

Allegro Villas Financial Reports

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Financial Report Package
August 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$29,2945.30
Total Reserve Funds:	\$623,401.58
Accounts Receivable:	\$46,903.46
Prepaid Assessments:	\$34,680.31
Reserve Contributions: Funded through August 2024	

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 08/31/2024

Date: 9/24/2024

Time: 6:37 pm

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking	\$29,945.30	
Total Operating Funds:		\$29,945.30

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve	250,892.35	
11-1042-00 Pacific Western Bank	80,548.16	
11-1045-00 Alliance Bank MMA 2181	172.56	
11-1050-00 Morgan Stanley	16,681.38	
11-1055-00 Alliance Bank CD 9110 M10/26/24	10,383.14	
11-1058-00 Alliance Bank CDARS 9255 M02/06/25	264,723.99	
Total Reserve Funds:		\$623,401.58

Accounts Receivable

12-1210-00 Accounts Receivable	46,903.46	
Total Accounts Receivable:		\$46,903.46

Total Assets:**\$700,250.34****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments	34,680.31	
Total Liabilities:		\$34,680.31

Reserve Liabilities

36-3610-00 Reserve - General	15,507.62	
36-3622-00 Reserve - Balcony / Landings / Stairs	(107,940.73)	
36-3632-00 Reserve - Building Numbers	7,886.13	
36-3650-00 Reserve - Garage Doors	21,805.82	
36-3660-00 Reserve - Gates / Operators / Entry System	(8,342.34)	
36-3690-00 Reserve - Mailboxes	15,647.49	
36-3695-00 Reserve - Clubhouse	5,228.60	
36-3710-00 Reserve - Landscape	7,211.49	
36-3715-00 Reserve - Irrigation	3,815.80	
36-3720-00 Reserve - Lighting	(23,304.59)	
36-3722-00 Reserve - Fire Alarm Panels / Sprinklers	13,411.72	
36-3730-00 Reserve - Utility Doors	9,567.88	
36-3744-00 Reserve - Surveillance System	(16,600.38)	
36-3760-00 Reserve - Painting	142,435.08	
36-3782-00 Reserve - Pet Stations	536.49	
36-3790-00 Reserve - Roofing	439,307.45	
36-3820-00 Reserve - Streets/Drives	117,298.42	
36-3830-00 Reserve - Pool/Spa	8,009.16	
36-3835-00 Reserve - Bathroom/Shower	10,648.65	
36-3840-00 Reserve - Fencing-Wrought Iron	87,429.38	
36-3852-00 Reserve - Wood Replacement / Repair	(66,143.59)	
36-3860-00 Reserve - Arbor / Patio Cover	11,911.77	
36-3880-00 Reserve - Termite	(125,337.56)	
36-3894-00 Reserve - Boilers & Storage Tanks	10,788.82	
36-3920-00 Reserve - Contingency	24,531.37	
36-3921-00 Reserve - Interest Allocation	18,091.63	
Total Reserve Liabilities:		\$623,401.58

Equity

39-3960-00 Equity as of PFY End	7,914.94	
Total Equity:		\$7,914.94



Balance Sheet - Operating

Allegro Villas HOA

End Date: 08/31/2024

Date: 9/24/2024

Time: 6:37 pm

Page: 2

Net Income Gain / Loss

\$34,253.51

\$34,253.51

Total Liabilities & Equity:

