Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting 2023

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:
- **2022 Annual Meeting Minutes**
- **2024 Proposed Budget (Remained the same)**
- **2023 Balance Sheet YTD**
- **2023 Architectural Report YTD**
- **2023 Ballot**
- **Self Addressed Envelope**

A total of 23 ballots were returned.
22 Approved Budget 1 Not Approved
22 Approved Minutes
23 Approved John C. to remain on the Board

Note: Lester P. volunteered to be on the board. The board greatly appreciates this and welcomed him to the board.

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of December 31, 2023

	Dec 31, '23
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	9,278.05
Total 1000 — Bnk Checkg. Acct.	18,357.67
1010 — Savings Acct. - CD's	
1011 — Reserve for Fence & Irrigation	3,599.59
1012 — Reserve for Snow removal	919.50
1013 — Reserve for Legal expenses	923.13
1014 — Reserve for Contingency	1,134.71
1015 — Reserves for Capital Purchases	772.09
1017 — Reserves for unpaid Assessme...	1,497.93
Total 1010 — Savings Acct. - CD's	8,846.95
Total Checking/Savings	27,204.62
Total Current Assets	27,204.62
TOTAL ASSETS	27,204.62
LIABILITIES & EQUITY	
Equity	
32000 — Unrestricted Net Assets	11,631.67
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,001.82
Net Income	3,865.40
Total Equity	27,204.62
TOTAL LIABILITIES & EQUITY	27,204.62

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2023

	Jan - Dec '23
Income	
5220 — Assessments & Dues	9,240.00
5300 — Interest Income	127.01
5400 — Covenant Fee - Misc. Income	300.00
Total Income	9,667.01
Expense	
6300 — Professional Fees	
6350 — Cons. Services - Snow Re...	200.00
6360 — Cons. - Services - Landsca...	3,009.10
Total 6300 — Professional Fees	3,209.10
6400 — Office Expenses	
6420 — Postage and Delivery	126.00
6430 — Printing and Reproduction	8.80
Total 6400 — Office Expenses	134.80
6470 — Utilities	
6471 — Water for Common Areas	1,568.71
Total 6470 — Utilities	1,568.71
6700 — Misc. - Expenses	
6720 — Insurance Expense	849.00
Total 6700 — Misc. - Expenses	849.00
7000 — Taxes & Fees - Organization	
7010 — Other Fees	40.00
Total 7000 — Taxes & Fees - Organiz...	40.00
Total Expense	5,801.61
Net Income	3,865.40

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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	12-27-2023
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: 11-28-2023	18,377.24
0 DEPOSITS AND OTHER ADDITIONS TOTALING		.00+
1 CHECKS AND OTHER WITHDRAWALS TOTALING		19.57-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-27-2023	18,357.67

MINIMUM BALANCE OF 18,357.67 ON..... 12-14-2023

CHECKS AND OTHER WITHDRAWALS

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

NO CHECKS WITH SERIAL NUMBERS THIS CYCLE

ELECTRONIC AND MISCELLANEOUS WITHDRAWALS

DATE	AMOUNT	DESCRIPTION
12 - 14	19.57	BILLPAY CITY OF WESTMINS

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11 - 29	18,377.24	12 - 14	18,357.67		

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	18,367
AVERAGE COLLECTED BALANCE	18,367

ACTIVITY CHARGES

ACTIVITY NUMBER	DESCRIPTION	COST	CHARGE	
1	ACH DEBIT	.15	.15	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	11-21-2023
INTEREST PAID THIS YEAR	127.01
MATURITY DATE	5-21-2024

ACCOUNT SUMMARY - - 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 5-23-2023	8,726.47
1 DEPOSITS AND OTHER ADDITIONS TOTALING		120.48+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 11-21-2023	8,846.95

NUMBER OF DAYS IN PERIOD	182
INTEREST EARNED	120.48
ANNUAL PERCENTAGE YIELD EARNED	2.79%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
11 - 21	120.48+	INTEREST THROUGH 11-20-2023	8,846.95

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

EFFECTIVE DATES 05 - 23 THROUGH 11 - 20 INTEREST RATE 2.750% APY 2.79%

SPECIAL MESSAGES AND IMPORTANT NOTICES

This time account matures today. The account will be automatically renewed at an interest rate of 2.75% with an annual percentage yield of 2.79% 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.