Balance Sheet

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234

As of: 08/31/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	32,689.67
Savings	51,719.93
Total Cash	**84,409.60**
Accounts Receivable	41,109.09
TOTAL ASSETS	**125,518.69**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	13,205.43
Accounts Payable	-7,447.98
Total Liabilities	**5,757.45**
Capital	
Equity	450,526.23
Calculated Retained Earnings	-20,400.88
Calculated Prior Years Retained Earnings	-310,364.11
Total Capital	**119,761.24**
TOTAL LIABILITIES & CAPITAL	**125,518.69**

Income Statement - 12 Month

Pinnacle HOA Management

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234

Fund Type: All

Period Range: Jan 2026 to Aug 2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Operating Income & Expense									
Income									
Collection Fees (Legal, Late Fees, Liens, Interest)	460.44	90.00	90.00	972.26	410.00	864.13	399.50	512.50	3,798.83
Garage Remotes	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Assessments	35,360.00	35,360.00	35,360.00	35,360.00	35,360.00	35,360.00	35,360.00	35,360.00	282,880.00
Miscellaneous incomes	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	5.00
Total Operating Income	**35,820.44**	**35,450.00**	**35,455.00**	**36,392.26**	**35,770.00**	**36,224.13**	**35,759.50**	**35,872.50**	**286,743.83**
Expense									
Common Area Maintenance	0.00	0.00	6.47	0.00	168.80	4,778.65	0.00	0.00	4,953.92
Independent Contractors	0.00	330.00	2,442.00	885.00	604.00	1,315.00	765.00	369.00	6,710.00
Software Tools/ Subscriptions	0.00	0.00	0.00	109.34	0.00	0.00	0.00	0.00	109.34
Postage	16.38	31.98	20.28	25.74	14.82	39.78	1,382.59	27.62	1,559.19
Taxes	0.00	0.00	68.00	0.00	0.00	0.00	0.00	0.00	68.00
Management Fee	1,825.00	1,825.00	1,825.00	1,825.00	1,825.00	1,825.00	2,325.00	1,825.00	15,100.00
Lawn Care	0.00	2,300.00	0.00	0.00	3,200.00	2,572.48	9,542.48	3,215.60	20,830.56
Accounting & Professional Fees	0.00	0.00	0.00	200.00	0.00	0.00	0.00	6.00	206.00
Property	8,797.30	0.00	8,797.30	8,797.30	8,797.30	8,797.30	19,298.61	0.00	63,285.11

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Insurance									
Water/Sewer	13,761.97	0.00	16,553.46	0.00	13,552.29	0.00	13,006.78	0.00	56,874.50
Plumbing	0.00	900.00	0.00	675.00	2,325.00	300.00	250.00	450.00	4,900.00
Unit Interior Repairs	0.00	0.00	0.00	1,000.00	0.00	0.00	5,616.24	0.00	6,616.24
Garage Repairs & Waterproofing	8,275.00	1,014.50	10.91	15,232.00	6,500.00	7,715.00	650.00	6,039.00	45,436.41
Garage Door	0.00	0.00	0.00	226.61	0.00	0.00	0.00	0.00	226.61
Phone & Internet	83.76	83.76	102.25	94.23	94.23	94.23	94.23	95.13	741.82
Single Use Supplies	0.00	0.00	0.00	0.00	0.00	0.00	251.70	0.00	251.70
Community Building Insurance	0.00	839.75	0.00	0.00	0.00	0.00	0.00	470.00	1,309.75
Legal Fees	4,073.50	3,802.94	1,387.50	3,558.01	401.25	2,084.45	1,583.25	437.50	17,328.40
Roof Repairs	4,750.00	3,000.00	0.00	0.00	0.00	0.00	3,650.00	0.00	11,400.00
Building Maintenance	310.00	203.77	0.00	0.00	0.00	0.00	97.14	0.00	610.91
Cleaning	615.00	615.00	800.00	615.00	615.00	615.00	765.00	1,230.00	5,870.00
Snow Removal	0.00	5,455.00	0.00	0.00	0.00	0.00	0.00	0.00	5,455.00
Electric	1,455.26	1,646.15	1,539.53	4,389.93	0.00	1,332.85	2,921.46	0.00	13,285.18
Trash	2,161.01	2,408.82	1,957.47	2,138.01	2,170.08	1,867.20	3,678.32	0.00	16,380.91
Dormer Repair	0.00	0.00	0.00	0.00	5,900.00	0.00	0.00	1,200.00	7,100.00
Garage Motors/ Remotes	0.00	0.00	0.00	43.33	88.98	0.00	402.85	0.00	535.16
Total Operating Expense	**46,124.18**	**24,456.67**	**35,510.17**	**39,814.50**	**46,256.75**	**33,336.94**	**66,280.65**	**15,364.85**	**307,144.71**
NOI - Net Operating Income	**-10,303.74**	**10,993.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-30,521.15**	**20,507.65**	**-20,400.88**
Total Income	35,820.44	35,450.00	35,455.00	36,392.26	35,770.00	36,224.13	35,759.50	35,872.50	286,743.83
Total Expense	46,124.18	24,456.67	35,510.17	39,814.50	46,256.75	33,336.94	66,280.65	15,364.85	307,144.71