\$700,250.34



Income Statement - Operating

Allegro Villas HOA

08/31/2024

Date: 9/24/2024

Time: 6:37 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$560,000.00	\$560,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	-	100.00	(100.00)	877.38	800.00	77.38	1,200.00
4050-00 Remotes/Fobs	-	-	-	50.00	-	50.00	-
4060-00 Keys/Gate Cards	100.00	20.83	79.17	300.00	166.64	133.36	250.00
4130-00 Interest	1,355.98	208.33	1,147.65	9,588.32	1,666.64	7,921.68	2,500.00
4140-00 Late Charge	110.00	100.00	10.00	880.00	800.00	80.00	1,200.00
4230-00 Violation Fines	-	-	-	2,125.00	-	2,125.00	-
Total Income	\$71,565.98	\$70,429.16	\$1,136.82	\$573,820.70	\$563,433.28	\$10,387.42	\$845,150.00
Total OPERATING INCOME	\$71,565.98	\$70,429.16	\$1,136.82	\$573,820.70	\$563,433.28	\$10,387.42	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	3,318.02	3,008.33	(309.69)	19,921.60	24,066.64	4,145.04	36,100.00
5030-00 Gas	2,997.62	5,583.33	2,585.71	22,377.63	44,666.64	22,289.01	67,000.00
5040-00 Refuse/Disposal	4,893.55	4,661.00	(232.55)	37,750.70	37,288.00	(462.70)	55,932.00
5060-00 Telephone/Internet	475.83	579.17	103.34	4,980.85	4,633.36	(347.49)	6,950.00
5070-00 Water/Sewer	171.72	6,750.00	6,578.28	52,656.51	54,000.00	1,343.49	81,000.00
Total Utilities	\$11,856.74	\$20,581.83	\$8,725.09	\$137,687.29	\$164,654.64	\$26,967.35	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,149.87	2,074.50	(75.37)	16,994.22	16,596.00	(398.22)	24,894.00
5540-00 Landscape Supplies/Extras	450.00	416.67	(33.33)	2,682.50	3,333.36	650.86	5,000.00
5560-00 Irrigation Repairs/Supplies	785.00	558.33	(226.67)	2,339.50	4,466.64	2,127.14	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	14,000.00	14,000.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	99.00	80.00	(19.00)	120.00
Total Land Maintenance	\$3,384.87	\$4,809.50	\$1,424.63	\$22,115.22	\$38,476.00	\$16,360.78	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	411.00	333.33	(77.67)	2,713.00	2,666.64	(46.36)	4,000.00
6060-00 Pool/Spa Maint/Repairs	-	200.00	200.00	1,420.00	1,600.00	180.00	2,400.00
6070-00 Pool/Spa Supplies	349.00	16.67	(332.33)	869.00	133.36	(735.64)	200.00
Total Pool/Spa Maintenance	\$760.00	\$550.00	(\$210.00)	\$5,002.00	\$4,400.00	(\$602.00)	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	440.00	366.64	(73.36)	550.00
7020-00 Boiler Repairs & Supplies	1,083.28	708.33	(374.95)	6,468.45	5,666.64	(801.81)	8,500.00
7040-00 Janitorial Service	290.00	316.67	26.67	2,320.00	2,533.36	213.36	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	400.00	1,066.64	666.64	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	158.84	266.64	107.80	400.00
7150-00 Roof Maint/Repairs	-	791.67	791.67	6,445.68	6,333.36	(112.32)	9,500.00
8025-00 Fire Extinguishers	-	47.50	47.50	1,015.76	380.00	(635.76)	570.00
8040-00 Fire Alarm Monitor/Respond	300.00	300.00	-	2,400.00	2,400.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	-	166.67	166.67	2,000.00	1,333.36	(666.64)	2,000.00
8050-00 Maintenance/Repairs	-	1,500.00	1,500.00	5,355.77	12,000.00	6,644.23	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	400.00	400.00	600.00
8070-00 Lighting Repairs/Maint/Supply	-	333.33	333.33	3,101.27	2,666.64	(434.63)	4,000.00
8110-00 Pest Control/Rodent/Termite	-	479.00	479.00	3,818.00	3,832.00	14.00	5,748.00
8120-00 Plumbing Maint/Repairs	410.00	2,750.00	2,340.00	22,405.26	22,000.00	(405.26)	33,000.00
8121-00 Plumbing Damage	1,551.00	1,666.67	115.67	5,876.23	13,333.36	7,457.13	20,000.00
Repairs/Restoration							
8130-00 Gate/Fence Repair & Maint	461.25	166.67	(294.58)	5,205.25	1,333.36	(3,871.89)	2,000.00
8140-00 Security/Patrol	4,560.00	5,194.83	634.83	28,853.32	41,558.64	12,705.32	62,338.00
8144-00 Security System/Cameras	-	62.50	62.50	290.00	500.00	210.00	750.00
Maint/Repairs							
8145-00 Signage	-	58.33	58.33	-	466.64	466.64	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	166.64	166.64	250.00
Total Common Area/Maintenance	\$8,705.53	\$14,825.49	\$6,119.96	\$96,553.83	\$118,603.92	\$22,050.09	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	333.36	333.36	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	966.64	966.64	1,450.00
9025-00 Collection Expense	100.00	125.00	25.00	650.00	1,000.00	350.00	1,500.00



Income Statement - Operating
Allegro Villas HOA
08/31/2024

Date: 9/24/2024
Time: 6:37 pm
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9090-00 Licenses/Fees/Permits	\$-	\$83.33	\$83.33	\$659.00	\$666.64	\$7.64	\$1,000.00
9110-00 Insurance	-	4,138.33	4,138.33	19,140.63	33,106.64	13,966.01	49,660.00
9120-00 Legal Services	396.50	833.33	436.83	11,373.00	6,666.64	(4,706.36)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	24,000.00	24,000.00	-	36,000.00
9135-00 Management Extras	(25.00)	41.67	66.67	275.00	333.36	58.36	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	1,066.64	1,066.64	1,600.00
9160-00 Printing/Mailing/Supplies	(9.65)	216.67	226.32	997.06	1,733.36	736.30	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	565.00	400.00	(165.00)	600.00
9475-00 Administration Misc	-	8.36	8.36	-	66.88	66.88	100.35
Total Administration	\$3,461.85	\$8,792.52	\$5,330.67	\$58,109.69	\$70,340.16	\$12,230.47	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	6,892.00	3,446.00	(3,446.00)	27,568.00	27,568.00	-	41,352.00
9632-00 Reserve - Building Numbers	123.00	61.50	(61.50)	492.00	492.00	-	738.00
9650-00 Reserve - Garage Doors	444.34	222.17	(222.17)	1,777.36	1,777.36	-	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	258.16	129.08	(129.08)	1,032.64	1,032.64	-	1,549.00
9690-00 Reserve - Mailboxes	510.34	255.17	(255.17)	2,041.36	2,041.36	-	3,062.00
9695-00 Reserve - Clubhouse	120.00	60.00	(60.00)	480.00	480.00	-	720.00
9710-00 Reserve - Landscape	447.34	223.67	(223.67)	1,789.36	1,789.36	-	2,684.00
9715-00 Reserve - Irrigation	486.34	243.17	(243.17)	1,945.36	1,945.36	-	2,918.00
9720-00 Reserve - Lighting	690.50	345.25	(345.25)	2,762.00	2,762.00	-	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	426.34	213.17	(213.17)	1,705.36	1,705.36	-	2,558.00
9730-00 Reserve - Utility Doors	222.16	111.08	(111.08)	888.64	888.64	-	1,333.00
9760-00 Reserve - Painting	4,992.00	2,496.00	(2,496.00)	19,968.00	19,968.00	-	29,952.00
9782-00 Reserve - Pet Stations	12.00	6.00	(6.00)	48.00	48.00	-	72.00
9790-00 Reserve - Roofing	7,324.32	3,662.17	(3,662.15)	29,297.28	29,297.36	0.08	43,946.00
9820-00 Reserve - Streets/Drives	2,236.34	1,118.17	(1,118.17)	8,945.36	8,945.36	-	13,418.00
9830-00 Reserve - Pool/Spa	603.34	301.67	(301.67)	2,413.36	2,413.36	-	3,620.00
9835-00 Reserve - Bathroom/Shower	246.16	123.08	(123.08)	984.64	984.64	-	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	942.50	471.25	(471.25)	3,770.00	3,770.00	-	5,655.00
9852-00 Reserve - Wood Replacement / Repair	711.50	355.75	(355.75)	2,846.00	2,846.00	-	4,269.00
9860-00 Reserve - Arbor / Patio Cover	276.16	138.08	(138.08)	1,104.64	1,104.64	-	1,657.00
9880-00 Reserve - Termite	711.50	355.75	(355.75)	2,846.00	2,846.00	-	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	567.34	283.67	(283.67)	2,269.36	2,269.36	-	3,404.00
9920-00 Reserve - Contingency	774.48	387.25	(387.23)	3,097.92	3,098.00	0.08	4,647.00
9921-00 Reserve - Interest Allocation	1,355.98	208.33	(1,147.65)	9,588.32	1,666.64	(7,921.68)	2,500.00
9925-00 PFY Reserve Contributions	-	5,652.39	5,652.39	90,438.20	45,219.12	(45,219.08)	67,828.65
Total Reserve Allocations	\$31,374.14	\$20,869.82	(\$10,504.32)	\$220,099.16	\$166,958.56	(\$53,140.60)	\$250,437.65
Total OPERATING EXPENSE	\$59,543.13	\$70,429.16	\$10,886.03	\$539,567.19	\$563,433.28	\$23,866.09	\$845,150.00
Net Income:	\$12,022.85	\$0.00	\$12,022.85	\$34,253.51	\$0.00	\$34,253.51	\$0.00



