement Period: Apr 01, 2021 to Apr 30, 2021  
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
04/06	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
04/06	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
04/06	Remote Deposit Capture		345.00
04/07	Check #3719	1,951.20	
04/08	ACH Credit Settlement Key Property Ser ID9000331553		345.00
04/08	Remote Deposit Capture		345.00
04/09	ACH Credit Settlement Key Property Ser ID9000331553		350.00
04/09	Remote Deposit Capture		300.00
04/13	ACH Credit Settlement Key Property Ser ID9000331553		345.00
04/13	Remote Deposit Capture		139.82
04/14	Remote Deposit Capture		345.00
04/15	Check #3712	250.00	
04/15	Check #3720	102.98	
04/16	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
04/16	Remote Deposit Capture		345.00
04/20	Check #3728	42.13	
04/21	Remote Deposit Capture		1,035.00
04/21	Remote Deposit Capture		690.00
04/21	Check #3726	958.00	
04/22	ACH Credit Settlement Key Property Ser ID9000331553		345.00
04/22	Check #3729	388.48	
04/23	Remote Deposit Capture		1,325.00
04/23	Check #3722	1,599.00	
04/23	Check #3725	1,116.52	
04/23	Check #3721	572.08	
04/26	Remote Deposit Capture		390.00
04/26	Check #3730	2,593.50	
04/26	Check #3727	1,439.16	
04/27	Tfr to XXXXXX3843 Apr 21 Reserve Transfe Pebble Creek Condomi	3,625.00	
04/27	ACH Credit Settlement Key Property Ser ID9000331553		690.00
04/27	Check #3732 - Overdraft Paid Debit or Check AMT:\$181,673.43	35.00	
04/27	Check #3723	4,638.00	
04/27	Check #3724	493.23	
04/28	Check #3732 - Force Posted Debit	181,673.43	
04/29	ACH Credit Settlement Key Property Ser ID9000331553		690.00
04/30	Tfr from XXXXXX3843 Reserve Transfer Rev Pebble Creek Condomi		3,625.00
04/30	ACH Credit Settlement Key Property Ser ID9000331553		690.00
04/30	Remote Deposit Capture		985.00

**DEPOSITS & CREDITS**

Date	Amount	Date	Amount	Date	Amount	Date	Amount
04/01	345.00	04/06	345.00	04/13	139.82	04/23	1,325.00
04/02	3,105.00	04/06	345.00	04/14	345.00	04/26	390.00
04/02	690.00	04/08	345.00	04/16	1,035.00	04/27	690.00
04/02	345.00	04/08	345.00	04/16	345.00	04/29	690.00
04/05	345.00	04/09	350.00	04/21	1,035.00	04/30	3,625.00
04/05	345.00	04/09	300.00	04/21	690.00	04/30	690.00
04/05	222.57	04/13	345.00	04/22	345.00	04/30	985.00
04/06	1,035.00						

**WITHDRAWALS & DEBITS**

Date	Amount	Date	Amount
04/27	3,625.00	04/27	35.00





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Statement Period: Apr 01, 2021 to Apr 30, 2021  
 Account Number: 09100003830

**CHECKS PAID**

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
04/15	3712	250.00	04/02	3717	235.89	04/23	3722	1,599.00	04/26	3727	1,439.16
04/02	3713	626.92	04/02	3718	173.99	04/27	3723	4,638.00	04/20	3728	42.13
04/02	3714	303.76	04/07	3719	1,951.20	04/27	3724	493.23	04/22	3729	388.48
04/02	3715	284.33	04/15	3720	102.98	04/23	3725	1,116.52	04/26	3730	2,593.50
04/02	3716	272.27	04/23	3721	572.08	04/21	3726	958.00	04/27	3732*	181,673.43

\* Indicates a break in check sequence  
 ^ Indicates electronic check



**DAILY BALANCE**

Date	Balance	Date	Balance	Date	Balance	Date	Balance
04/01	225,755.80	04/08	229,375.01	04/16	231,881.85	04/26	226,957.98
04/02	227,998.64	04/09	230,025.01	04/20	231,839.72	04/27	218,856.75
04/05	228,911.21	04/13	230,509.83	04/21	232,606.72	04/28	37,183.32
04/06	230,636.21	04/14	230,854.83	04/22	232,563.24	04/29	37,873.32
04/07	228,685.01	04/15	230,501.85	04/23	230,600.64	04/30	43,173.32

# Reconciliation Report

## Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	04/30/2021

## Summary

Bank Statement Starting Balance on 03/31/2021	87,762.10
Cleared Deposits and other Increases	0.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	87,762.10

## Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Checks and other Decreases (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled ACH Batches and Reversals (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
<b>Total</b>	<b>0.00</b>

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
<b>Total</b>	<b>0.00</b>

## Cleared Transactions

Cleared Deposits and other Increases (0 Items)	
<b>Total</b>	<b>0.00</b>

Cleared Checks and other Decreases (0 Items)	
<b>Total</b>	<b>0.00</b>

Cleared ACH Batches and Reversals (0 Items)	
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<b>Total</b>	<b>0.00</b>
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**Cash Accounts**

1120: Reserve Account	87,762.10
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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
--------------------------	------

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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<b>Adjusted Cash Balance</b>	<b>87,762.10</b>
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Bank Statement Balance on 04/30/2021	87,762.10
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In Balance



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ACCOUNT STATEMENT

PAGE 1 OF 2

Statement Period: Apr 01, 2021 to Apr 30, 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, 87,762.10

CHECKING

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

Summary table for checking: Beginning Balance 87,762.10, Deposits and Credits (1) +3,625.00, Withdrawals, Debits & Fees (1) -3,625.00, Checks Paid (0) -0.00, Ending Balance 87,762.10, Average Balance 88,124.60

Transaction table with columns: Date, Transaction Description, Withdrawal, Deposit. Rows for 04/27 and 04/30 transfers.

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 04/27, 3,625.00

WITHDRAWALS & DEBITS

Table with 2 columns: Date, Amount. Row: 04/30, 3,625.00

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Statement Period: Apr 01, 2021 to Apr 30, 2021  
Account Number: 09100003843

**DAILY BALANCE**

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Date	Balance	Date	Balance
04/27	91,387.10	04/30	87,762.10