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Net Income	-10,303.74	10,993.33	-55.17	-3,422.24	-10,486.75	2,887.19	-30,521.15	20,507.65	-20,400.88

Income Statement (Date Range)

Pinnacle HOA Management

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234

Date Range: 08/01/2026 to 08/31/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Collection Fees (Legal, Late Fees, Liens, Interest)	512.50
Assessments	35,360.00
Total Operating Income	**35,872.50**
Expense	
Independent Contractors	369.00
Postage	27.62
Management Fee	1,825.00
Lawn Care	3,215.60
Accounting & Professional Fees	6.00
Plumbing	450.00
Garage Repairs & Waterproofing	6,039.00
Phone & Internet	95.13
Community Building Insurance	470.00
Legal Fees	437.50
Cleaning	1,230.00
Dormer Repair	1,200.00
Total Operating Expense	**15,364.85**
NOI - Net Operating Income	**20,507.65**
Total Income	35,872.50
Total Expense	15,364.85
Net Income	**20,507.65**

Check Register

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234
Date Range: 08/01/2026 to 08/31/2026
Bank Accounts: All
Payees: All
Payment Type: All
Include Voided Checks: No
Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Archview Checking						
Archview Checking	1624	Yes	08/01/2026	Pinnacle HOA Management	1,858.62	449708/01/2026
Archview Checking	3000000056	Yes	08/03/2026	City of Collinsville	13,006.78	07/17/2026
Archview Checking	3000000057	Yes	08/03/2026	Republic Services #350	1,686.66	07/21/2026
Archview Checking	3000000058	Yes	08/03/2026	Bull Exteriors	1,393.18	216107/30/2026
Archview Checking	ACH Transaction #9EBF-C970	Yes	08/04/2026	Ralph Range	194.00	931-1-8308/03/2026, 932-1-8408/03/2026
Archview Checking	3000000059	Yes	08/04/2026	Lawn Mex Inc	3,215.60	3135008/03/2026
Archview Checking	ACH	Yes	08/05/2026	State Farm Insurance	470.00	
Archview Checking	ACH	Yes	08/05/2026	Jenn's Custom Cleans LLC	615.00	31308/04/2026
Archview Checking	ACH	Yes	08/07/2026	http://amazon.com/	39.00	113-8574040-559145108/ 07/2026
Archview Checking	3000000060	Yes	08/07/2026	A&H Mechanical Contracting, Inc.	400.00	09399407/23/2026
Archview Checking	ACH	Yes	08/10/2026	State Farm Insurance	10,501.31	07/22/2026
Archview Checking	3000000061	No	08/10/2026	Flynn Guymon & Garavalia LLC	437.50	775308/07/2026
Archview Checking	3000000062	Yes	08/12/2026	Ameren Illinois	1,459.79	07/31/2026
Archview Checking	3000000063	Yes	08/12/2026	A&H Mechanical Contracting, Inc.	250.00	09414107/31/2026
Archview Checking	ACH	Yes	08/13/2026	AT&T	94.23	07/22/2026
Archview Checking	ACH	Yes	08/19/2026	Republic Services #350	1,686.66	07/21/2026
Archview Checking	ACH Transaction #B181-7F20	Yes	08/20/2026	Ralph Range	175.00	945-1-9308/19/2026
Archview Checking	100457	Yes	08/21/2026	Bull Exteriors	6,000.00	08/05/2026
Archview Checking	3000000064	No	08/28/2026	Bull Exteriors	1,200.00	218908/28/2026
					44,683.33	

