Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Preliminary pending approval at
2021 HOA Annual Meeting

# Pinnacle HOA Annual Meeting 2020

Because of Covid-19 pandemic, the Pinnacle HOA Board decided to not have an in person meeting. Each homeowner received a packet that contained

- 2019 Annual Meeting Minutes
- 2021 Proposed Budget
- 2021 Balance sheet YTD
- 2020 Annual Architectural Report YTD
- 2020 Ballot
- Self Addressed Stamped Envelope

We had a 64% participation in the election.

The 2020 budget was approved 17 approved 1 not approved.
The Annual Meeting Minutes were approved 17 to 0 not approved.
John was approve to serve on the Board for another 2 years 17 yes and 0 not approved.

# Pinnacle Homeowners Association Inc.
## Balance Sheet Standard
### As of December 31, 2020

| | Dec 31, '20 |
|---|---|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 — Bnk Checkg. Acct. | |
| 1016 — 1ST Bank of Boulder | 9,029.62 |
| 1017/11 — Balance - Reserves for Asse... | 50.00 |
| 1000 — Bnk Checkg. Acct. - Other | 6,663.64 |
| Total 1000 — Bnk Checkg. Acct. | 15,743.26 |
| 1010 — Savings Acct. - CD's | |
| 1011 — Reserve for Fence & Irrigation | 3,545.37 |
| 1012 — Reserve for Snow removal | 905.80 |
| 1013 — Reserve for Legal expenses | 909.43 |
| 1014 — Reserve for Contingency | 1,117.57 |
| 1015 — Reserves for Capital Purchases | 760.54 |
| 1017 — Reserves for unpaid Assessme... | 1,475.15 |
| Total 1010 — Savings Acct. - CD's | 8,713.86 |
| Total Checking/Savings | 24,457.12 |
| Accounts Receivable | |
| 2000 — Accounts Receivable | -310.00 |
| Total Accounts Receivable | -310.00 |
| Other Current Assets | |
| 12000 — *Undeposited Funds | 310.00 |
| Total Other Current Assets | 310.00 |
| Total Current Assets | 24,457.12 |
| TOTAL ASSETS | 24,457.12 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20000 — Accounts Payable | 400.00 |
| Total Accounts Payable | 400.00 |
| Total Current Liabilities | 400.00 |
| Total Liabilities | 400.00 |

# Pinnacle Homeowners Association Inc.
## Balance Sheet Standard
### As of December 31, 2020

| | Dec 31, '20 |
|---|---|
| Equity | |
| 32000 — Unrestricted Net Assets | 12,113.12 |
| C300 — Opening Balance Equity | 9,705.73 |
| C301 — Unrestricted (Retained Earnings | 2,001.82 |
| Net Income | 236.45 |
| Total Equity | 24,057.12 |
| TOTAL LIABILITIES & EQUITY | 24,457.12 |

# Pinnacle Homeowners Association Inc.
## Profit and Loss Standard
### January through December 2020

| | Jan - Dec '20 |
|---|---|
| Income | |
| 5220 — Assessments & Dues | 8,680.00 |
| 5300 — Interest Income | 30.36 |
| 5400 — Covenant Fee - Misc. Income | 110.00 |
| Total Income | 8,820.36 |
| Expense | |
| 6300 — Professional Fees | |
| 6350 — Cons. Services - Snow Re... | 1,080.00 |
| 6360 — Cons. - Services - Landsca... | 3,376.04 |
| Total 6300 — Professional Fees | 4,456.04 |
| 6400 — Office Expenses | |
| 6420 — Postage and Delivery | 55.00 |
| 6430 — Printing and Reproduction | 10.60 |
| Total 6400 — Office Expenses | 65.60 |
| 6470 — Utilities | |
| 6471 — Water for Common Areas | 2,724.44 |
| Total 6470 — Utilities | 2,724.44 |
| 6700 — Misc. - Expenses | |
| 6720 — Insurance Expense | 670.00 |
| 6760 — Contingency Provisions | 624.83 |
| Total 6700 — Misc. - Expenses | 1,294.83 |
| 7000 — Taxes & Fees - Organization | |
| 7010 — Other Fees | 43.00 |
| Total 7000 — Taxes & Fees - Organiz... | 43.00 |
| Total Expense | 8,583.91 |
| Net Income | 236.45 |

