Balance Sheet

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234
As of: 10/31/2026
Accounting Basis: Accrual
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	25,586.53
Savings	51,719.93
Total Cash	**77,306.46**
Accounts Receivable	37,994.45
TOTAL ASSETS	**115,300.91**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	10,021.41
Accounts Payable	95.13
Total Liabilities	**10,116.54**
Capital	
Equity	439,901.87
Calculated Retained Earnings	-25,103.89
Calculated Prior Years Retained Earnings	-309,613.61
Total Capital	**105,184.37**
TOTAL LIABILITIES & CAPITAL	**115,300.91**

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 Oct 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	Oct 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	60.00	1,841.19
Garage Remotes	0.00	0.00	0.00	60.00	0.00	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	35,360.00	353,600.00
Miscellaneous incomes	0.00	0.00	5.00	0.00	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**	**35,420.00**	**355,506.19**
Expense											
Common Area Maintenance	0.00	0.00	6.47	0.00	168.80	143.65	0.00	0.00	76.48	8,260.82	8,656.22
Concrete Repairs/ Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.82	10.82
Independent Contractors	0.00	330.00	2,442.00	885.00	604.00	1,315.00	765.00	369.00	769.00	870.00	8,349.00
Software Tools/ Subscriptions	0.00	0.00	0.00	109.34	0.00	0.00	0.00	0.00	0.00	65.48	174.82
Postage	16.38	31.98	20.28	25.74	14.82	39.78	1,382.59	27.62	27.06	19.68	1,605.93
Taxes	0.00	0.00	68.00	0.00	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	2,325.00	19,250.00
Lawn Care	0.00	2,300.00	0.00	0.00	2,100.00	2,572.48	5,862.48	3,215.60	2,937.48	3,215.60	22,203.64

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Total
Accounting & Professional Fees	0.00	0.00	0.00	200.00	0.00	0.00	0.00	6.00	0.00	0.00	206.00
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	10,500.79	84,286.69
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	0.00	69,155.95
Plumbing	0.00	900.00	0.00	675.00	2,325.00	300.00	250.00	450.00	250.00	2,535.00	7,685.00
Unit Interior Repairs	0.00	0.00	0.00	1,000.00	0.00	0.00	5,616.24	0.00	0.00	2,502.65	9,118.89
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	0.00	0.00	45,736.41
Garage Door	0.00	0.00	0.00	226.61	0.00	0.00	0.00	0.00	0.00	0.00	226.61
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.24	0.00	29.24
Phone & Internet	83.76	83.76	102.25	94.23	94.23	94.23	94.23	95.13	95.13	95.13	932.08
Single Use Supplies	0.00	0.00	0.00	0.00	0.00	0.00	251.70	0.00	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	0.00	1,309.75
Legal Fees	4,073.50	3,861.94	1,387.50	3,558.01	401.25	2,084.45	1,583.25	5,588.75	1,420.75	162.50	24,121.90
Tree & Shrub Trimming	0.00	0.00	0.00	0.00	1,100.00	0.00	3,680.00	0.00	0.00	0.00	4,780.00
Roof Repairs	4,750.00	3,000.00	0.00	0.00	0.00	0.00	3,650.00	0.00	0.00	1,550.00	12,950.00
Building Maintenance	310.00	203.77	0.00	0.00	0.00	0.00	97.14	0.00	0.00	168.40	779.31
Cleaning	615.00	615.00	800.00	615.00	615.00	615.00	765.00	1,230.00	1,230.00	10.00	7,110.00
Snow Removal	0.00	5,455.00	0.00	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	1,575.41	0.00	16,322.56
Trash	2,161.01	2,408.82	1,957.47	2,138.01	2,170.08	1,867.20	3,678.32	0.00	1,054.77	0.00	17,435.68
Dormer	0.00	0.00	0.00	0.00	5,900.00	0.00	0.00	1,200.00	0.00	0.00	7,100.00