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Total					**44,683.33**	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
[redacted]									
[redacted]									
[redacted]									
[redacted]									
[redacted]									
							30,631.01		
Total							**30,631.01**		

Annual Budget - Comparative

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234

As of: Aug 2026

Additional Account Types: None

Accounting Basis: Accrual

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Income									
Collection Fees (Legal, Late Fees, Liens, Interest)	512.50	625.00	-112.50	-18.00%	3,798.83	5,000.00	-1,201.17	-24.02%	7,500.00
Garage Remotes	0.00	5.00	-5.00	-100.00%	60.00	40.00	20.00	50.00%	60.00
Uncollected Condo Fees - Collected	0.00	1,250.00	-1,250.00	-100.00%	0.00	10,000.00	-10,000.00	-100.00%	15,000.00
Assessments	35,360.00	35,376.00	-16.00	-0.05%	282,880.00	283,008.00	-128.00	-0.05%	424,512.00
Bank Interest	0.00	16.67	-16.67	-100.00%	0.00	133.36	-133.36	-100.00%	200.00
Washing Machine Income	0.00	8.33	-8.33	-100.00%	0.00	66.64	-66.64	-100.00%	100.00
Miscellaneous incomes	0.00	0.00	0.00	0.00%	5.00	0.00	5.00	–	0.00
Total Operating Income	**35,872.50**	**37,281.00**	**-1,408.50**	**-3.78%**	**286,743.83**	**298,248.00**	**-11,504.17**	**-3.86%**	**447,372.00**
Expense									
Common Area Maintenance	0.00	250.00	250.00	100.00%	4,953.92	2,000.00	-2,953.92	-147.70%	3,000.00
Concrete Repairs/ Replacement	0.00	166.67	166.67	100.00%	0.00	1,333.36	1,333.36	100.00%	2,000.00
Electrical Repairs/ Replacement	0.00	83.33	83.33	100.00%	0.00	666.64	666.64	100.00%	1,000.00
Emergency Fund	0.00	576.00	576.00	100.00%	0.00	4,608.00	4,608.00	100.00%	6,912.00
Independent Contractors	369.00	1,916.67	1,547.67	80.75%	6,710.00	15,333.36	8,623.36	56.24%	23,000.00
Software Tools/ Subscriptions	0.00	27.08	27.08	100.00%	109.34	216.64	107.30	49.53%	325.00
Postage	27.62	41.67	14.05	33.72%	1,559.19	333.36	-1,225.83	-367.72%	500.00
Taxes	0.00	25.00	25.00	100.00%	68.00	200.00	132.00	66.00%	300.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Management Fee	1,825.00	1,825.00	0.00	0.00%	15,100.00	14,600.00	-500.00	-3.42%	21,900.00
Roof Replacement	0.00	3,333.33	3,333.33	100.00%	0.00	26,666.64	26,666.64	100.00%	40,000.00
Lawn Care	3,215.60	1,833.33	-1,382.27	-75.40%	20,830.56	14,666.64	-6,163.92	-42.03%	22,000.00
Accounting & Professional Fees	6.00	17.92	11.92	66.52%	206.00	143.36	-62.64	-43.69%	215.00
Property Insurance	0.00	8,833.33	8,833.33	100.00%	63,285.11	70,666.64	7,381.53	10.45%	106,000.00
Fidelity Bond	0.00	70.00	70.00	100.00%	0.00	560.00	560.00	100.00%	840.00
