Balance Sheet

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234
As of: 07/31/2026
Accounting Basis: Accrual
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	47,699.99
Savings	51,719.93
Total Cash	**99,419.92**
Accounts Receivable	37,985.09
TOTAL ASSETS	**137,405.01**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	16,123.42
Accounts Payable	16,457.80
Total Liabilities	**32,581.22**
Capital	
Equity	450,526.23
Calculated Retained Earnings	-36,238.33
Calculated Prior Years Retained Earnings	-309,464.11
Total Capital	**104,823.79**
TOTAL LIABILITIES & CAPITAL	**137,405.01**

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 Jul 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	Total
Operating Income & Expense								
Income								
Collection Fees (Legal, Late Fees, Liens, Interest)	460.44	90.00	90.00	972.26	410.00	864.13	257.00	3,143.83
Garage Remotes	0.00	0.00	0.00	60.00	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	247,520.00
Miscellaneous incomes	0.00	0.00	5.00	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**	**35,617.00**	**250,728.83**
Expense								
Common Area Maintenance	0.00	0.00	6.47	0.00	168.80	4,778.65	0.00	4,953.92
Independent Contractors	0.00	330.00	2,442.00	885.00	604.00	1,315.00	765.00	6,341.00
Software Tools/ Subscriptions	0.00	0.00	0.00	109.34	0.00	0.00	0.00	109.34
Postage	16.38	31.98	20.28	25.74	14.82	39.78	1,382.59	1,531.57
Taxes	0.00	0.00	68.00	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	13,275.00
Lawn Care	0.00	2,300.00	0.00	0.00	3,200.00	2,572.48	9,542.48	17,614.96
Accounting & Professional Fees	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Property Insurance	8,797.30	0.00	8,797.30	8,797.30	8,797.30	8,797.30	19,298.61	63,285.11
Water/Sewer	13,761.97	0.00	16,553.46	0.00	13,552.29	0.00	13,006.78	56,874.50
Plumbing	0.00	900.00	0.00	675.00	2,325.00	300.00	250.00	4,450.00
Unit Interior	0.00	0.00	0.00	1,000.00	0.00	0.00	5,616.24	6,616.24

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Repairs								
Garage Repairs & Waterproofing	8,275.00	1,014.50	10.91	15,232.00	6,500.00	7,715.00	400.00	39,147.41
Garage Door	0.00	0.00	0.00	226.61	0.00	0.00	0.00	226.61
Phone & Internet	83.76	83.76	102.25	94.23	94.23	94.23	94.23	646.69
Single Use Supplies	0.00	0.00	0.00	0.00	0.00	0.00	251.70	251.70
Community Building Insurance	0.00	839.75	0.00	0.00	0.00	0.00	0.00	839.75
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	305.00	305.00
Legal Fees	4,073.50	3,802.94	1,387.50	3,558.01	401.25	2,084.45	167.00	15,474.65
Roof Repairs	4,750.00	3,000.00	0.00	0.00	0.00	0.00	3,650.00	11,400.00
Building Maintenance	310.00	203.77	0.00	0.00	0.00	0.00	97.14	610.91
Cleaning	615.00	615.00	800.00	615.00	615.00	615.00	765.00	4,640.00
Snow Removal	0.00	5,455.00	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	1,461.67	11,825.39
Trash	2,161.01	2,408.82	1,957.47	2,138.01	2,170.08	1,867.20	1,686.66	14,389.25
Dormer Repair	0.00	0.00	0.00	0.00	5,900.00	0.00	0.00	5,900.00
Garage Motors/ Remotes	0.00	0.00	0.00	43.33	88.98	0.00	402.85	535.16
Total Operating Expense	**46,124.18**	**24,456.67**	**35,510.17**	**39,814.50**	**46,256.75**	**33,336.94**	**61,467.95**	**286,967.16**
NOI - Net Operating Income	**-10,303.74**	**10,993.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-25,850.95**	**-36,238.33**
Total Income	35,820.44	35,450.00	35,455.00	36,392.26	35,770.00	36,224.13	35,617.00	250,728.83
Total Expense	46,124.18	24,456.67	35,510.17	39,814.50	46,256.75	33,336.94	61,467.95	286,967.16
Net Income	**-10,303.74**	**10,993.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-25,850.95**	**-36,238.33**