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Total
Repair											
Drainage - Around Property	0.00	0.00	0.00	0.00	0.00	4,635.00	0.00	0.00	0.00	0.00	4,635.00
Garage Motors/ Remotes	0.00	0.00	0.00	43.33	88.98	0.00	402.85	0.00	128.72	0.00	663.88
Total Operating Expense	**46,124.18**	**24,515.67**	**35,510.17**	**39,814.50**	**46,256.75**	**33,336.94**	**66,580.65**	**21,978.07**	**34,201.28**	**32,291.87**	**380,610.08**
NOI - Net Operating Income	**-10,308.74**	**10,934.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-30,821.15**	**13,963.93**	**-923.42**	**3,128.13**	**-25,103.89**
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	35,420.00	355,506.19
Total Expense	46,124.18	24,515.67	35,510.17	39,814.50	46,256.75	33,336.94	66,580.65	21,978.07	34,201.28	32,291.87	380,610.08
Net Income	**-10,308.74**	**10,934.33**	**-55.17**	**-3,422.24**	**-10,486.75**	**2,887.19**	**-30,821.15**	**13,963.93**	**-923.42**	**3,128.13**	**-25,103.89**

Income Statement (Date Range)

Pinnacle HOA Management

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

Date Range: 10/01/2026 to 10/31/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Collection Fees (Legal, Late Fees, Liens, Interest)	60.00
Assessments	35,360.00
Total Operating Income	**35,420.00**
Expense	
Common Area Maintenance	8,260.82
Concrete Repairs/Replacement	10.82
Independent Contractors	870.00
Software Tools/Subscriptions	65.48
Postage	19.68
Management Fee	2,325.00
Lawn Care	3,215.60
Property Insurance	10,500.79
Plumbing	2,535.00
Unit Interior Repairs	2,502.65
Phone & Internet	95.13
Legal Fees	162.50
Roof Repairs	1,550.00
Building Maintenance	168.40
Cleaning	10.00
Total Operating Expense	**32,291.87**
NOI - Net Operating Income	**3,128.13**
Total Income	35,420.00
Total Expense	32,291.87
Net Income	**3,128.13**

Check Register

Properties: Archview Condominium Owners, Inc. - 1900 Ramada Blvd Collinsville, IL 62234
Date Range: 10/01/2026 to 10/31/2026
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	1627	Yes	10/01/2026	Pinnacle HOA Management	2,013.08	458510/01/2026
Archview Checking	ACH Transaction #CA4C-F300	Yes	10/01/2026	Ralph Range	274.00	966-1-10009/29/2026, 969-1-10109/29/2026
Archview Checking	ACH Transaction #CA52-CFC0	Yes	10/01/2026	Jenn's Custom Cleans LLC	615.00	31809/29/2026, 31909/29/2026
Archview Checking	3000000070	Yes	10/01/2026	City of Collinsville	12,281.45	09/11/2026
Archview Checking	3000000071	Yes	10/01/2026	Mathis, Marifian & Richter	1,651.25	10/01/2026, 08/31/2026
Archview Checking	3000000072	Yes	10/01/2026	A&H Mechanical Contracting, Inc.	250.00	09506509/17/2026
Archview Checking	100458	Yes	10/07/2026	V&F Rentals	180.00	
Archview Checking	3000000073	Yes	10/07/2026	Lawn Mex Inc	2,572.48	3215410/01/2026
Archview Checking	Debit Card	Yes	10/08/2026	http://amazon.com/	10.82	10/08/2026
Archview Checking	Debit Card	Yes	10/09/2026	http://amazon.com/	10.82	10/09/2026
Archview Checking	ACH	Yes	10/10/2026	Republic Services #350	1,054.77	0350-00672692609/20/2026
Archview Checking	ACH Transaction #6E92-93D0	Yes	10/12/2026	Ralph Range	90.00	979-1-10210/09/2026
Archview Checking	3000000074	Yes	10/12/2026	Lawn Mex Inc	643.12	3228010/08/2026
Archview Checking	Debit Card	Yes	10/13/2026	Google Play	15.49	10/13/2026
Archview Checking	ACH	Yes	10/14/2026	State Farm Insurance	10,500.79	
Archview Checking	Debit Card	Yes	10/14/2026	Microsoft	49.99	
Archview Checking	ACH	Yes	10/15/2026	AT&T	95.13	09/22/2026
Archview Checking	ACH Transaction #99AA-4C30	Yes	10/15/2026	Ralph Range	450.00	970-1-11110/12/2026, 972-1-10710/12/2026, 973-1-10610/12/2026, 974-1-10510/12/2026, 976-1-10410/12/2026, 977-1-10310/12/2026
Archview Checking	3000000075	Yes	10/15/2026	Mathis, Marifian & Richter	3,662.50	110/15/2026, 08/31/2026