Financial Report Package
July 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$17,856.70
Total Reserve Funds:	\$597,231.18
Accounts Receivable:	\$44,911.21
Prepaid Assessments:	\$32,622.31
Reserve Contributions:	
	Funded through June 2024
Unfunded 2024 Reserves July @	\$15,009.08 = \$15,009.08

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**Allegro Villas HOA
End Date: 07/31/2024

Date: 8/6/2024

Time: 6:52 pm

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking	\$17,856.70	
Total Operating Funds:		\$17,856.70

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve	225,763.64	
11-1042-00 Pacific Western Bank	80,548.16	
11-1045-00 Alliance Bank MMA 2181	172.54	
11-1050-00 Morgan Stanley	16,681.38	
11-1055-00 Alliance Bank CD 9110 M10/26/24	10,339.10	
11-1057-00 Alliance Bank CDARS 8805 M08/08/24	263,726.36	
Total Reserve Funds:		\$597,231.18

Accounts Receivable

12-1210-00 Accounts Receivable	44,911.21	
Total Accounts Receivable:		\$44,911.21

Total Assets:**\$659,999.09****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments	32,622.31	
Total Liabilities:		\$32,622.31

Reserve Liabilities

36-3610-00 Reserve - General	15,507.62	
36-3622-00 Reserve - Balcony / Landings / Stairs	(114,832.73)	
36-3632-00 Reserve - Building Numbers	7,763.13	
36-3650-00 Reserve - Garage Doors	21,361.48	
36-3660-00 Reserve - Gates / Operators / Entry System	(8,600.50)	
36-3690-00 Reserve - Mailboxes	15,137.15	
36-3695-00 Reserve - Clubhouse	5,108.60	
36-3710-00 Reserve - Landscape	6,764.15	
36-3715-00 Reserve - Irrigation	3,329.46	
36-3720-00 Reserve - Lighting	(23,995.09)	
36-3722-00 Reserve - Fire Alarm Panels / Sprinklers	12,985.38	
36-3730-00 Reserve - Utility Doors	9,345.72	
36-3744-00 Reserve - Surveillance System	(16,600.38)	
36-3760-00 Reserve - Painting	137,443.08	
36-3782-00 Reserve - Pet Stations	524.49	
36-3790-00 Reserve - Roofing	431,983.13	
36-3820-00 Reserve - Streets/Drives	115,062.08	
36-3830-00 Reserve - Pool/Spa	7,405.82	
36-3835-00 Reserve - Bathroom/Shower	10,402.49	
36-3840-00 Reserve - Fencing-Wrought Iron	86,486.88	
36-3852-00 Reserve - Wood Replacement / Repair	(66,855.09)	
36-3860-00 Reserve - Arbor / Patio Cover	11,635.61	
36-3880-00 Reserve - Termite	(126,049.06)	
36-3894-00 Reserve - Boilers & Storage Tanks	15,425.22	
36-3920-00 Reserve - Contingency	23,756.89	
36-3921-00 Reserve - Interest Allocation	16,735.65	
Total Reserve Liabilities:		\$597,231.18

Equity

39-3960-00 Equity as of PFY End	7,914.94	
Total Equity:		\$7,914.94

**Balance Sheet - Operating**Allegro Villas HOA
End Date: 07/31/2024Date: 8/6/2024
Time: 6:52 pm
Page: 2

Net Income Gain / Loss

\$22,230.66\$22,230.66

Total Liabilities & Equity:

