

Balance Sheet

As of 1/31/2020, Cash Basis

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Pineview Condominium Homeowner's Association, Inc

Assets

Current Asset

Pineview Condo Reserve Account	14,530.22
Pineview Operating Account PPB	1,241.54
Pineview Operating Account PPB - Pending EFTs	235.00

Total Current Asset	\$16,006.76
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Fixed Asset

Depreciation	(2,470.50)
Laundry Equipment	4,593.18

Total Fixed Asset	\$2,122.68
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Total Assets

\$18,129.44

Liabilities

Current Liability

Prepayments	470.00
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Total Current Liability	\$470.00
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Total Liabilities

\$470.00

Equity

Opening Balance Equity	15,380.79
Retained Earnings	1,682.78
Net Income	595.87

Total Equity	\$17,659.44
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Total Liabilities & Equity

\$18,129.44

Income Statement

1/1/2020 - 1/31/2020, By Year, Cash basis

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Pineview Condominium Homeowner's Association, Inc

Account	01/2020	Total
Income		
Association Fee Income		
Association Fee Income - Other	2,820.00	2,820.00
Total for Association Fee Income	\$2,820.00	\$2,820.00
Total Income	\$2,820.00	\$2,820.00
Expense		
Administrative		
Admin Cost	375.00	375.00
Postage and Delivery	49.50	49.50
Total for Administrative	\$424.50	\$424.50
Insurance		
Insurance - Other	318.53	318.53
Total for Insurance	\$318.53	\$318.53
Landscaping		
Snow Removal/Repairs	375.00	375.00
Total for Landscaping	\$375.00	\$375.00
Professional Services		
Audit/Tax Prep	190.00	190.00
Management Fees	300.00	300.00
Total for Professional Services	\$490.00	\$490.00
Utilities		
Gas/Electric	120.67	120.67
Trash Removal	157.46	157.46
Water/Sewer	582.72	582.72
Total for Utilities	\$860.85	\$860.85
Total Expense	\$2,468.88	\$2,468.88
Net Operating Income	\$351.12	\$351.12
Non-operating Income		
Laundry Income	244.75	244.75
Total Non-operating Income	\$244.75	\$244.75
Net Non-operating Income	\$244.75	\$244.75
Net Income	\$595.87	\$595.87

Budget vs. Actuals

Cash basis

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Pineview Condominium Homeowner's Association, Inc - Pineview 2020 proposed Budget

Account	1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget
Income				
Association Fee Income				
Association Fee Income - Other	5,640.00	33,425.00	(27,785.00)	16.87 %
Total for Association Fee Income	\$5,640.00	\$33,425.00	(\$27,785.00)	16.87 %
Total for Income	\$5,640.00	\$33,425.00	(\$27,785.00)	16.87 %
Expenses				
Administrative				
Admin Cost	375.00	0.00	375.00	--
Postage and Delivery	49.50	0.00	49.50	--
Total for Administrative	\$424.50	\$0.00	\$424.50	0.00 %
Common Expenses				
Plumbing	0.00	1,500.00	(1,500.00)	0.00 %
Total for Common Expenses	\$0.00	\$1,500.00	(\$1,500.00)	0.00 %
Insurance				
Insurance - Other	318.53	6,451.11	(6,132.58)	4.94 %
Total for Insurance	\$318.53	\$6,451.11	(\$6,132.58)	4.94 %
Landscaping				
Grounds Clean-Up Maint.	0.00	2,400.00	(2,400.00)	0.00 %
Grounds Contract	0.00	4,200.00	(4,200.00)	0.00 %
Irrigation System Repairs	0.00	250.00	(250.00)	0.00 %
Landscape -Trees & Shrub Care	0.00	500.00	(500.00)	0.00 %