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**or 800-964-3444 outside Denver Metro**
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**or 877-933-9800 outside Denver Metro**
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| | |
|---|---|
| ACCOUNT NUMBER | XXX-XXX-4594 |
| STATEMENT DATE | 12-29-2020 |
| INTEREST EARNED THIS YEAR | N/A |

PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

## ACCOUNT SUMMARY - - CHECKING ACCOUNT - SAFEKEEPING

| | | |
|---|---|---|
| CLOSING BALANCE FROM PREVIOUS STATEMENT | DATE: 11-25-2020 | 16,307.31 |
| 0 DEPOSITS AND OTHER ADDITIONS TOTALING | | .00+ |
| 2 CHECKS AND OTHER WITHDRAWALS TOTALING | | 573.05- |
| CLOSING BALANCE FOR THIS STATEMENT | DATE: 12-29-2020 | 15,734.26 |

MINIMUM BALANCE OF 15,734.26 ON..... 12-22-2020

## CHECKS AND OTHER WITHDRAWALS

*SHOWS BREAK IN CHECK NUMBER, #SHOWS NOT MACHINE READABLE

| CHECK# | AMOUNT | DATE | CHECK# | AMOUNT | DATE | CHECK# | AMOUNT | DATE |
|---|---|---|---|---|---|---|---|---|
| 1615 | 554.00 | 12 - 18 | | | | | | |

**CHECKS CONVERTED TO ELECTRONIC TRANSACTIONS**

| CHECK# | DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|
| 1614 | 12 - 22 | 19.05 | CHECKPAYMT WESTMINISTER |

## DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

## DAILY BALANCE SUMMARY

| DATE | BALANCE | DATE | BALANCE | DATE | BALANCE |
|---|---|---|---|---|---|
| 11 - 27 | 16,307.31 | 12 - 18 | 15,753.31 | 12 - 22 | 15,734.26 |

## EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

| | |
|---|---|
| AVERAGE ACCOUNT BALANCE | 16,107 |
| AVERAGE COLLECTED BALANCE | 16,107 |

ACTIVITY CHARGES

| ACTIVITY NUMBER | DESCRIPTION | COST | CHARGE | |
|---|---|---|---|---|
| 1 | DEBIT | .20 | .20 | WAIVED |
| | TOTAL ACTIVITY CHARGES | | .00 | |

## HOW ARE WE DOING?

We are working very hard to maintain the highest level of customer service possible. But if we make a mistake, or you receive poor service from any of our employees, we want you to let us know. Please call one of our customer representatives at 303-231-2000 (outside metro Denver: 1-800-230-1060) with any question or complaint. We will do our best to solve your problem. If our service was especially good, we'd like to hear about that too. We welcome any suggestions you might have about new products or ways we could improve our service to you. Thank you for banking with us!

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| | |
|---|---|
| ACCOUNT NUMBER | XXX-XXX-0198 |
| STATEMENT DATE | 11-24-2020 |
| INTEREST PAID THIS YEAR | 30.36 |
| MATURITY DATE | 5-25-2021 |

## ACCOUNT SUMMARY - - 182-DAY TIME DEPOSIT ACCOUNT

| | | |
|---|---|---|
| CLOSING BALANCE FROM PREVIOUS STATEMENT | DATE: 5-26-2020 | 8,711.69 |
| 1 DEPOSITS AND OTHER ADDITIONS TOTALING | | 2.17+ |
| 0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING | | .00+ |
| CLOSING BALANCE FOR THIS STATEMENT | DATE: 11-24-2020 | 8,713.86 |

| | |
|---|---|
| NUMBER OF DAYS IN PERIOD | 182 |
| INTEREST EARNED | 2.17 |
| ANNUAL PERCENTAGE YIELD EARNED | .05% |

## TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

| DATE | AMOUNT | DESCRIPTION | BALANCE |
|---|---|---|---|
| 11 - 24 | 2.17+ | INTEREST THROUGH 11-23-2020 | 8,713.86 |

## RATE DISCLOSURE --- RATE FIXED FOR THE TERM OF THE ACCOUNT APY = ANNUAL PERCENTAGE YIELD

EFFECTIVE DATES 05 - 26 THROUGH 11 - 23 INTEREST RATE .050% APY 0.05%

## SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.05% WITH AN ANNUAL PERCENTAGE YIELD OF 0.05% UNLESS WE ARE OTHERWISE DIRECTED.

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IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS

Telephone us at the number shown, or write us at the address shown at the beginning of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number. (2) Describe the error or the transfer you are unsure about, and explain as best you can why you believe there is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.