Water/Sewer	0.00	4,666.67	4,666.67	100.00%	56,874.50	37,333.36	-19,541.14	-52.34%	56,000.00
Plumbing	450.00	1,583.33	1,133.33	71.58%	4,900.00	12,666.64	7,766.64	61.32%	19,000.00
Unit Interior Repairs	0.00	1,666.67	1,666.67	100.00%	6,616.24	13,333.36	6,717.12	50.38%	20,000.00
Garage Repairs & Waterproofing	6,039.00	1,250.00	-4,789.00	-383.12%	45,436.41	10,000.00	-35,436.41	-354.36%	15,000.00
Garage Door	0.00	250.00	250.00	100.00%	226.61	2,000.00	1,773.39	88.67%	3,000.00
Pest Control	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
Phone & Internet	95.13	83.33	-11.80	-14.16%	741.82	666.64	-75.18	-11.28%	1,000.00
Single Use Supplies	0.00	25.00	25.00	100.00%	251.70	200.00	-51.70	-25.85%	300.00
Community Building Insurance	470.00	125.00	-345.00	-276.00%	1,309.75	1,000.00	-309.75	-30.98%	1,500.00
Legal Fees	437.50	1,666.67	1,229.17	73.75%	17,328.40	13,333.36	-3,995.04	-29.96%	20,000.00
Tree & Shrub Trimming	0.00	208.33	208.33	100.00%	0.00	1,666.64	1,666.64	100.00%	2,500.00
Roof Repairs	0.00	833.33	833.33	100.00%	11,400.00	6,666.64	-4,733.36	-71.00%	10,000.00
Building Maintenance	0.00	416.67	416.67	100.00%	610.91	3,333.36	2,722.45	81.67%	5,000.00
Cleaning	1,230.00	681.67	-548.33	-80.44%	5,870.00	5,453.36	-416.64	-7.64%	8,180.00
Snow Removal	0.00	666.67	666.67	100.00%	5,455.00	5,333.36	-121.64	-2.28%	8,000.00
Electric	0.00	1,500.00	1,500.00	100.00%	13,285.18	12,000.00	-1,285.18	-10.71%	18,000.00
Trash	0.00	1,666.67	1,666.67	100.00%	16,380.91	13,333.36	-3,047.55	-22.86%	20,000.00
Dormer Repair	1,200.00	833.33	-366.67	-44.00%	7,100.00	6,666.64	-433.36	-6.50%	10,000.00
Drainage - Around	0.00	100.00	100.00	100.00%	0.00	800.00	800.00	100.00%	1,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Property									
Garage Motors/ Remotes	0.00	16.67	16.67	100.00%	535.16	133.36	-401.80	-301.29%	200.00
Total Operating Expense	**15,364.85**	**37,281.01**	**21,916.16**	**58.79%**	**307,144.71**	**298,248.08**	**-8,896.63**	**-2.98%**	**447,372.00**
Total Operating Income	35,872.50	37,281.00	-1,408.50	-3.78%	286,743.83	298,248.00	-11,504.17	-3.86%	447,372.00
Total Operating Expense	15,364.85	37,281.01	21,916.16	58.79%	307,144.71	298,248.08	-8,896.63	-2.98%	447,372.00
NOI - Net Operating Income	**20,507.65**	**-0.01**	**20,507.66**	**205076600.00%**	**-20,400.88**	**-0.08**	**-20,400.80**	**-25501000.00%**	**0.00**
Total Income	35,872.50	37,281.00	-1,408.50	-3.78%	286,743.83	298,248.00	-11,504.17	-3.86%	447,372.00
Total Expense	15,364.85	37,281.01	21,916.16	58.79%	307,144.71	298,248.08	-8,896.63	-2.98%	447,372.00
Net Income	**20,507.65**	**-0.01**	**20,507.66**	**205076600.00%**	**-20,400.88**	**-0.08**	**-20,400.80**	**-25501000.00%**	**0.00**