Budget vs. Actuals

Cash basis

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Account	1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget
Landscaping - Other	0.00	1,800.00	(1,800.00)	0.00 %
Snow Removal/Repairs	375.00	3,000.00	(2,625.00)	12.50 %
Total for Landscaping	\$375.00	\$12,150.00	(\$11,775.00)	3.09 %
Licenses and Permits	0.00	35.00	(35.00)	0.00 %
Professional Services				
Audit/Tax Prep	190.00	0.00	190.00	--
Management Fees	600.00	3,600.00	(3,000.00)	16.67 %
Total for Professional Services	\$790.00	\$3,600.00	(\$2,810.00)	21.94 %
Transfer to Reserves	0.00	822.63	(822.63)	0.00 %
Utilities				
Gas/Electric	120.67	1,050.00	(929.33)	11.49 %
Power/Utilitites	0.00	100.00	(100.00)	0.00 %
Trash Removal	157.46	1,750.00	(1,592.54)	9.00 %
Water/Sewer	582.72	8,500.00	(7,917.28)	6.86 %
Total for Utilities	\$860.85	\$11,400.00	(\$10,539.15)	7.55 %
Total for Expenses	\$2,768.88	\$35,958.74	(\$33,189.86)	7.70 %
Net Operating Income	\$2,871.12	(\$2,533.74)	\$5,404.86	0.00 %
Non-operating Income				
Laundry Income	244.75	2,665.44	(2,420.69)	9.18 %
Total for Non-operating Income	\$244.75	\$2,665.44	(\$2,420.69)	9.18 %
Non-operating Expenses				
Laundry Expense	0.00	131.70	(131.70)	0.00 %
Total for Non-operating Expenses	\$0.00	\$131.70	(\$131.70)	0.00 %

Budget vs. Actuals

Cash basis

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Account	1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget
Net Non-operating Income	\$244.75	\$2,533.74	(\$2,288.99)	9.66 %
Net Income	\$3,115.87	\$0.00	\$3,115.87	0.00 %



**PINEVIEW CONDOMINIUM HOMEOWNERS'
ASSOCIATION, INC.
WESTWORK CORP
PO BOX 270665
LITTLETON CO 80127-0011**

Page 1 of 2
Branch 010
Account Number: 3011000134
Date 01/31/2020

EM

HOA NON INT CKG

Acct 3011000134

Summary of Activity Since Your Last Statement

Beginning Balance	1/01/20	2,042.92
Deposits / Misc Credits	6	2,755.00
Withdrawals / Misc Debits	6	2,168.88
** Ending Balance	1/31/20	2,629.04 **
Service Charge		.00

Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
1/02	235.00		FORTE/228797
			ACH-1231-EB45F PINEVIEW CONDOMINIUM H
1/06	1,345.00		FORTE/228797
			ACH-0103-1D08B PINEVIEW CONDOMINIUM H
1/08	235.00		FORTE/228797
			ACH-0107-7DA46 PINEVIEW CONDOMINIUM H
1/09	470.00		FORTE/228797
			ACH-0108-8E6B9 PINEVIEW CONDOMINIUM H
1/15	235.00		FORTE/228797
			ACH-0114-E5224 PINEVIEW CONDOMINIUM H
1/28	235.00		FORTE/228797
			ACH-0127-FC330 PINEVIEW CONDOMINIUM H

Withdrawals and Debits

Date	Deposits	Withdrawals	Activity Description
1/03		120.67	INTERMOUNTAIN RU/ACH DRFT
			UM53024703 PINEVIEW CONDOMINIUM H
1/10		582.72	JP PRKR/WTRPAYMENT
			T20132881 Pineview Condo Associa
1/17		157.46	WASTE MANAGEMENT/INTERNET
1/27		318.53	Capital Premium/INS. PMT
			Pineview Condominium H
1/27		375.00	AVIDPAY SERVICE/AVIDPAY
			REF*CK*100008*Environmental Designs In
			39165764
			CK100008 Pineview Condominium H
1/27		614.50	AVIDPAY SERVICE/AVIDPAY
			REF*CK*100007*WestWork Corp\39165762
			CK100007 Pineview Condominium H



PACIFIC PREMIER BANK

STATEMENT OF ACCOUNT ACTIVITY

866-353-1476

www.ppbi.com

**PINEVIEW CONDOMINIUM HOMEOWNERS'
ASSOCIATION, INC.
WESTWORK CORP
PO BOX 270665
LITTLETON CO 80127-0011**

Page 2 of 2
Branch 010
Account Number: 3011000134
Date 01/31/2020
EM

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
1/02	2,277.92	1/09	4,207.25	1/27	2,394.04
1/03	2,157.25	1/10	3,624.53	1/28	2,629.04
1/06	3,502.25	1/15	3,859.53		
1/08	3,737.25	1/17	3,702.07		

