

**Pebble Creek Condominium Association**  
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**Balance Sheet**

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

**As of:** 06/30/2020

**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	24,606.60
Reserve Account	68,358.64
<b>Total Cash</b>	<b>92,965.24</b>
Accts Receivable Tenants	27,107.65
Operating Reserve Fund	216.80
Land Improvements	1,609.74
<b>TOTAL ASSETS</b>	<b>121,899.43</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pre-paid Rent/Dues	5,561.75
Accounts Payable	829.21
<b>Total Liabilities</b>	<b>6,390.96</b>
<b>Capital</b>	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	34,895.26
Calculated Prior Years Retained Earnings	22,406.21
<b>Total Capital</b>	<b>115,508.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>121,899.43</b>

**Budget - Comparative**

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

Period Range: Jun 2020 to Jun 2020

Comparison Period Range: Jan 2020 to Jun 2020

Accounting Basis: Cash

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	17,480.00	17,940.00	-460.00	100,834.40	102,440.00	-1,605.60
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-21,750.00	-21,750.00	0.00
<b>Rental Income</b>						
Fines & Penalties	0.00	41.66	-41.66	-192.45	250.04	-442.49
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	125.02	-125.02
<b>Total Rental Income</b>	<b>0.00</b>	<b>62.49</b>	<b>-62.49</b>	<b>-192.45</b>	<b>375.06</b>	<b>-567.51</b>
<b>Total Budgeted Operating Income</b>	<b>13,855.00</b>	<b>14,377.49</b>	<b>-522.49</b>	<b>78,891.95</b>	<b>81,065.06</b>	<b>-2,173.11</b>
<b>Expense</b>						
<b>Administrative</b>						
Benefits - 401K	0.00	0.00	0.00	112.50	0.00	-112.50
Workers Comp	0.00	0.00	0.00	24.32	0.00	-24.32
Payroll Taxes	19.55	100.00	80.45	291.48	600.00	308.52
Employee Insurance	6.70	125.00	118.30	380.06	750.00	369.94
Office Supplies	0.00	10.00	10.00	0.00	60.00	60.00
Administrative Services	243.48	75.00	-168.48	788.55	450.00	-338.55
Telephone	0.00	40.00	40.00	0.00	240.00	240.00
Employee Mileage	0.00	29.16	29.16	0.00	175.04	175.04
Bank fees	0.00	22.91	22.91	0.00	137.54	137.54
Postage	0.00	16.66	16.66	0.00	100.04	100.04
Management Fees	958.00	958.33	0.33	5,748.00	5,750.02	2.02
Accounting and Audit Fees	0.00	16.67	16.67	185.00	100.02	-84.98
Other Taxes, Licenses, Fees	10.00	4.17	-5.83	10.00	25.02	15.02
Conventions and Meetings	0.00	0.00	0.00	37.50	0.00	-37.50
<b>Total Administrative</b>	<b>1,237.73</b>	<b>1,397.90</b>	<b>160.17</b>	<b>7,577.41</b>	<b>8,387.68</b>	<b>810.27</b>
<b>Operating/Maintenance</b>						
Maintenance Salaries	0.00	1,000.00	1,000.00	2,840.51	6,000.00	3,159.49

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Maintenance Supplies	0.00	0.00	0.00	91.65	0.00	-91.65
Contract Services-Maintenance	373.98	833.33	459.35	7,563.05	5,000.02	-2,563.03
Pest Control -Occupied/Common	0.00	83.33	83.33	1,382.13	500.02	-882.11
<b>Total Operating/Maintenance</b>	<b>373.98</b>	<b>1,916.66</b>	<b>1,542.68</b>	<b>11,877.34</b>	<b>11,500.04</b>	<b>-377.30</b>
<b>Landscape</b>						
Contract Services-Landscaping	1,062.32	1,083.33	21.01	7,589.08	6,500.02	-1,089.06
Landscape Improvements	0.00	83.33	83.33	0.00	500.02	500.02
<b>Total Landscape</b>	<b>1,062.32</b>	<b>1,166.66</b>	<b>104.34</b>	<b>7,589.08</b>	<b>7,000.04</b>	<b>-589.04</b>
<b>Utilities</b>						
Sewer	1,620.00	1,500.00	-120.00	9,537.00	9,000.00	-537.00
Water	197.29	1,000.00	802.71	6,176.60	6,000.00	-176.60
Waste Removal	1,435.12	1,416.67	-18.45	8,585.28	8,500.02	-85.26
Electricity	1,062.67	100.00	-962.67	1,537.49	600.00	-937.49
<b>Total Utilities</b>	<b>4,315.08</b>	<b>4,016.67</b>	<b>-298.41</b>	<b>25,836.37</b>	<b>24,100.02</b>	<b>-1,736.35</b>
<b>General Expenses</b>						
Property Insurance	2,294.00	1,166.66	-1,127.34	8,417.00	7,000.04	-1,416.96
Legal Services	0.00	41.66	41.66	0.00	250.04	250.04
<b>Total General Expenses</b>	<b>2,294.00</b>	<b>1,208.32</b>	<b>-1,085.68</b>	<b>8,417.00</b>	<b>7,250.08</b>	<b>-1,166.92</b>
<b>Total Budgeted Operating Expense</b>	<b>9,283.11</b>	<b>9,706.21</b>	<b>423.10</b>	<b>61,297.20</b>	<b>58,237.86</b>	<b>-3,059.34</b>
Total Budgeted Operating Income	13,855.00	14,377.49	-522.49	78,891.95	81,065.06	-2,173.11
Total Budgeted Operating Expense	9,283.11	9,706.21	423.10	61,297.20	58,237.86	-3,059.34
<b>NOI - Net Operating Income</b>	<b>4,571.89</b>	<b>4,671.28</b>	<b>-99.39</b>	<b>17,594.75</b>	<b>22,827.20</b>	<b>-5,232.45</b>
<b>Other Income</b>						
Replacement Reserve Income	3,625.00	3,625.00	0.00	21,750.00	21,750.00	0.00
<b>Total Budgeted Other Income</b>	<b>3,625.00</b>	<b>3,625.00</b>	<b>0.00</b>	<b>21,750.00</b>	<b>21,750.00</b>	<b>0.00</b>
<b>Other Expense</b>						
<b>Other Capital Expense</b>						
Plumbing Repair	0.00	83.33	83.33	0.00	500.02	500.02
Roofs and Gutters	0.00	250.00	250.00	0.00	1,500.00	1,500.00
<b>Total Other Capital Expense</b>	<b>0.00</b>	<b>333.33</b>	<b>333.33</b>	<b>0.00</b>	<b>2,000.02</b>	<b>2,000.02</b>
Reserve Expense	0.00	0.00	0.00	7,068.76	0.00	-7,068.76