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Archview Checking	3000000076	Yes	10/20/2026	A&H Mechanical Contracting, Inc.	350.00	09533410/01/2026, 09533510/01/2
Archview Checking	ACH	Yes	10/21/2026	Ameren Illinois	1,575.41	09/30/2026
Archview Checking	ACH Transaction #CA60-28B0	Yes	10/23/2026	Ralph Range	180.00	983-1-11310/23/2026, 965-1-10810/12/2026
Archview Checking	3000000077	No	10/23/2026	Bull Exteriors	4,052.65	225110/22/2026, 225210/22/2026,
Archview Checking	1628	No	10/27/2026	Community Property Management	500.00	
Archview Checking	ACH Transaction #DD10-EA20	Yes	10/27/2026	Ralph Range	150.00	987-1-11610/26/2026, 988-1-11410/26/2026
Archview Checking	3000000078	No	10/27/2026	Mathis, Marifian & Richter	1,500.25	07/31/2025, 309/30/2026, 09/30/
Archview Checking	3000000079	No	10/27/2026	Lawn Mex Inc	8,250.00	3249110/22/2026
Archview Checking	ACH	Yes	10/28/2026	Jenn's Custom Cleans LLC	615.00	32410/27/2026
Archview Checking	3000000080	No	10/29/2026	Mathis, Marifian & Richter	59.00	02/28/2026
Archview Checking	3000000081	No	10/30/2026	A&H Mechanical Contracting, Inc.	2,185.00	09542410/16/2026, 09548710/08/2
					55,838.00	
Total					**55,838.00**	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			IL 62234						
[redacted]	[redacted]						[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]			[redacted]	
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]			[redacted]	
							34,774.00		
Total							**34,774.00**		