\$659,999.09



Income Statement - Operating
Allegro Villas HOA
07/31/2024

Date: 8/6/2024
Time: 6:52 pm
Page: 1

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$490,000.00	\$490,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	100.00	100.00	-	877.38	700.00	177.38	1,200.00
4050-00 Remotes/Fobs	-	-	-	50.00	-	50.00	-
4060-00 Keys/Gate Cards	50.00	20.83	29.17	200.00	145.81	54.19	250.00
4130-00 Interest	849.09	208.33	640.76	8,232.34	1,458.31	6,774.03	2,500.00
4140-00 Late Charge	80.00	100.00	(20.00)	770.00	700.00	70.00	1,200.00
4230-00 Violation Fines	-	-	-	2,125.00	-	2,125.00	-
Total Income	\$71,079.09	\$70,429.16	\$649.93	\$502,254.72	\$493,004.12	\$9,250.60	\$845,150.00
Total OPERATING INCOME	\$71,079.09	\$70,429.16	\$649.93	\$502,254.72	\$493,004.12	\$9,250.60	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	2,783.45	3,008.33	224.88	16,603.58	21,058.31	4,454.73	36,100.00
5030-00 Gas	3,301.28	5,583.33	2,282.05	19,380.01	39,083.31	19,703.30	67,000.00
5040-00 Refuse/Disposal	4,893.55	4,661.00	(232.55)	32,857.15	32,627.00	(230.15)	55,932.00
5060-00 Telephone/Internet	805.38	579.17	(226.21)	4,505.02	4,054.19	(450.83)	6,950.00
5070-00 Water/Sewer	13,554.45	6,750.00	(6,804.45)	52,484.79	47,250.00	(5,234.79)	81,000.00
Total Utilities	\$25,338.11	\$20,581.83	(\$4,756.28)	\$125,830.55	\$144,072.81	\$18,242.26	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,149.87	2,074.50	(75.37)	14,844.35	14,521.50	(322.85)	24,894.00
5540-00 Landscape Supplies/Extras	150.00	416.67	266.67	2,232.50	2,916.69	684.19	5,000.00
5560-00 Irrigation Repairs/Supplies	-	558.33	558.33	1,554.50	3,908.31	2,353.81	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	12,250.00	12,250.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	99.00	70.00	(29.00)	120.00
Total Land Maintenance	\$2,299.87	\$4,809.50	\$2,509.63	\$18,730.35	\$33,666.50	\$14,936.15	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	411.00	333.33	(77.67)	2,302.00	2,333.31	31.31	4,000.00
6060-00 Pool/Spa Maint/Repairs	620.00	200.00	(420.00)	1,420.00	1,400.00	(20.00)	2,400.00
6070-00 Pool/Spa Supplies	-	16.67	16.67	520.00	116.69	(403.31)	200.00
Total Pool/Spa Maintenance	\$1,031.00	\$550.00	(\$481.00)	\$4,242.00	\$3,850.00	(\$392.00)	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	440.00	320.81	(119.19)	550.00
7020-00 Boiler Repairs & Supplies	50.00	708.33	658.33	5,385.17	4,958.31	(426.86)	8,500.00
7040-00 Janitorial Service	2,030.00	316.67	(1,713.33)	2,030.00	2,216.69	186.69	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	350.00	933.31	583.31	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	158.84	233.31	74.47	400.00
7150-00 Roof Maint/Repairs	925.00	791.67	(133.33)	6,445.68	5,541.69	(903.99)	9,500.00
8025-00 Fire Extinguishers	-	47.50	47.50	1,015.76	332.50	(683.26)	570.00
8040-00 Fire Alarm Monitor/Respond	300.00	300.00	-	2,100.00	2,100.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	-	166.67	166.67	2,000.00	1,166.69	(833.31)	2,000.00
8050-00 Maintenance/Repairs	(205.85)	1,500.00	1,705.85	5,355.77	10,500.00	5,144.23	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	350.00	350.00	600.00
8070-00 Lighting Repairs/Maint/Supply	121.50	333.33	211.83	3,101.27	2,333.31	(767.96)	4,000.00
8110-00 Pest Control/Rodent/Termite	479.00	479.00	-	3,818.00	3,353.00	(465.00)	5,748.00
8120-00 Plumbing Maint/Repairs	(537.46)	2,750.00	3,287.46	21,995.26	19,250.00	(2,745.26)	33,000.00
8121-00 Plumbing Damage	-	1,666.67	1,666.67	4,325.23	11,666.69	7,341.46	20,000.00
Repairs/Restoration							
8130-00 Gate/Fence Repair & Maint	2,411.25	166.67	(2,244.58)	4,744.00	1,166.69	(3,577.31)	2,000.00
8140-00 Security/Patrol	3,960.00	5,194.83	1,234.83	24,293.32	36,363.81	12,070.49	62,338.00
8144-00 Security System/Cameras	-	62.50	62.50	290.00	437.50	147.50	750.00
Maint/Repairs							
8145-00 Signage	-	58.33	58.33	-	408.31	408.31	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	145.81	145.81	250.00
Total Common Area/Maintenance	\$9,583.44	\$14,825.49	\$5,242.05	\$87,848.30	\$103,778.43	\$15,930.13	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	291.69	291.69	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	845.81	845.81	1,450.00
9025-00 Collection Expense	75.00	125.00	50.00	550.00	875.00	325.00	1,500.00