Income Statement (Date Range)

Pinnacle HOA Management

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

Date Range: 07/01/2026 to 07/31/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Collection Fees (Legal, Late Fees, Liens, Interest)	257.00
Assessments	35,360.00
Total Operating Income	**35,617.00**
Expense	
Independent Contractors	765.00
Postage	1,382.59
Management Fee	2,325.00
Lawn Care	9,542.48
Property Insurance	19,298.61
Water/Sewer	13,006.78
Plumbing	250.00
Unit Interior Repairs	5,616.24
Garage Repairs & Waterproofing	400.00
Phone & Internet	94.23
Single Use Supplies	251.70
Miscellaneous	305.00
Legal Fees	167.00
Roof Repairs	3,650.00
Building Maintenance	97.14
Cleaning	765.00
Electric	1,461.67
Trash	1,686.66
Garage Motors/Remotes	402.85
Total Operating Expense	**61,467.95**
NOI - Net Operating Income	**-25,850.95**
Total Income	35,617.00
Total Expense	61,467.95
Net Income	**-25,850.95**

Check Register

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234
Date Range: 07/01/2026 to 07/31/2026
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	1622	Yes	07/01/2026	Pinnacle HOA Management	3,959.29	444207/01/2026
Archview Checking	ACH Transaction #ACC7-9520	Yes	07/02/2026	Heartland Industrial Services, LLC	7,565.00	2026-137106/30/2026
Archview Checking	3000000047	Yes	07/02/2026	Bull Exteriors	7,873.06	211407/01/2026
Archview Checking	3000000048	Yes	07/02/2026	Lawn Mex Inc	5,862.48	3076507/01/2026
Archview Checking	ACH Transaction #6F0D-47D0	Yes	07/06/2026	Ralph Range	235.00	915-1-7407/06/2026, 900-1-6606/24/2026
Archview Checking	3000000049	Yes	07/07/2026	Flynn Guymon & Garavalia LLC	167.00	756907/07/2026
Archview Checking	ACH	Yes	07/08/2026	Jenn's Custom Cleans LLC	615.00	30807/06/2026
Archview Checking	3000000050	Yes	07/13/2026	Schmitt's Troy Garage Door, Inc.	150.00	06/16/2026
Archview Checking	3000000051	Yes	07/13/2026	Mathis, Marifian & Richter	326.25	8381-3205/31/2026
Archview Checking	ACH	Yes	07/14/2026	AT&T	94.23	06/20/2026
Archview Checking	ACH	Yes	07/14/2026	State Farm Insurance	8,797.30	
Archview Checking	ACH	Yes	07/14/2026	http://amazon.com/	44.49	113-5977550-014101907/ 14/2026
Archview Checking	Debit Card	Yes	07/14/2026	Two Men and A Junk Truck	305.00	410088407/14/2026
Archview Checking	Debit Card	Yes	07/16/2026	http://amazon.com/	97.14	07/13/2026
Archview Checking	ACH Transaction #28EA-7D70	Yes	07/16/2026	Ralph Range	225.00	919-1-7707/15/2026
Archview Checking	3000000052	Yes	07/16/2026	Schmitt's Troy Garage Door, Inc.	358.36	07/14/2026
Archview Checking	ACH	Yes	07/20/2026	Ameren Illinois	1,461.67	07/01/2026
Archview Checking	ACH	Yes	07/20/2026	Jenn's Custom Cleans LLC	150.00	31107/20/2026
Archview Checking	ACH Transaction #0F0D-D8F0	Yes	07/20/2026	Ralph Range	300.00	922-1-7907/17/2026, 923-1-7807/17/2026