**Budget - Comparative**

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Total Budgeted Other Expense</b>	<u>0.00</u>	<u>333.33</u>	<u>333.33</u>	<u>7,068.76</u>	<u>2,000.02</u>	<u>-5,068.74</u>
<b>Net Other Income</b>	<u>3,625.00</u>	<u>3,291.67</u>	<u>333.33</u>	<u>14,681.24</u>	<u>19,749.98</u>	<u>-5,068.74</u>
Total Budgeted Income	17,480.00	18,002.49	-522.49	100,641.95	102,815.06	-2,173.11
Total Budgeted Expense	9,283.11	10,039.54	756.43	68,365.96	60,237.88	-8,128.08
<b>Net Income</b>	<u>8,196.89</u>	<u>7,962.95</u>	<u>233.94</u>	<u>32,275.99</u>	<u>42,577.18</u>	<u>-10,301.19</u>
<b>Cash</b>						
Operating Cash	5,166.89	0.00	-5,166.89	19,035.35	0.00	-19,035.35
Reserve Account	3,625.00	0.00	-3,625.00	14,681.24	0.00	-14,681.24
<b>Total Budgeted Cash</b>	<u>8,791.89</u>	<u>0.00</u>	<u>-8,791.89</u>	<u>33,716.59</u>	<u>0.00</u>	<u>-33,716.59</u>
<b>Liability</b>						
Pre-paid Rent/Dues	595.00	0.00	595.00	1,440.60	0.00	1,440.60
Loan Principal	0.00	4,166.67	-4,166.67	0.00	25,000.02	-25,000.02
<b>Total Budgeted Liability</b>	<u>595.00</u>	<u>4,166.67</u>	<u>-3,571.67</u>	<u>1,440.60</u>	<u>25,000.02</u>	<u>-23,559.42</u>

**Check Register Detail**

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

Bank Accounts: All

Payees: All

Date Range: 06/01/2020 - 06/30/2020

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	COMMUNITY ASSN UNDERWRITERS CAU	3558	Y	CAU514471-2	06/02/2020	1,104.00	Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	Jun20 Property Insurance
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3559	Y		06/02/2020	1,018.00	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Cleaned up ground and dumpster
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3560	Y		06/02/2020	396.22	Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	June 2020 - Management Fee
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	223.62	March & April exp reimbmts
							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 all garbages

# Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYRPS842MQ	3561	Y		06/02/2020	141.38	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Clean up all three dumpster..from falling 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	3.78	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	30.00	KPS was out there before (WO 18814). Large leaf tree seems to be interfering with reception when spring comes. Dish will need to be moved. Owner notified that he must contact his TV provider for this task.
							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 Operating Account	Adna Trjanin	3562	Y		06/02/2020	10.00	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
							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 Operating Account	KPS Payroll Account	3563	Y		06/05/2020	26.77	Pebble Creek Condominiums (PCC)	5517	Other Taxes, Licenses, Fees	10.00	SOS Annual Report
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.75	Dental
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.12	Disability
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	0.58	Group Life
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.78	PPE053120
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	10.29	PPE053120



### 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	3564	Y	7238-938-0	06/12/2020	1,259.96	Pebble Creek Condominiums (PCC)	5344	Electricity	1,062.67	Electric
							Pebble Creek Condominiums (PCC)	5342	Water	197.29	Water
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3565	Y	015367-000, 030749-000	06/12/2020	1,620.00					
							Pebble Creek Condominiums (PCC)	5341	Sewer	60.00	Sewer
							Pebble Creek Condominiums (PCC)	5341	Sewer	1,560.00	Sewer
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3566	Y		06/12/2020	1,062.32					
							Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,062.32	Landscaping
Pebble Creek Operating Account	WASTE CONNECTIONS	3567	Y	2010-362287	06/12/2020	1,435.12					
							Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,435.12	Garbage
Pebble Creek Operating Account	KPS Payroll Account	3568	Y		06/18/2020	19.34					
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.77	PPE061520
							Pebble Creek Condominiums (PCC)	5032	Administrative Services	9.57	PPE061520
Pebble Creek Operating Account	AIS Affinity Insurance Agency, Inc.	3569		618791151	06/30/2020	1,190.00					

**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)	5511	Property Insurance	1,190.00	D&O Insurance May20-May21

9,283.11

Total