Annual Budget - Comparative

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

As of: Oct 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)	60.00	625.00	-565.00	-90.40%	1,841.19	6,250.00	-4,408.81	-70.54%	7,500.00
Garage Remotes	0.00	5.00	-5.00	-100.00%	60.00	50.00	10.00	20.00%	60.00
Uncollected Condo Fees - Collected	0.00	1,250.00	-1,250.00	-100.00%	0.00	12,500.00	-12,500.00	-100.00%	15,000.00
Assessments	35,360.00	35,376.00	-16.00	-0.05%	353,600.00	353,760.00	-160.00	-0.05%	424,512.00
Bank Interest	0.00	16.66	-16.66	-100.00%	0.00	166.68	-166.68	-100.00%	200.00
Washing Machine Income	0.00	8.34	-8.34	-100.00%	0.00	83.32	-83.32	-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	**35,420.00**	**37,281.00**	**-1,861.00**	**-4.99%**	**355,506.19**	**372,810.00**	**-17,303.81**	**-4.64%**	**447,372.00**
Expense									
Common Area Maintenance	8,260.82	250.00	-8,010.82	-3204.33%	8,656.22	2,500.00	-6,156.22	-246.25%	3,000.00
Concrete Repairs/ Replacement	10.82	166.66	155.84	93.51%	10.82	1,666.68	1,655.86	99.35%	2,000.00
Electrical Repairs/ Replacement	0.00	83.34	83.34	100.00%	0.00	833.32	833.32	100.00%	1,000.00
Emergency Fund	0.00	576.00	576.00	100.00%	0.00	5,760.00	5,760.00	100.00%	6,912.00
Independent Contractors	870.00	1,916.66	1,046.66	54.61%	8,349.00	19,166.68	10,817.68	56.44%	23,000.00
Software Tools/ Subscriptions	65.48	27.09	-38.39	-141.71%	174.82	270.82	96.00	35.45%	325.00
Postage	19.68	41.66	21.98	52.76%	1,605.93	416.68	-1,189.25	-285.41%	500.00
Taxes	0.00	25.00	25.00	100.00%	68.00	250.00	182.00	72.80%	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%	19,250.00	18,250.00	-1,000.00	-5.48%	21,900.00
Roof Replacement	0.00	3,333.34	3,333.34	100.00%	0.00	33,333.32	33,333.32	100.00%	40,000.00
Lawn Care	3,215.60	1,833.34	-1,382.26	-75.40%	22,203.64	18,333.32	-3,870.32	-21.11%	22,000.00
Accounting & Professional Fees	0.00	17.91	17.91	100.00%	206.00	179.18	-26.82	-14.97%	215.00
Property Insurance	10,500.79	8,833.34	-1,667.45	-18.88%	84,286.69	88,333.32	4,046.63	4.58%	106,000.00
Fidelity Bond	0.00	70.00	70.00	100.00%	0.00	700.00	700.00	100.00%	840.00
Water/Sewer	0.00	4,666.66	4,666.66	100.00%	69,155.95	46,666.68	-22,489.27	-48.19%	56,000.00
Plumbing	2,535.00	1,583.34	-951.66	-60.10%	7,685.00	15,833.32	8,148.32	51.46%	19,000.00
Unit Interior Repairs	2,502.65	1,666.66	-835.99	-50.16%	9,118.89	16,666.68	7,547.79	45.29%	20,000.00
Garage Repairs & Waterproofing	0.00	1,250.00	1,250.00	100.00%	45,736.41	12,500.00	-33,236.41	-265.89%	15,000.00
Garage Door	0.00	250.00	250.00	100.00%	226.61	2,500.00	2,273.39	90.94%	3,000.00
Pest Control	0.00	41.66	41.66	100.00%	29.24	416.68	387.44	92.98%	500.00
Phone & Internet	95.13	83.34	-11.79	-14.15%	932.08	833.32	-98.76	-11.85%	1,000.00
Single Use Supplies	0.00	25.00	25.00	100.00%	251.70	250.00	-1.70	-0.68%	300.00
Community Building Insurance	0.00	125.00	125.00	100.00%	1,309.75	1,250.00	-59.75	-4.78%	1,500.00
Legal Fees	162.50	1,666.66	1,504.16	90.25%	24,121.90	16,666.68	-7,455.22	-44.73%	20,000.00
Tree & Shrub Trimming	0.00	208.34	208.34	100.00%	4,780.00	2,083.32	-2,696.68	-129.44%	2,500.00
Roof Repairs	1,550.00	833.34	-716.66	-86.00%	12,950.00	8,333.32	-4,616.68	-55.40%	10,000.00
Building Maintenance	168.40	416.66	248.26	59.58%	779.31	4,166.68	3,387.37	81.30%	5,000.00
Cleaning	10.00	681.66	671.66	98.53%	7,110.00	6,816.68	-293.32	-4.30%	8,180.00
Snow Removal	0.00	666.66	666.66	100.00%	5,455.00	6,666.68	1,211.68	18.18%	8,000.00
Electric	0.00	1,500.00	1,500.00	100.00%	16,322.56	15,000.00	-1,322.56	-8.82%	18,000.00
Trash	0.00	1,666.66	1,666.66	100.00%	17,435.68	16,666.68	-769.00	-4.61%	20,000.00
Dormer Repair	0.00	833.34	833.34	100.00%	7,100.00	8,333.32	1,233.32	14.80%	10,000.00
Drainage - Around	0.00	100.00	100.00	100.00%	4,635.00	1,000.00	-3,635.00	-363.50%	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	16.66	16.66	100.00%	663.88	166.68	-497.20	-298.30%	200.00
Total Operating Expense	**32,291.87**	**37,280.98**	**4,989.11**	**13.38%**	**380,610.08**	**372,810.04**	**-7,800.04**	**-2.09%**	**447,372.00**
Total Operating Income	35,420.00	37,281.00	-1,861.00	-4.99%	355,506.19	372,810.00	-17,303.81	-4.64%	447,372.00
Total Operating Expense	32,291.87	37,280.98	4,989.11	13.38%	380,610.08	372,810.04	-7,800.04	-2.09%	447,372.00
NOI - Net Operating Income	**3,128.13**	**0.02**	**3,128.11**	**15640550.00%**	**-25,103.89**	**-0.04**	**-25,103.85**	**-62759625.00%**	**0.00**
Total Income	35,420.00	37,281.00	-1,861.00	-4.99%	355,506.19	372,810.00	-17,303.81	-4.64%	447,372.00
Total Expense	32,291.87	37,280.98	4,989.11	13.38%	380,610.08	372,810.04	-7,800.04	-2.09%	447,372.00
Net Income	**3,128.13**	**0.02**	**3,128.11**	**15640550.00%**	**-25,103.89**	**-0.04**	**-25,103.85**	**-62759625.00%**	**0.00**