Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Preliminary until approved at
2026 Annual Meeting

Pinnacle HOA Annual Meeting – October 8, 2025

Board Members Present: Lester, John and Sue

Agenda:

- Approval of Annual Meeting Minutes 2024
- Financial Report
- Discussion of proposed 2026 Budget
- Board Nominations
- Collection and counting of Ballots
- Architectural Review Committee
- Discussion of Old Business
- Discussion of New Business

Meeting

- The meeting was called to order
- John reviewed the status of the 2025 budget through September 2025
    - Currently over budget by $1,926
        - Legal expenses for update of bylaws and unexpected expenses for trees on community lots have been partially mitigated by reducing water days and length of watering time.
    - Discussed upcoming items in 2026 budget
        - We need to remove a large tree on the community property in 2026 at an estimated cost of $2,500.
            - Several bids will be solicited for tree removal.
        - Increases in legal, insurance and tree issues make the $30 increase in dues necessary.
- There were no new nominations for the board.
- Ruben reported on the projects approved by the ARC for 2025.
- There was no old business.

- New business
  - The grate on the retention pond seems to be clogged. We will investigate who is responsible for maintaining the grate with the City of Westminster.
  - Homeowners are asked to notify John if they see sprinklers running during the day on the community property. Watering is only scheduled overnight.
  - Discussed ways to increase attendance at Annual Meeting.
  - It was brought to our attention that it is illegal in Westminster to blow leaves into the street. This will be addressed in our next newsletter.
- Ballots were collected and counted. Results are as follows:
  - Approve 2026 Budget Proposal – 20
  - 2024 Annual Meeting Minutes Approved – 18
  - Board Candidate John Caine – 19
  - Amendment to the Bylaws Approved – 19
  - Annual Meeting Preference
    - Zoom – 7
    - In Person – 9
  - In Person locations for Annual Meeting
    - College Hill, 3705 W. 112th – 3
    - Irving Street, 7392 Irving Street – 6
- The meeting was adjourned.

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of December 31, 2025

	Dec 31, '25
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	2,997.79
Total 1000 — Bnk Checkg. Acct.	12,077.41
1010 — Savings Acct.	
1011 — Reserve for Fence & Irrigation	3,701.45
1012 — Reserve for Snow removal	944.68
1013 — Reserve for Legal expenses	948.31
1014 — Reserve for Contingency	1,166.17
1015 — Reserves for Capital Purchases	793.25
1017 — Reserves for unpaid Assessme...	1,539.69
Total 1010 — Savings Acct.	9,093.55
Total Checking/Savings	21,170.96
Total Current Assets	21,170.96
TOTAL ASSETS	21,170.96
LIABILITIES & EQUITY	
Equity	
32000 — Unrestricted Net Assets	14,793.73
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,001.82
Net Income	-5,330.32
Total Equity	21,170.96
TOTAL LIABILITIES & EQUITY	21,170.96

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2025

	Jan - Dec '25
Income	
5220 — Assessments & Dues	9,240.00
5300 — Interest Income	1.47
5400 — Covenant Fee - Misc. Income	10.00
Total Income	9,251.47
Expense	
6020 — Conferences and Meetings	30.00
6030 — Public Relation	50.00
6300 — Professional Fees	
6330 — Cons. Serv. - Legal Fees	3,115.00
6350 — Cons. Services - Snow Re...	695.00
6360 — Cons. - Services - Landsca...	8,021.00
Total 6300 — Professional Fees	11,831.00
6470 — Utilities	
6471 — Water for Common Areas	1,385.79
Total 6470 — Utilities	1,385.79
6700 — Misc. - Expenses	
6720 — Insurance Expense	1,173.00
Total 6700 — Misc. - Expenses	1,173.00
7000 — Taxes & Fees - Organization	
7010 — Other Fees	112.00
Total 7000 — Taxes & Fees - Organiz...	112.00
Total Expense	14,581.79
Net Income	-5,330.32

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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	12-24-2025
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: 11-25-2025	14,614.16
0 DEPOSITS AND OTHER ADDITIONS TOTALING		.00+
4 CHECKS AND OTHER WITHDRAWALS TOTALING		1,206.75-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-24-2025	13,407.41

MINIMUM BALANCE OF 13,407.41 ON..... 12-17-2025

CHECKS AND OTHER WITHDRAWALS

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

CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE
1713	1,027.50	12 - 10	1714	43.00	12 - 12			

ELECTRONIC AND MISCELLANEOUS WITHDRAWALS

DATE	AMOUNT	DESCRIPTION
12 - 08	21.25	ACH BILLPAY CITY OF WESTMINS
12 - 17	115.00	ACH SALE ALPHA AND OMEGA

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11 - 26	14,614.16	12 - 10	13,565.41	12 - 17	13,407.41
12 - 08	14,592.91	12 - 12	13,522.41		

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	14,019
AVERAGE COLLECTED BALANCE	14,019

ACTIVITY CHARGES

NUMBER	DESCRIPTION	COST	CHARGE	
2	DEBITS	.25	.50	WAIVED
2	ACH DEBITS	.20	.40	WAIVED
	TOTAL ACTIVITY CHARGES		.00	

HOW ARE WE DOING?

We are working very hard to maintain the highest level of customer service possible. However 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 comments or complaints. 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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PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

ACCOUNT NUMBER	XXX-XXX-8507
STATEMENT DATE	12-31-2025
INTEREST PAID THIS YEAR	1.47
MATURITY DATE	N/A

ACCOUNT SUMMARY - - REGULAR SAVINGS ACCOUNT — $300 MINIMUM

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 11-28-2025	9,093.42
1 DEPOSITS AND OTHER ADDITIONS TOTALING		.13+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-31-2025	9,093.55

MINIMUM BALANCE OF 9,093.42+ ON	12-01-2025
NUMBER OF DAYS IN PERIOD	32
INTEREST EARNED	.13
ANNUAL PERCENTAGE YIELD EARNED	.02%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
12 - 31	0.13+	INTEREST THROUGH 01-01-2026	9,093.55

RATE DISCLOSURE --- VARIABLE RATE — APY = ANNUAL PERCENTAGE YIELD

EFFECTIVE DATES 12 - 01 THROUGH 01 - 01 INTEREST RATE .020% APY 0.02%

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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.