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Archview Checking	3000000053	Yes	07/20/2026	A&H Mechanical Contracting, Inc.	250.00	09369507/09/2026
Archview Checking	ACH Transaction #D463-DB20	Yes	07/23/2026	Ralph Range	90.00	924-1-8007/21/2026
Archview Checking	ACH Transaction #2724-5750	Yes	07/28/2026	Ralph Range	60.00	925-1-8207/24/2026
Archview Checking	3000000054	No	07/30/2026	Lawn Mex Inc	3,680.00	11107/30/2026, 11207/30/2026
Archview Checking	3000000055	No	07/30/2026	Mathis, Marifian & Richter	803.75	06/30/2026
					43,470.02	
Total					**43,470.02**	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
[redacted]									
[redacted]	[redacted]						[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]			[redacted]	
[redacted]	[redacted]						[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]			[redacted]	
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]			[redacted]	
							34,495.01		
Total							**34,495.01**		

Annual Budget - Comparative

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

As of: Jul 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)	257.00	625.00	-368.00	-58.88%	3,143.83	4,375.00	-1,231.17	-28.14%	7,500.00
Garage Remotes	0.00	5.00	-5.00	-100.00%	60.00	35.00	25.00	71.43%	60.00
Uncollected Condo Fees - Collected	0.00	1,250.00	-1,250.00	-100.00%	0.00	8,750.00	-8,750.00	-100.00%	15,000.00
Assessments	35,360.00	35,376.00	-16.00	-0.05%	247,520.00	247,632.00	-112.00	-0.05%	424,512.00
Bank Interest	0.00	16.67	-16.67	-100.00%	0.00	116.69	-116.69	-100.00%	200.00
Washing Machine Income	0.00	8.33	-8.33	-100.00%	0.00	58.31	-58.31	-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	**35,617.00**	**37,281.00**	**-1,664.00**	**-4.46%**	**250,728.83**	**260,967.00**	**-10,238.17**	**-3.92%**	**447,372.00**
Expense									
Common Area Maintenance	0.00	250.00	250.00	100.00%	4,953.92	1,750.00	-3,203.92	-183.08%	3,000.00
Concrete Repairs/ Replacement	0.00	166.67	166.67	100.00%	0.00	1,166.69	1,166.69	100.00%	2,000.00
Electrical Repairs/ Replacement	0.00	83.33	83.33	100.00%	0.00	583.31	583.31	100.00%	1,000.00
Emergency Fund	0.00	576.00	576.00	100.00%	0.00	4,032.00	4,032.00	100.00%	6,912.00
Independent Contractors	765.00	1,916.67	1,151.67	60.09%	6,341.00	13,416.69	7,075.69	52.74%	23,000.00
Software Tools/ Subscriptions	0.00	27.08	27.08	100.00%	109.34	189.56	80.22	42.32%	325.00
Postage	1,382.59	41.67	-1,340.92	-3217.95%	1,531.57	291.69	-1,239.88	-425.07%	500.00
Taxes	0.00	25.00	25.00	100.00%	68.00	175.00	107.00	61.14%	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	2,325.00	1,825.00	-500.00	-27.40%	13,275.00	12,775.00	-500.00	-3.91%	21,900.00
Roof Replacement	0.00	3,333.33	3,333.33	100.00%	0.00	23,333.31	23,333.31	100.00%	40,000.00
Lawn Care	9,542.48	1,833.33	-7,709.15	-420.50%	17,614.96	12,833.31	-4,781.65	-37.26%	22,000.00
Accounting & Professional Fees	0.00	17.92	17.92	100.00%	200.00	125.44	-74.56	-59.44%	215.00
