Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting 2022

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 Home Owners voted not to have an in person meeting.

The Annual Packet included:
- **2021 Annual Meeting Minutes**
- **2023 Proposed Budget (Remained the same)**
- **2022 Balance Sheet YTD**
- **2022 Architectural Report YTD**
- **2022 Ballot**
- **Self Addressed Stamped Envelope**

Home owners were also asked to submit their email address if they would like to receive the news letter via email. Only one home owner responded so the association will contrite to communicate through USPS.

A total of 22ballots were returned.

21	**Approved Budget**
21	**Approved Minutes**
21	**Approved Barry to remain on the Board**
19	**Approved Sandy to remain on the Board**

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of December 31, 2022

	Dec 31, '22
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	5,739.66
Total 1000 — Bnk Checkg. Acct.	14,819.28
1010 — Savings Acct. - CD's	
1011 — Reserve for Fence & Irrigation	3,547.83
1012 — Reserve for Snow removal	906.42
1013 — Reserve for Legal expenses	910.05
1014 — Reserve for Contingency	1,118.35
1015 — Reserves for Capital Purchases	761.08
1017 — Reserves for unpaid Assessme...	1,476.21
Total 1010 — Savings Acct. - CD's	8,719.94
Total Checking/Savings	23,539.22
Total Current Assets	23,539.22
TOTAL ASSETS	23,539.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 — Accounts Payable	200.00
Total Accounts Payable	200.00
Total Current Liabilities	200.00
Total Liabilities	200.00
Equity	
32000 — Unrestricted Net Assets	11,203.56
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,001.82
Net Income	428.11
Total Equity	23,339.22
TOTAL LIABILITIES & EQUITY	23,539.22

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2022

	Jan - Dec '22
Income	
5220 — Assessments & Dues	8,680.00
5300 — Interest Income	1.74
5400 — Covenant Fee - Misc. Income	300.00
Total Income	8,981.74
Expense	
6300 — Professional Fees	
6350 — Cons. Services - Snow Re...	1,270.00
6360 — Cons. - Services - Landsca...	4,187.81
Total 6300 — Professional Fees	5,457.81
6400 — Office Expenses	
6420 — Postage and Delivery	47.12
Total 6400 — Office Expenses	47.12
6470 — Utilities	
6471 — Water for Common Areas	2,206.70
Total 6470 — Utilities	2,206.70
6700 — Misc. - Expenses	
6720 — Insurance Expense	803.00
Total 6700 — Misc. - Expenses	803.00
7000 — Taxes & Fees - Organization	
7010 — Other Fees	39.00
Total 7000 — Taxes & Fees - Organiz...	39.00
Total Expense	8,553.63
Net Income	428.11

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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	12-28-2022
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: 11-28-2022	15,173.33
0 DEPOSITS AND OTHER ADDITIONS TOTALING		.00+
2 CHECKS AND OTHER WITHDRAWALS TOTALING		354.05-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-28-2022	14,819.28

MINIMUM BALANCE OF 14,819.28 ON..... 12-28-2022

CHECKS AND OTHER WITHDRAWALS

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

CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE
1659	335.00	12 - 28						

CHECKS CONVERTED TO ELECTRONIC TRANSACTIONS

CHECK#	DATE	AMOUNT	DESCRIPTION
1658	12 - 20	19.05	CHECKPAYMT WESTMINISTER

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11 - 29	15,173.33	12 - 20	15,154.28	12 - 28	14,819.28

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	15,156
AVERAGE COLLECTED BALANCE	15,156

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	11-22-2022
INTEREST PAID THIS YEAR	1.74
MATURITY DATE	5-23-2023

ACCOUNT SUMMARY - - 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 5-24-2022	8,719.07
1 DEPOSITS AND OTHER ADDITIONS TOTALING		.87+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 11-22-2022	8,719.94

NUMBER OF DAYS IN PERIOD	182
INTEREST EARNED	.87
ANNUAL PERCENTAGE YIELD EARNED	.02%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
11 - 22	0.87+	INTEREST THROUGH 11-21-2022	8,719.94

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

EFFECTIVE DATES 05 - 24 THROUGH 11 - 21 INTEREST RATE .020% APY 0.02%

SPECIAL MESSAGES AND IMPORTANT NOTICES

This time account matures today. The account will be automatically renewed at an interest rate of 0.15% with an annual percentage yield of 0.15% 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.