ENTER NAME AND CORRECT ADDRESS BELOW, THEN CUT OFF THIS PORTION AND RETURN IT TO THE ADDRESS BELOW		CHECKING ACCOUNT NUMBER:	
		IF YOU HAVE ANY OTHER ACCOUNTS, PLEASE LIST BELOW.	
NAME		TYPE	ACCOUNT NUMBER
NAME			
STREET ADDRESS			
CITY			
STATE	ZIP CODE		
TAX PAYER'S IDENTIFYING NO.	PHONE		
SIGNATURE			

CHECK / ATM / DEBIT WITHDRAWALS OUTSTANDING						CHECKBOOK RECONCILIATION	
DATE OR #	AMOUNT	DATE OR #	AMOUNT	DATE OR #	AMOUNT		
					TOTAL \$		
BALANCE should agree with your checkbook balance after deducting charges and adding credits not shown in your checkbook but included on this statement as follows: Interest - Add Check Printing* - Deduct Automatic Payment - Deduct Transfer - Add Service Charge - Deduct							

ENTER
BALANCE THIS STATEMENT

ADD
RECENT DEPOSITS
(NOT CREDITED ON THIS STATEMENT)

SUBTOTAL

SUBTRACT
TOTAL CHECKS / ATM
WITHDRAWALS
OUTSTANDING

BALANCE

As a consumer, additional information on a summary of your rights and responsibilities is included in the Deposit Account Agreement and Information Brochure. To report a lost or stolen card during non-business hours, call (866) 353-1476.

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Bank Reconciliation

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Bank account **Pineview Condo Reserve Account**

Statement ending date **1/31/2020**

Beginning balance	\$14,285.47
+ Cleared deposits	244.75
- Cleared withdrawals	0.00
Ending balance	\$14,530.22
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$14,530.22

Date	Number	Name	Memo	Amount
Beginning balance				\$14,285.47
Cleared				
+ Deposits				
1/6/2020		Laundry Income		244.75
Total for Cleared deposits				\$244.75
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$244.75
Ending balance				\$14,530.22
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$14,530.22

Bank Reconciliation

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Bank account **Pineview Operating Account PPB**

Statement ending date **1/31/2020**

Beginning balance	\$2,042.92
+ Cleared deposits	2,755.00
- Cleared withdrawals	(2,168.88)
Ending balance	\$2,629.04
+ Uncleared deposits	0.00
- Uncleared withdrawals	(1,387.50)
Book balance	\$1,241.54

Date	Number	Name	Memo	Amount
Beginning balance				\$2,042.92
Cleared				
+ Deposits				
12/31/2019	EFT			235.00
1/3/2020	EFT			1,345.00
1/7/2020	EFT			235.00
1/8/2020	EFT			470.00
1/14/2020	EFT			235.00
1/27/2020	EFT			235.00
Total for Cleared deposits				\$2,755.00
- Withdrawals				
1/3/2020	EFT	IREA	01-2020	(120.67)
1/10/2020	EFT	Parker Water & Sanitation District	01-2020	(582.72)
1/17/2020	EFT	Waste Management	01-20	(157.46)
1/24/2020	100007	WestWork Corp		(375.00)
1/24/2020	100007	WestWork Corp		(49.50)
1/24/2020	100007	WestWork Corp		(190.00)
1/24/2020	100008	Environmental Designs, Inc		(375.00)
1/27/2020	EFT	Capital Premium Insurance	01-20	(318.53)
Total for Cleared withdrawals				(\$2,168.88)
Total for Cleared deposits & withdrawals				\$586.12
Ending balance				\$2,629.04

Bank Reconciliation

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Date	Number	Name	Memo	Amount
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
12/4/2019	100003	Environmental Designs, Inc		(600.00)
12/4/2019	100003	Environmental Designs, Inc		(787.50)
Total for Uncleared withdrawals				(\$1,387.50)
Total for Uncleared deposits & withdrawals				(\$1,387.50)
Book balance				\$1,241.54
Pending EFTs as of 1/31/2020				
		Name	Memo	Amount
		Terry M. Moon	Payment by Terry M. Moon	235.00
Total for Pending EFTs				\$235.00



