Balance Sheet

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

As of: 09/30/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	43,875.53
Savings	51,719.93
Total Cash	**95,595.46**
Accounts Receivable	39,635.45
TOTAL ASSETS	**135,230.91**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	10,198.41
Accounts Payable	15,029.33
Total Liabilities	**25,227.74**
Capital	
Equity	439,901.87
Calculated Retained Earnings	-20,484.59
Calculated Prior Years Retained Earnings	-309,414.11
Total Capital	**110,003.17**
TOTAL LIABILITIES & CAPITAL	**135,230.91**

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 Sep 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	Sep 2026	Total
Operating Income & Expense										
Income										
Collection Fees (Legal, Late Fees, Liens, Interest)	455.44	90.00	90.00	972.26	410.00	864.13	399.50	582.00	-2,082.14	1,781.19
Garage Remotes	0.00	0.00	0.00	60.00	0.00	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	35,360.00	318,240.00
Miscellaneous incomes	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Total Operating Income	**35,815.44**	**35,450.00**	**35,455.00**	**36,392.26**	**35,770.00**	**36,224.13**	**35,759.50**	**35,942.00**	**33,277.86**	**320,086.19**
Expense										
Common Area Maintenance	0.00	0.00	6.47	0.00	168.80	4,778.65	0.00	0.00	76.48	5,030.40
Independent Contractors	0.00	330.00	2,442.00	885.00	604.00	1,315.00	765.00	369.00	769.00	7,479.00
Software Tools/ Subscriptions	0.00	0.00	0.00	109.34	0.00	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	27.06	1,586.25
Taxes	0.00	0.00	68.00	0.00	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	1,825.00	16,925.00
Lawn Care	0.00	2,300.00	0.00	0.00	3,200.00	2,572.48	9,542.48	3,215.60	2,937.48	23,768.04
Accounting & Professional Fees	0.00	0.00	0.00	200.00	0.00	0.00	0.00	6.00	0.00	206.00

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Property Insurance	8,797.30	0.00	8,797.30	8,797.30	8,797.30	8,797.30	19,298.61	0.00	10,500.79	73,785.90
Water/ Sewer	13,761.97	0.00	16,553.46	0.00	13,552.29	0.00	13,006.78	0.00	12,281.45	69,155.95
Plumbing	0.00	900.00	0.00	675.00	2,325.00	300.00	250.00	450.00	250.00	5,150.00
Unit Interior Repairs	0.00	0.00	0.00	1,000.00	0.00	0.00	5,616.24	0.00	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	950.00	6,039.00	29.24	45,765.65
Garage Door	0.00	0.00	0.00	226.61	0.00	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	95.13	836.95
Single Use Supplies	0.00	0.00	0.00	0.00	0.00	0.00	251.70	0.00	0.00	251.70
Community Building Insurance	0.00	839.75	0.00	0.00	0.00	0.00	0.00	470.00	0.00	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	1,951.25	0.00	18,842.15
Roof Repairs	4,750.00	3,000.00	0.00	0.00	0.00	0.00	3,650.00	0.00	0.00	11,400.00
Building Maintenance	310.00	203.77	0.00	0.00	0.00	0.00	97.14	0.00	0.00	610.91
Cleaning	615.00	615.00	800.00	615.00	615.00	615.00	765.00	1,230.00	1,230.00	7,100.00
Snow Removal	0.00	5,455.00	0.00	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	1,461.97	0.00	14,747.15
Trash	2,161.01	2,408.82	1,957.47	2,138.01	2,170.08	1,867.20	3,678.32	0.00	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	0.00	7,100.00
Garage Motors/ Remotes	0.00	0.00	0.00	43.33	88.98	0.00	402.85	0.00	128.72	663.88
Total Operating Expense	**46,124.18**	**24,456.67**	**35,510.17**	**39,814.50**	**46,256.75**	**33,336.94**	**66,580.65**	**18,340.57**	**30,150.35**	**340,570.78**

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
NOI - Net Operating Income	**-10,308.74**	**10,993.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-30,821.15**	**17,601.43**	**3,127.51**	**-20,484.59**
Total Income	35,815.44	35,450.00	35,455.00	36,392.26	35,770.00	36,224.13	35,759.50	35,942.00	33,277.86	320,086.19
Total Expense	46,124.18	24,456.67	35,510.17	39,814.50	46,256.75	33,336.94	66,580.65	18,340.57	30,150.35	340,570.78
Net Income	**-10,308.74**	**10,993.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-30,821.15**	**17,601.43**	**3,127.51**	**-20,484.59**

Income Statement (Date Range)

