Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting 2021

Because of Covid-19 the Home Owners were asked to take a phone vote on having an in person meeting or conducting business through the Annual Meeting packet. The final vote tally was 19 Yes, 1 No and 8 owners did not respond.

The Annual Packet included:

- **2020 Annual Meeting Minutes**
- **2022 Proposed Budget (Remained the same)**
- **2021 Balance Sheet YTD**
- **2021 Architectural Report YTD**
- **2021 Ballot**
- **Self Addressed Stamped Envelope**

A total of 23 ballots were returned.

23 Approved Budget
21 Approved Minutes
22 Approved Deana to remain on the Board

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of December 31, 2021

	Dec 31, '21
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	5,113.29
Total 1000 — Bnk Checkg. Acct.	14,192.91
1010 — Savings Acct. - CD's	
1011 — Reserve for Fence & Irrigation	3,547.13
1012 — Reserve for Snow removal	906.24
1013 — Reserve for Legal expenses	909.87
1014 — Reserve for Contingency	1,118.13
1015 — Reserves for Capital Purchases	760.92
1017 — Reserves for unpaid Assessme...	1,475.91
Total 1010 — Savings Acct. - CD's	8,718.20
Total Checking/Savings	22,911.11
Total Current Assets	22,911.11
TOTAL ASSETS	22,911.11
LIABILITIES & EQUITY	
Equity	
32000 — Unrestricted Net Assets	12,349.57
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,001.82
Net Income	-1,146.01
Total Equity	22,911.11
TOTAL LIABILITIES & EQUITY	22,911.11

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2021

	Jan - Dec '21
Income	
5220 — Assessments & Dues	8,680.00
5300 — Interest Income	4.34
5400 — Covenant Fee - Misc. Income	20.00
Total Income	8,704.34
Expense	
6300 — Professional Fees	
6350 — Cons. Services - Snow Re...	945.00
6360 — Cons. - Services - Landsca...	4,557.59
Total 6300 — Professional Fees	5,502.59
6400 — Office Expenses	
6410 — Office Supplies	33.55
6420 — Postage and Delivery	47.12
6430 — Printing and Reproduction	7.53
Total 6400 — Office Expenses	88.20
6470 — Utilities	
6471 — Water for Common Areas	2,833.35
Total 6470 — Utilities	2,833.35
6700 — Misc. - Expenses	
6720 — Insurance Expense	682.00
6760 — Contingency Provisions	696.21
Total 6700 — Misc. - Expenses	1,378.21
7000 — Taxes & Fees - Organization	
7010 — Other Fees	48.00
Total 7000 — Taxes & Fees - Organiz...	48.00
Total Expense	9,850.35
Net Income	-1,146.01

FIRSTBANK
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LAKEWOOD CO 80215-0097

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or 800-964-3444 outside Denver Metro
New Account or Loan: 303-238-9000
or 877-933-9800 outside Denver Metro
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-4594
STATEMENT DATE	12-29-2021
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: 11-26-2021	14,376.96
0 DEPOSITS AND OTHER ADDITIONS TOTALING		.00+
2 CHECKS AND OTHER WITHDRAWALS TOTALING		184.05-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-29-2021	14,192.91

MINIMUM BALANCE OF 14,192.91 ON..... 12-21-2021

CHECKS AND OTHER WITHDRAWALS

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

CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE
1636	165.00	12 - 21						

CHECKS CONVERTED TO ELECTRONIC TRANSACTIONS

CHECK#	DATE	AMOUNT	DESCRIPTION
1635	12 - 14	19.05	CHECKPAYMT WESTMINISTER

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11 - 29	14,376.96	12 - 14	14,357.91	12 - 21	14,192.91

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	14,322
AVERAGE COLLECTED BALANCE	14,322

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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9068 WINONA CT
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ACCOUNT NUMBER	XXX-XXX-0198
STATEMENT DATE	11-23-2021
INTEREST PAID THIS YEAR	4.34
MATURITY DATE	5-24-2022

ACCOUNT SUMMARY - - 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 5-25-2021	8,716.03
1 DEPOSITS AND OTHER ADDITIONS TOTALING		2.17+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 11-23-2021	8,718.20

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 - 23	2.17+	INTEREST THROUGH 11-22-2021	8,718.20

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

EFFECTIVE DATES 05 - 25 THROUGH 11 - 22 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 0.02% with an annual percentage yield of 0.02% 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.

ACCOUNT NUMBER	XXX-XXX-4594	STATEMENT DATE	12-29-2021

HOW TO BALANCE YOUR CHECKBOOK

Enter Checkbook Balance:	$	
ADD: Deposits Not Entered in Checkbook	$	
Subtotal:	$	
SUBTRACT: Deductions Not Entered in Checkbook	$	
EQUALS: Revised Checkbook Balance*	$	*
Enter Bank Balance from Statement	$	
ADD: Deposits Not Included in This Statement	$	
Subtotal	$	
SUBTRACT: Outstanding Checks	$	**
EQUALS Revised Bank Balance	$	*

* These totals should agree

Outstanding Checks

NUMBER	AMOUNT
TOTAL	$

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