Income Statement - Operating
Allegro Villas HOA
07/31/2024

Date: 8/6/2024
Time: 6:52 pm
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9090-00 Licenses/Fees/Permits	\$-	\$83.33	\$83.33	\$659.00	\$583.31	(\$75.69)	\$1,000.00
9110-00 Insurance	(3,171.87)	4,138.33	7,310.20	19,140.63	28,968.31	9,827.68	49,660.00
9120-00 Legal Services	1,616.50	833.33	(783.17)	10,976.50	5,833.31	(5,143.19)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	21,000.00	21,000.00	-	36,000.00
9135-00 Management Extras	-	41.67	41.67	300.00	291.69	(8.31)	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	933.31	933.31	1,600.00
9160-00 Printing/Mailing/Supplies	544.20	216.67	(327.53)	1,006.71	1,516.69	509.98	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	565.00	350.00	(215.00)	600.00
9475-00 Administration Misc	-	8.36	8.36	-	58.52	58.52	100.35
Total Administration	\$2,063.83	\$8,792.52	\$6,728.69	\$54,647.84	\$61,547.64	\$6,899.80	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	10,338.00	3,446.00	(6,892.00)	20,676.00	24,122.00	3,446.00	41,352.00
9632-00 Reserve - Building Numbers	184.50	61.50	(123.00)	369.00	430.50	61.50	738.00
9650-00 Reserve - Garage Doors	666.51	222.17	(444.34)	1,333.02	1,555.19	222.17	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	387.24	129.08	(258.16)	774.48	903.56	129.08	1,549.00
9690-00 Reserve - Mailboxes	765.51	255.17	(510.34)	1,531.02	1,786.19	255.17	3,062.00
9695-00 Reserve - Clubhouse	180.00	60.00	(120.00)	360.00	420.00	60.00	720.00
9710-00 Reserve - Landscape	671.01	223.67	(447.34)	1,342.02	1,565.69	223.67	2,684.00
9715-00 Reserve - Irrigation	729.51	243.17	(486.34)	1,459.02	1,702.19	243.17	2,918.00
9720-00 Reserve - Lighting	1,035.75	345.25	(690.50)	2,071.50	2,416.75	345.25	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	639.51	213.17	(426.34)	1,279.02	1,492.19	213.17	2,558.00
9730-00 Reserve - Utility Doors	333.24	111.08	(222.16)	666.48	777.56	111.08	1,333.00
9760-00 Reserve - Painting	7,488.00	2,496.00	(4,992.00)	14,976.00	17,472.00	2,496.00	29,952.00
9782-00 Reserve - Pet Stations	18.00	6.00	(12.00)	36.00	42.00	6.00	72.00
9790-00 Reserve - Roofing	10,986.48	3,662.17	(7,324.31)	21,972.96	25,635.19	3,662.23	43,946.00
9820-00 Reserve - Streets/Drives	3,354.51	1,118.17	(2,236.34)	6,709.02	7,827.19	1,118.17	13,418.00
9830-00 Reserve - Pool/Spa	905.01	301.67	(603.34)	1,810.02	2,111.69	301.67	3,620.00
9835-00 Reserve - Bathroom/Shower	369.24	123.08	(246.16)	738.48	861.56	123.08	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	1,413.75	471.25	(942.50)	2,827.50	3,298.75	471.25	5,655.00
9852-00 Reserve - Wood Replacement / Repair	1,067.25	355.75	(711.50)	2,134.50	2,490.25	355.75	4,269.00
9860-00 Reserve - Arbor / Patio Cover	414.24	138.08	(276.16)	828.48	966.56	138.08	1,657.00
9880-00 Reserve - Termite	1,067.25	355.75	(711.50)	2,134.50	2,490.25	355.75	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	851.01	283.67	(567.34)	1,702.02	1,985.69	283.67	3,404.00
9920-00 Reserve - Contingency	1,161.72	387.25	(774.47)	2,323.44	2,710.75	387.31	4,647.00
9921-00 Reserve - Interest Allocation	849.09	208.33	(640.76)	8,232.34	1,458.31	(6,774.03)	2,500.00
9925-00 PFY Reserve Contributions	-	5,652.39	5,652.39	90,438.20	39,566.73	(50,871.47)	67,828.65
Total Reserve Allocations	\$45,876.33	\$20,869.82	(\$25,006.51)	\$188,725.02	\$146,088.74	(\$42,636.28)	\$250,437.65
Total OPERATING EXPENSE	\$86,192.58	\$70,429.16	(\$15,763.42)	\$480,024.06	\$493,004.12	\$12,980.06	\$845,150.00
Net Income:	(\$15,113.49)	\$0.00	(\$15,113.49)	\$22,230.66	\$0.00	\$22,230.66	\$0.00



Financial Report Package
June 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds: \$33,837.90

Total Reserve Funds: \$551,354.85

Accounts Receivable: \$41,872.50

Prepaid Assessments: \$30,451.31

Reserve Contributions:

Funded through March 2024

Unfunded 2024 Reserves Apr-Jun @ \$15,009.08 = \$45,027.24

HOMEOWNER ACCOUNT CODE KEY

-P = Previous Owner Account

-A = Current Owner Account w/Attorney

-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 06/30/2024

Date: 7/24/2024

Time: 5:13 pm

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking \$33,837.90

Total Operating Funds:

\$33,837.90

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve 180,482.44

11-1042-00 Pacific Western Bank 80,548.16

11-1045-00 Alliance Bank MMA 2181 172.52

11-1050-00 Morgan Stanley 16,681.38

11-1055-00 Alliance Bank CD 9110 M10/26/24 10,296.64

11-1057-00 Alliance Bank CDARS 8805 M08/08/24 263,173.71

Total Reserve Funds:

\$551,354.85

Accounts Receivable

12-1210-00 Accounts Receivable 41,872.50

Total Accounts Receivable:

\$41,872.50**Total Assets:**\$627,065.25**Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments 30,451.31

Total Liabilities:

\$30,451.31

Reserve Liabilities

36-3610-00 Reserve - General 15,507.62

36-3622-00 Reserve - Balcony / Landings / Stairs (125,170.73)

36-3632-00 Reserve - Building Numbers 7,578.63

36-3650-00 Reserve - Garage Doors 20,694.97

36-3660-00 Reserve - Gates / Operators / Entry System (8,987.74)

36-3690-00 Reserve - Mailboxes 14,371.64

36-3695-00 Reserve - Clubhouse 4,928.60

36-3710-00 Reserve - Landscape 6,093.14

36-3715-00 Reserve - Irrigation 2,599.95

36-3720-00 Reserve - Lighting (25,030.84)

36-3722-00 Reserve - Fire Alarm Panels / Sprinklers 12,345.87

36-3730-00 Reserve - Utility Doors 9,012.48

36-3744-00 Reserve - Surveillance System (16,600.38)