Pinnacle HOA Management

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

Date Range: 09/01/2026 to 09/30/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Collection Fees (Legal, Late Fees, Liens, Interest)	-2,082.14
Assessments	35,360.00
Total Operating Income	**33,277.86**
Expense	
Common Area Maintenance	76.48
Independent Contractors	769.00
Postage	27.06
Management Fee	1,825.00
Lawn Care	2,937.48
Property Insurance	10,500.79
Water/Sewer	12,281.45
Plumbing	250.00
Garage Repairs & Waterproofing	29.24
Phone & Internet	95.13
Cleaning	1,230.00
Garage Motors/Remotes	128.72
Total Operating Expense	**30,150.35**
NOI - Net Operating Income	**3,127.51**
Total Income	33,277.86
Total Expense	30,150.35
Net Income	**3,127.51**

Check Register

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234
Date Range: 09/01/2026 to 09/30/2026
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	ACH	Yes	09/01/2026	Jenn's Custom Cleans LLC	615.00	31608/31/2026
Archview Checking	1626	Yes	09/01/2026	Pinnacle HOA Management	1,852.06	454709/01/2026
Archview Checking	3000000065	Yes	09/01/2026	Mathis, Marifian & Richter	1,191.25	07/31/2026, 8381-3407/31/2026,
Archview Checking	ACH	Yes	09/02/2026	http://amazon.com/	80.45	111-5134117-352981109/02/2026
Archview Checking	ACH Transaction #B19A-D090	Yes	09/04/2026	Ralph Range	120.00	956-1-9709/03/2026, 957-1-9509/03/2026
Archview Checking	3000000066	Yes	09/04/2026	A&H Mechanical Contracting, Inc.	1,050.00	09462208/21/2026, 09462308/21/2
Archview Checking	3000000067	Yes	09/08/2026	Mathis, Marifian & Richter	225.00	8381-3507/31/2026, 3307/31/2026
Archview Checking	3000000068	Yes	09/08/2026	Lawn Mex Inc	2,937.48	3177309/03/2026
Archview Checking	ACH	Yes	09/14/2026	AT&T	95.13	08/21/2026
Archview Checking	ACH	Yes	09/14/2026	State Farm Insurance	10,500.79	
Archview Checking	ACH	Yes	09/14/2026	Ameren Illinois	1,461.97	08/31/2026
Archview Checking	Debit Card	Yes	09/14/2026	http://amazon.com/	29.24	09/14/2026
Archview Checking	ACH Transaction #D93B-D520	Yes	09/15/2026	Ralph Range	375.00	903-1-9909/15/2026
Archview Checking	3000000069	No	09/23/2026	A&H Mechanical Contracting, Inc.	300.00	09414007/31/2026
Archview Checking	ACH	No	09/29/2026	http://amazon.com/	48.27	113-8934853-089463509/29/2026
Archview Checking	ACH	Yes	09/29/2026	Jenn's Custom Cleans LLC	15.00	31809/29/2026
Archview Checking	ACH	Yes	09/29/2026	Jenn's Custom Cleans LLC	600.00	31909/29/2026
Archview Checking	Debit Card	No	09/30/2026	Home Depot	76.48	09/30/2026
					21,573.12	

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Total					21,573.12	

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]		
Total							**35,637.98**		