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4525 IMG S Y ST01

Business Statement

Account Number:
1 036 8335 7869

Statement Period:
Jan 2, 2020
through
Jan 31, 2020

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PINEVIEW CONDOMINIUM HOA INC
PO BOX 270665
LITTLETON CO 80127-0011



To Contact U.S. Bank

**24-Hour Business
Solutions:**

1-800-673-3555

U.S. Bank accepts Relay Calls

Internet:

usbank.com

NEWS FOR YOU

If you have Previous or current day reporting on SinglePoint or via a direct transmission in BAI format, additional data fields with field labels will be reported for your ACH transaction credits and debits. The additional information will assist in the identification and reconciliation of both settlement and individual ACH transactions. Please be sure to see the detail in the previous communications on SinglePoint LaunchPoint or a direct mail letter (for those with BAI direct transmission files only) or reach out to Commercial Customer Service.

Scan here with your phone's camera to download the U.S. Bank Mobile App.



INFORMATION YOU SHOULD KNOW

Thank you for choosing U.S. Bank. We would like to inform you of upcoming changes that may impact your account. The chart below lists account modifications that go into effect beginning January 1, 2020.

To determine if these changes will impact you, review the 'Analysis Service Charge Detail' section of this statement for your current usage of these services. This is typically found on the last page.

If you have any questions or would like to discuss your account options, please call us at 1.800.673.3555.

Current	New (as of January 1, 2020)
150 Free Combined Transactions Per Month, then \$0.50 each ¹	125 Free Combined Transactions Per Month, then \$0.50 each ¹
<u>Wire Transfers</u> Advice (Mail) - \$8 Advice (Fax) - \$6 Domestic - \$35 International - \$70	<u>Wire Transfers</u> Advice (Mail) - \$10 Advice (Fax) - \$8 Domestic - \$40 International - \$75

There are also additional U.S. Bank Business Checking, Savings and Treasury Management Services price changes effective Jan. 1, 2020. Please contact your banker or Treasury Management consultant for pricing information specific to your account. If you need assistance in reaching your bank contact, call Customer Service at the number listed in the upper right corner of this statement or send an email to Customer Service at commercialsupport@usbank.com.

¹ A transaction includes deposits and other credits, checks paid and other debits, ACH and deposited items, signature and PIN-based purchases made with a U.S. Bank Business Visa Debit Card.

Protecting your accounts is our highest priority. We have many safeguards in place to help ensure your accounts are secure. One of these is to close long-term inactive cards. If your U.S. Bank Business Edge™ Debit or ATM Card has not been used within the last 18 months, it may be closed. Please call us with any questions at 800-673-3555.



BALANCE YOUR ACCOUNT

To keep track of all your transactions, you should balance your account every month. Please examine this statement immediately. We will assume that the balance and transactions shown are correct unless you notify us of an error.

Outstanding Deposits

DATE	AMOUNT
TOTAL	\$

Outstanding Withdrawals

DATE	AMOUNT
TOTAL	\$

1. List any deposits that do not appear on your statement in the Outstanding Deposits section at the left. Record the total.
2. Check off in your checkbook register all checks, withdrawals (including Debit Card and ATM) and automatic payments that appear on your statement. Withdrawals that are NOT checked off should be recorded in the Outstanding Withdrawals section at the left. Record the total.
3. Enter the ending balance shown on this statement. \$ _____
4. Enter the total deposits recorded in the Outstanding Deposits section. \$ _____
5. Total lines 3 and 4. \$ _____
6. Enter the total withdrawals recorded in the Outstanding Withdrawals section. \$ _____
7. Subtract line 6 from line 5. This is your balance. \$ _____
8. Enter in your register and subtract from your register balance any checks, withdrawals or other debits (including fees, if any) that appear on your statement but have not been recorded in your register.
9. Enter in your register and add to your register balance any deposits or other credits (including interest, if any) that appear in your statement but have not been recorded in your register.
10. The balance in your register should be the same as the balance shown in #7. If it does not match, review and check all figures used, and check the addition and subtraction in your register. If necessary, review and balance your statement from the previous month.