36-3760-00 Reserve - Painting 129,955.08

36-3782-00 Reserve - Pet Stations 506.49

36-3790-00 Reserve - Roofing 420,996.65

36-3820-00 Reserve - Streets/Drives 111,707.57

36-3830-00 Reserve - Pool/Spa 6,500.81

36-3835-00 Reserve - Bathroom/Shower 10,033.25

36-3840-00 Reserve - Fencing-Wrought Iron 85,073.13

36-3852-00 Reserve - Wood Replacement / Repair (67,922.34)

36-3860-00 Reserve - Arbor / Patio Cover 11,221.37

36-3880-00 Reserve - Termite (127,116.31)

36-3894-00 Reserve - Boilers & Storage Tanks 14,574.21

36-3920-00 Reserve - Contingency 22,595.17

36-3921-00 Reserve - Interest Allocation 15,886.56

Total Reserve Liabilities:

\$551,354.85

Equity

39-3960-00 Equity as of PFY End 7,914.94

Total Equity:

\$7,914.94



Balance Sheet - Operating

Allegro Villas HOA

End Date: 06/30/2024

Date: 7/24/2024

Time: 5:13 pm

Page: 2

Net Income Gain / Loss	<u>\$37,344.15</u>	<u>\$37,344.15</u>
Total Liabilities & Equity:		<u><u>\$627,065.25</u></u>



Income Statement - Operating

Allegro Villas HOA

06/30/2024

Date: 7/24/2024

Time: 5:13 pm

Page: 1

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$420,000.00	\$420,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	75.00	100.00	(25.00)	777.38	600.00	177.38	1,200.00
4050-00 Remotes/Fobs	-	-	-	50.00	-	50.00	-
4060-00 Keys/Gate Cards	50.00	20.83	29.17	150.00	124.98	25.02	250.00
4130-00 Interest	832.27	208.33	623.94	7,383.25	1,249.98	6,133.27	2,500.00
4140-00 Late Charge	100.00	100.00	-	690.00	600.00	90.00	1,200.00
4230-00 Violation Fines	-	-	-	2,125.00	-	2,125.00	-
Total Income	\$71,057.27	\$70,429.16	\$628.11	\$431,175.63	\$422,574.96	\$8,600.67	\$845,150.00
Total OPERATING INCOME	\$71,057.27	\$70,429.16	\$628.11	\$431,175.63	\$422,574.96	\$8,600.67	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	2,025.47	3,008.33	982.86	13,820.13	18,049.98	4,229.85	36,100.00
5030-00 Gas	1,323.08	5,583.33	4,260.25	16,078.73	33,499.98	17,421.25	67,000.00
5040-00 Refuse/Disposal	4,660.60	4,661.00	0.40	27,963.60	27,966.00	2.40	55,932.00
5060-00 Telephone/Internet	476.49	579.17	102.68	3,699.64	3,475.02	(224.62)	6,950.00
5070-00 Water/Sewer	2,911.89	6,750.00	3,838.11	38,930.34	40,500.00	1,569.66	81,000.00
Total Utilities	\$11,397.53	\$20,581.83	\$9,184.30	\$100,492.44	\$123,490.98	\$22,998.54	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,149.87	2,074.50	(75.37)	12,694.48	12,447.00	(247.48)	24,894.00
5540-00 Landscape Supplies/Extras	732.50	416.67	(315.83)	2,082.50	2,500.02	417.52	5,000.00
5560-00 Irrigation Repairs/Supplies	657.00	558.33	(98.67)	1,554.50	3,349.98	1,795.48	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	10,500.00	10,500.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	99.00	60.00	(39.00)	120.00
Total Land Maintenance	\$3,539.37	\$4,809.50	\$1,270.13	\$16,430.48	\$28,857.00	\$12,426.52	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	411.00	333.33	(77.67)	1,891.00	1,999.98	108.98	4,000.00
6060-00 Pool/Spa Maint/Repairs	85.00	200.00	115.00	800.00	1,200.00	400.00	2,400.00
6070-00 Pool/Spa Supplies	195.00	16.67	(178.33)	520.00	100.02	(419.98)	200.00
Total Pool/Spa Maintenance	\$691.00	\$550.00	(\$141.00)	\$3,211.00	\$3,300.00	\$89.00	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	440.00	274.98	(165.02)	550.00
7020-00 Boiler Repairs & Supplies	-	708.33	708.33	5,335.17	4,249.98	(1,085.19)	8,500.00
7040-00 Janitorial Service	-	316.67	316.67	-	1,900.02	1,900.02	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	300.00	799.98	499.98	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	158.84	199.98	41.14	400.00
7150-00 Roof Maint/Repairs	1,050.00	791.67	(258.33)	5,520.68	4,750.02	(770.66)	9,500.00
8025-00 Fire Extinguishers	-	47.50	47.50	1,015.76	285.00	(730.76)	570.00
8040-00 Fire Alarm Monitor/Respond	300.00	300.00	-	1,800.00	1,800.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	-	166.67	166.67	2,000.00	1,000.02	(999.98)	2,000.00
8050-00 Maintenance/Repairs	3,640.00	1,500.00	(2,140.00)	5,561.62	9,000.00	3,438.38	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	300.00	300.00	600.00
8070-00 Lighting Repairs/Maint/Supply	-	333.33	333.33	2,979.77	1,999.98	(979.79)	4,000.00
8110-00 Pest Control/Rodent/Termite	479.00	479.00	-	3,339.00	2,874.00	(465.00)	5,748.00
8120-00 Plumbing Maint/Repairs	561.53	2,750.00	2,188.47	22,532.72	16,500.00	(6,032.72)	33,000.00
8121-00 Plumbing Damage	-	1,666.67	1,666.67	4,325.23	10,000.02	5,674.79	20,000.00
Repairs/Restoration							
8130-00 Gate/Fence Repair & Maint	-	166.67	166.67	2,332.75	1,000.02	(1,332.73)	2,000.00
8140-00 Security/Patrol	7,453.54	5,194.83	(2,258.71)	20,333.32	31,168.98	10,835.66	62,338.00
8144-00 Security System/Cameras	-	62.50	62.50	290.00	375.00	85.00	750.00
Maint/Repairs							
8145-00 Signage	-	58.33	58.33	-	349.98	349.98	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	124.98	124.98	250.00
Total Common Area/Maintenance	\$13,534.07	\$14,825.49	\$1,291.42	\$78,264.86	\$88,952.94	\$10,688.08	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	250.02	250.02	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	724.98	724.98	1,450.00
9025-00 Collection Expense	-	125.00	125.00	475.00	750.00	275.00	1,500.00