Annual Budget - Comparative

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

As of: Sep 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)	-2,082.14	625.00	-2,707.14	-433.14%	1,781.19	5,625.00	-3,843.81	-68.33%	7,500.00
Garage Remotes	0.00	5.00	-5.00	-100.00%	60.00	45.00	15.00	33.33%	60.00
Uncollected Condo Fees - Collected	0.00	1,250.00	-1,250.00	-100.00%	0.00	11,250.00	-11,250.00	-100.00%	15,000.00
Assessments	35,360.00	35,376.00	-16.00	-0.05%	318,240.00	318,384.00	-144.00	-0.05%	424,512.00
Bank Interest	0.00	16.66	-16.66	-100.00%	0.00	150.02	-150.02	-100.00%	200.00
Washing Machine Income	0.00	8.34	-8.34	-100.00%	0.00	74.98	-74.98	-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	**33,277.86**	**37,281.00**	**-4,003.14**	**-10.74%**	**320,086.19**	**335,529.00**	**-15,442.81**	**-4.60%**	**447,372.00**
Expense									
Common Area Maintenance	76.48	250.00	173.52	69.41%	5,030.40	2,250.00	-2,780.40	-123.57%	3,000.00
Concrete Repairs/ Replacement	0.00	166.66	166.66	100.00%	0.00	1,500.02	1,500.02	100.00%	2,000.00
Electrical Repairs/ Replacement	0.00	83.34	83.34	100.00%	0.00	749.98	749.98	100.00%	1,000.00
Emergency Fund	0.00	576.00	576.00	100.00%	0.00	5,184.00	5,184.00	100.00%	6,912.00
Independent Contractors	769.00	1,916.66	1,147.66	59.88%	7,479.00	17,250.02	9,771.02	56.64%	23,000.00
Software Tools/ Subscriptions	0.00	27.09	27.09	100.00%	109.34	243.73	134.39	55.14%	325.00
Postage	27.06	41.66	14.60	35.05%	1,586.25	375.02	-1,211.23	-322.98%	500.00
Taxes	0.00	25.00	25.00	100.00%	68.00	225.00	157.00	69.78%	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%	16,925.00	16,425.00	-500.00	-3.04%	21,900.00
Roof Replacement	0.00	3,333.34	3,333.34	100.00%	0.00	29,999.98	29,999.98	100.00%	40,000.00
Lawn Care	2,937.48	1,833.34	-1,104.14	-60.23%	23,768.04	16,499.98	-7,268.06	-44.05%	22,000.00
Accounting & Professional Fees	0.00	17.91	17.91	100.00%	206.00	161.27	-44.73	-27.74%	215.00
Property Insurance	10,500.79	8,833.34	-1,667.45	-18.88%	73,785.90	79,499.98	5,714.08	7.19%	106,000.00
Fidelity Bond	0.00	70.00	70.00	100.00%	0.00	630.00	630.00	100.00%	840.00
Water/Sewer	12,281.45	4,666.66	-7,614.79	-163.17%	69,155.95	42,000.02	-27,155.93	-64.66%	56,000.00
Plumbing	250.00	1,583.34	1,333.34	84.21%	5,150.00	14,249.98	9,099.98	63.86%	19,000.00
Unit Interior Repairs	0.00	1,666.66	1,666.66	100.00%	6,616.24	15,000.02	8,383.78	55.89%	20,000.00
Garage Repairs & Waterproofing	29.24	1,250.00	1,220.76	97.66%	45,765.65	11,250.00	-34,515.65	-306.81%	15,000.00
Garage Door	0.00	250.00	250.00	100.00%	226.61	2,250.00	2,023.39	89.93%	3,000.00
Pest Control	0.00	41.66	41.66	100.00%	0.00	375.02	375.02	100.00%	500.00
Phone & Internet	95.13	83.34	-11.79	-14.15%	836.95	749.98	-86.97	-11.60%	1,000.00
Single Use Supplies	0.00	25.00	25.00	100.00%	251.70	225.00	-26.70	-11.87%	300.00
Community Building Insurance	0.00	125.00	125.00	100.00%	1,309.75	1,125.00	-184.75	-16.42%	1,500.00
Legal Fees	0.00	1,666.66	1,666.66	100.00%	18,842.15	15,000.02	-3,842.13	-25.61%	20,000.00
Tree & Shrub Trimming	0.00	208.34	208.34	100.00%	0.00	1,874.98	1,874.98	100.00%	2,500.00
Roof Repairs	0.00	833.34	833.34	100.00%	11,400.00	7,499.98	-3,900.02	-52.00%	10,000.00
Building Maintenance	0.00	416.66	416.66	100.00%	610.91	3,750.02	3,139.11	83.71%	5,000.00
Cleaning	1,230.00	681.66	-548.34	-80.44%	7,100.00	6,135.02	-964.98	-15.73%	8,180.00
Snow Removal	0.00	666.66	666.66	100.00%	5,455.00	6,000.02	545.02	9.08%	8,000.00
Electric	0.00	1,500.00	1,500.00	100.00%	14,747.15	13,500.00	-1,247.15	-9.24%	18,000.00
Trash	0.00	1,666.66	1,666.66	100.00%	16,380.91	15,000.02	-1,380.89	-9.21%	20,000.00
Dormer Repair	0.00	833.34	833.34	100.00%	7,100.00	7,499.98	399.98	5.33%	10,000.00
Drainage - Around	0.00	100.00	100.00	100.00%	0.00	900.00	900.00	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	128.72	16.66	-112.06	-672.63%	663.88	150.02	-513.86	-342.53%	200.00
Total Operating Expense	**30,150.35**	**37,280.98**	**7,130.63**	**19.13%**	**340,570.78**	**335,529.06**	**-5,041.72**	**-1.50%**	**447,372.00**
Total Operating Income	33,277.86	37,281.00	-4,003.14	-10.74%	320,086.19	335,529.00	-15,442.81	-4.60%	447,372.00
Total Operating Expense	30,150.35	37,280.98	7,130.63	19.13%	340,570.78	335,529.06	-5,041.72	-1.50%	447,372.00
NOI - Net Operating Income	**3,127.51**	**0.02**	**3,127.49**	**15637450.00%**	**-20,484.59**	**-0.06**	**-20,484.53**	**-34140883.33%**	**0.00**
Total Income	33,277.86	37,281.00	-4,003.14	-10.74%	320,086.19	335,529.00	-15,442.81	-4.60%	447,372.00
Total Expense	30,150.35	37,280.98	7,130.63	19.13%	340,570.78	335,529.06	-5,041.72	-1.50%	447,372.00
Net Income	**3,127.51**	**0.02**	**3,127.49**	**15637450.00%**	**-20,484.59**	**-0.06**	**-20,484.53**	**-34140883.33%**	**0.00**