IMPORTANT DISCLOSURES TO OUR CONSUMER CUSTOMERS

In Case of Errors or Questions About Your Checking, Savings, ATM, Debit Card, ACH, Bill Pay and Other Electronic Transfers

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. Telephone us at the number listed on the front of this statement or write to us at U.S. Bank, EP-MN-WS5D, 60 Livingston Ave., St. Paul, MN 55107.

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, we may take up to 45 days to investigate your complaint. For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

*Please note: Paper draft and paper check claims must be disputed within 30 days per Your Deposit Account Agreement.

IMPORTANT DISCLOSURES TO OUR BUSINESS CUSTOMERS

Errors related to any transaction on a business account will be governed by any agreement between us and/or all applicable rules and regulations governing such transactions, including the rules of the National Automated Clearing House Association (NACHA Rules) as may be amended from time to time. If you think this statement is wrong, please telephone us at the number listed on the front of this statement immediately.

CONSUMER BILLING RIGHTS SUMMARY REGARDING YOUR RESERVE LINE

What To Do If You Think You Find A Mistake on Your Statement

If you think there is an error on your statement, write to us at:

U.S. Bank, P.O. Box 3528, Oshkosh, WI 54903-3528.

In your letter, give us the following information:

- **Account information:** Your name and account number.
- **Dollar Amount:** The dollar amount of the suspected error.
- **Description of problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Reserve Line Balance Computation Method: To determine your **Balance Subject to Interest Rate**, use the dates and balances provided in the Reserve Line Balance Summary section. The date next to the first Balance Subject to Interest is day one for that balance and is applicable up to (but not including) the date of the next balance (if there is one). We multiply the Balance Subject to Interest by the number of days it is applicable and add them up to get the same number of days in the billing cycle. We then divide the result by the number of billing days in the cycle. This is your **Balance Subject to Interest Rate**. Any unpaid interest charges and unpaid fees are not included in the Balance Subject to Interest. The ***INTEREST CHARGE*** begins from the date of each advance.

REPORTS TO AND FROM CREDIT BUREAUS FOR RESERVE LINES

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

CONSUMER REPORT DISPUTES

We may report information about account activity on consumer and small business deposit accounts and consumer reserve lines to Consumer Reporting Agencies (CRA). As a result, this may prevent you from obtaining services at other financial institutions. If you believe we have inaccurately reported information to a CRA, you may submit a dispute by calling 844.624.8230 or by writing to: U.S. Bank Attn: Consumer Bureau Dispute Handling (CBDH), P.O. Box 3447, Oshkosh, WI 54903-3447. In order for us to assist you with your dispute, you must provide: your name, address and phone number; the account number; the specific information you are disputing; the explanation of why it is incorrect; and any supporting documentation (e.g., affidavit of identity theft), if applicable.



PINEVIEW CONDOMINIUM HOA INC
PO BOX 270665
LITTLETON CO 80127-0011

Business Statement

Account Number:
1 036 8335 7869
Statement Period:
Jan 2, 2020
through
Jan 31, 2020



Page 2 of 2

INFORMATION YOU SHOULD KNOW

(CONTINUED)

SILVER BUSINESS CHECKING

Member FDIC

U.S. Bank National Association

Account Number 1-036-8335-7869

Account Summary

	# Items		
Beginning Balance on Jan 2		\$	14,285.47
Customer Deposits	1		244.75
Ending Balance on Jan 31, 2020		\$	14,530.22

Customer Deposits

Number	Date	Ref Number	Amount
	Jan 6	8059540240	244.75

Total Customer Deposits \$ **244.75**

Balance Summary

Date	Ending Balance
Jan 6	14,530.22

Balances only appear for days reflecting change.

ANALYSIS SERVICE CHARGE DETAIL

Account Analysis Activity for: December 2019

Account Number:	1-036-8335-7869	\$	0.00
Analysis Service Charge assessed to	1-036-8335-7869	\$	0.00

Service Activity Detail for Account Number 1-036-8335-7869

Service	Volume	Avg Unit Price	Total Charge
Depository Services			
Combined Transactions/Items	1		No Charge
Subtotal: Depository Services			0.00
Branch Coin/Currency Services			
Cash Deposited-per \$100	4		No Charge
Subtotal: Branch Coin/Currency Services			0.00
Fee Based Service Charges for Account Number 1-036-8335-7869		\$	0.00

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