Property Insurance	19,298.61	8,833.33	-10,465.28	-118.47%	63,285.11	61,833.31	-1,451.80	-2.35%	106,000.00
Fidelity Bond	0.00	70.00	70.00	100.00%	0.00	490.00	490.00	100.00%	840.00
Water/Sewer	13,006.78	4,666.67	-8,340.11	-178.72%	56,874.50	32,666.69	-24,207.81	-74.11%	56,000.00
Plumbing	250.00	1,583.33	1,333.33	84.21%	4,450.00	11,083.31	6,633.31	59.85%	19,000.00
Unit Interior Repairs	5,616.24	1,666.67	-3,949.57	-236.97%	6,616.24	11,666.69	5,050.45	43.29%	20,000.00
Garage Repairs & Waterproofing	400.00	1,250.00	850.00	68.00%	39,147.41	8,750.00	-30,397.41	-347.40%	15,000.00
Garage Door	0.00	250.00	250.00	100.00%	226.61	1,750.00	1,523.39	87.05%	3,000.00
Pest Control	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
Phone & Internet	94.23	83.33	-10.90	-13.08%	646.69	583.31	-63.38	-10.87%	1,000.00
Single Use Supplies	251.70	25.00	-226.70	-906.80%	251.70	175.00	-76.70	-43.83%	300.00
Community Building Insurance	0.00	125.00	125.00	100.00%	839.75	875.00	35.25	4.03%	1,500.00
Miscellaneous	305.00	0.00	-305.00	–	305.00	0.00	-305.00	–	0.00
Legal Fees	167.00	1,666.67	1,499.67	89.98%	15,474.65	11,666.69	-3,807.96	-32.64%	20,000.00
Tree & Shrub Trimming	0.00	208.33	208.33	100.00%	0.00	1,458.31	1,458.31	100.00%	2,500.00
Roof Repairs	3,650.00	833.33	-2,816.67	-338.00%	11,400.00	5,833.31	-5,566.69	-95.43%	10,000.00
Building Maintenance	97.14	416.67	319.53	76.69%	610.91	2,916.69	2,305.78	79.05%	5,000.00
Cleaning	765.00	681.67	-83.33	-12.22%	4,640.00	4,771.69	131.69	2.76%	8,180.00
Snow Removal	0.00	666.67	666.67	100.00%	5,455.00	4,666.69	-788.31	-16.89%	8,000.00
Electric	1,461.67	1,500.00	38.33	2.56%	11,825.39	10,500.00	-1,325.39	-12.62%	18,000.00
Trash	1,686.66	1,666.67	-19.99	-1.20%	14,389.25	11,666.69	-2,722.56	-23.34%	20,000.00
Dormer Repair	0.00	833.33	833.33	100.00%	5,900.00	5,833.31	-66.69	-1.14%	10,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Drainage - Around Property	0.00	100.00	100.00	100.00%	0.00	700.00	700.00	100.00%	1,200.00
Garage Motors/ Remotes	402.85	16.67	-386.18	-2316.62%	535.16	116.69	-418.47	-358.62%	200.00
Total Operating Expense	**61,467.95**	**37,281.01**	**-24,186.94**	**-64.88%**	**286,967.16**	**260,967.07**	**-26,000.09**	**-9.96%**	**447,372.00**
Total Operating Income	35,617.00	37,281.00	-1,664.00	-4.46%	250,728.83	260,967.00	-10,238.17	-3.92%	447,372.00
Total Operating Expense	61,467.95	37,281.01	-24,186.94	-64.88%	286,967.16	260,967.07	-26,000.09	-9.96%	447,372.00
NOI - Net Operating Income	**-25,850.95**	**-0.01**	**-25,850.94**	**-258509400.00%**	**-36,238.33**	**-0.07**	**-36,238.26**	**-51768942.86%**	**0.00**
Total Income	35,617.00	37,281.00	-1,664.00	-4.46%	250,728.83	260,967.00	-10,238.17	-3.92%	447,372.00
Total Expense	61,467.95	37,281.01	-24,186.94	-64.88%	286,967.16	260,967.07	-26,000.09	-9.96%	447,372.00
Net Income	**-25,850.95**	**-0.01**	**-25,850.94**	**-258509400.00%**	**-36,238.33**	**-0.07**	**-36,238.26**	**-51768942.86%**	**0.00**