Income Statement - Operating

Allegro Villas HOA

06/30/2024

Date: 7/24/2024

Time: 5:13 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9090-00 Licenses/Fees/Permits	\$-	\$83.33	\$83.33	\$659.00	\$499.98	(\$159.02)	\$1,000.00
9110-00 Insurance	-	4,138.33	4,138.33	22,312.50	24,829.98	2,517.48	49,660.00
9120-00 Legal Services	1,073.00	833.33	(239.67)	9,360.00	4,999.98	(4,360.02)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	18,000.00	18,000.00	-	36,000.00
9135-00 Management Extras	100.00	41.67	(58.33)	300.00	250.02	(49.98)	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	799.98	799.98	1,600.00
9160-00 Printing/Mailing/Supplies	(9.65)	216.67	226.32	462.51	1,300.02	837.51	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	565.00	300.00	(265.00)	600.00
9475-00 Administration Misc	-	8.36	8.36	-	50.16	50.16	100.35
Total Administration	\$4,163.35	\$8,792.52	\$4,629.17	\$52,584.01	\$52,755.12	\$171.11	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	3,446.00	3,446.00	-	10,338.00	20,676.00	10,338.00	41,352.00
9632-00 Reserve - Building Numbers	61.50	61.50	-	184.50	369.00	184.50	738.00
9650-00 Reserve - Garage Doors	222.17	222.17	-	666.51	1,333.02	666.51	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	129.08	129.08	-	387.24	774.48	387.24	1,549.00
9690-00 Reserve - Mailboxes	255.17	255.17	-	765.51	1,531.02	765.51	3,062.00
9695-00 Reserve - Clubhouse	60.00	60.00	-	180.00	360.00	180.00	720.00
9710-00 Reserve - Landscape	223.67	223.67	-	671.01	1,342.02	671.01	2,684.00
9715-00 Reserve - Irrigation	243.17	243.17	-	729.51	1,459.02	729.51	2,918.00
9720-00 Reserve - Lighting	345.25	345.25	-	1,035.75	2,071.50	1,035.75	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	213.17	213.17	-	639.51	1,279.02	639.51	2,558.00
9730-00 Reserve - Utility Doors	111.08	111.08	-	333.24	666.48	333.24	1,333.00
9760-00 Reserve - Painting	2,496.00	2,496.00	-	7,488.00	14,976.00	7,488.00	29,952.00
9782-00 Reserve - Pet Stations	6.00	6.00	-	18.00	36.00	18.00	72.00
9790-00 Reserve - Roofing	3,662.16	3,662.17	0.01	10,986.48	21,973.02	10,986.54	43,946.00
9820-00 Reserve - Streets/Drives	1,118.17	1,118.17	-	3,354.51	6,709.02	3,354.51	13,418.00
9830-00 Reserve - Pool/Spa	301.67	301.67	-	905.01	1,810.02	905.01	3,620.00
9835-00 Reserve - Bathroom/Shower	123.08	123.08	-	369.24	738.48	369.24	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	471.25	471.25	-	1,413.75	2,827.50	1,413.75	5,655.00
9852-00 Reserve - Wood Replacement / Repair	355.75	355.75	-	1,067.25	2,134.50	1,067.25	4,269.00
9860-00 Reserve - Arbor / Patio Cover	138.08	138.08	-	414.24	828.48	414.24	1,657.00
9880-00 Reserve - Termite	355.75	355.75	-	1,067.25	2,134.50	1,067.25	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	283.67	283.67	-	851.01	1,702.02	851.01	3,404.00
9920-00 Reserve - Contingency	387.24	387.25	0.01	1,161.72	2,323.50	1,161.78	4,647.00
9921-00 Reserve - Interest Allocation	832.27	208.33	(623.94)	7,383.25	1,249.98	(6,133.27)	2,500.00
9925-00 PFY Reserve Contributions	-	5,652.39	5,652.39	90,438.20	33,914.34	(56,523.86)	67,828.65
Total Reserve Allocations	\$15,841.35	\$20,869.82	\$5,028.47	\$142,848.69	\$125,218.92	(\$17,629.77)	\$250,437.65
Total OPERATING EXPENSE	\$49,166.67	\$70,429.16	\$21,262.49	\$393,831.48	\$422,574.96	\$28,743.48	\$845,150.00
Net Income:	\$21,890.60	\$0.00	\$21,890.60	\$37,344.15	\$0.00	\$37,344.15	\$0.00



Financial Report Package
May 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$17,970.62
Total Reserve Funds:	\$581,766.18
Accounts Receivable:	\$38,865.00
Prepaid Assessments:	\$37,904.81

Reserve Contributions:

Funded through February 2024

Unfunded 2024 Reserves Mar-May @ \$15,009.08 = \$45,027.24

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 05/31/2024

Date: 6/17/2024

Time: 12:46 pm

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking \$17,970.62

Total Operating Funds:

\$17,970.62

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve 211,471.61

11-1042-00 Pacific Western Bank 80,548.16

11-1045-00 Alliance Bank MMA 2181 172.50

11-1050-00 Morgan Stanley 16,680.96

11-1055-00 Alliance Bank CD 9110 M10/26/24 10,252.96

11-1057-00 Alliance Bank CDARS 8805 M08/08/24 262,639.99

Total Reserve Funds:

\$581,766.18

Accounts Receivable

12-1210-00 Accounts Receivable 38,865.00

Total Accounts Receivable:

\$38,865.00

Total Assets:**\$638,601.80****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments 37,904.81

Total Liabilities:

\$37,904.81

Reserve Liabilities

36-3610-00 Reserve - General 15,507.62

36-3622-00 Reserve - Balcony / Landings / Stairs (86,801.73)

36-3632-00 Reserve - Building Numbers 7,517.13

36-3650-00 Reserve - Garage Doors 20,472.80

36-3660-00 Reserve - Gates / Operators / Entry System (9,116.82)

36-3690-00 Reserve - Mailboxes 14,116.47

36-3695-00 Reserve - Clubhouse 4,868.60

36-3710-00 Reserve - Landscape 5,869.47

36-3715-00 Reserve - Irrigation 2,356.78

36-3720-00 Reserve - Lighting (25,376.09)

36-3722-00 Reserve - Fire Alarm Panels / Sprinklers 12,132.70

36-3730-00 Reserve - Utility Doors 8,901.40

36-3744-00 Reserve - Surveillance System (16,600.38)

36-3760-00 Reserve - Painting 127,459.08

36-3782-00 Reserve - Pet Stations 500.49

36-3790-00 Reserve - Roofing 417,334.49

36-3820-00 Reserve - Streets/Drives 110,589.40

36-3830-00 Reserve - Pool/Spa 6,199.14

36-3835-00 Reserve - Bathroom/Shower 9,910.17

36-3840-00 Reserve - Fencing-Wrought Iron 84,601.88

36-3852-00 Reserve - Wood Replacement / Repair (68,278.09)

36-3860-00 Reserve - Arbor / Patio Cover 11,083.29

36-3880-00 Reserve - Termite (127,472.06)

36-3894-00 Reserve - Boilers & Storage Tanks 14,290.54

36-3920-00 Reserve - Contingency 22,207.93

36-3921-00 Reserve - Interest Allocation 15,054.29

Total Reserve Liabilities:

\$577,328.50

Equity

39-3960-00 Equity as of PFY End 7,914.94

Total Equity:

\$7,914.94



Balance Sheet - Operating

Allegro Villas HOA

End Date: 05/31/2024

Date: 6/17/2024

Time: 12:46 pm

Page: 2

Net Income Gain / Loss

\$15,453.55

\$15,453.55

Total Liabilities & Equity:

\$638,601.80



Income Statement - Operating

Allegro Villas HOA

05/31/2024

Date: 6/17/2024

Time: 12:46 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$350,000.00	\$350,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	150.00	100.00	50.00	702.38	500.00	202.38	1,200.00
4050-00 Remotes/Fobs	50.00	-	50.00	50.00	-	50.00	-
4060-00 Keys/Gate Cards	50.00	20.83	29.17	100.00	104.15	(4.15)	250.00
4130-00 Interest	983.92	208.33	775.59	6,550.98	1,041.65	5,509.33	2,500.00
4140-00 Late Charge	100.00	100.00	-	590.00	500.00	90.00	1,200.00
4230-00 Violation Fines	-	-	-	2,125.00	-	2,125.00	-
Total Income	\$71,333.92	\$70,429.16	\$904.76	\$360,118.36	\$352,145.80	\$7,972.56	\$845,150.00
Total OPERATING INCOME	\$71,333.92	\$70,429.16	\$904.76	\$360,118.36	\$352,145.80	\$7,972.56	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	1,509.98	3,008.33	1,498.35	11,794.66	15,041.65	3,246.99	36,100.00
5030-00 Gas	5.20	5,583.33	5,578.13	14,755.65	27,916.65	13,161.00	67,000.00
5040-00 Refuse/Disposal	4,660.60	4,661.00	0.40	23,303.00	23,305.00	2.00	55,932.00
5060-00 Telephone/Internet	576.16	579.17	3.01	3,223.15	2,895.85	(327.30)	6,950.00
5070-00 Water/Sewer	11,219.71	6,750.00	(4,469.71)	36,018.45	33,750.00	(2,268.45)	81,000.00
Total Utilities	\$17,971.65	\$20,581.83	\$2,610.18	\$89,094.91	\$102,909.15	\$13,814.24	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,149.87	2,074.50	(75.37)	10,544.61	10,372.50	(172.11)	24,894.00
5540-00 Landscape Supplies/Extras	505.00	416.67	(88.33)	1,350.00	2,083.35	733.35	5,000.00
5560-00 Irrigation Repairs/Supplies	811.50	558.33	(253.17)	897.50	2,791.65	1,894.15	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	8,750.00	8,750.00	21,000.00
5950-00 Backflow Testing/Repair	99.00	10.00	(89.00)	99.00	50.00	(49.00)	120.00
Total Land Maintenance	\$3,565.37	\$4,809.50	\$1,244.13	\$12,891.11	\$24,047.50	\$11,156.39	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	300.00	333.33	33.33	1,480.00	1,666.65	186.65	4,000.00
6060-00 Pool/Spa Maint/Repairs	-	200.00	200.00	715.00	1,000.00	285.00	2,400.00
6070-00 Pool/Spa Supplies	-	16.67	16.67	325.00	83.35	(241.65)	200.00
Total Pool/Spa Maintenance	\$300.00	\$550.00	\$250.00	\$2,520.00	\$2,750.00	\$230.00	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	440.00	229.15	(210.85)	550.00
7020-00 Boiler Repairs & Supplies	-	708.33	708.33	5,335.17	3,541.65	(1,793.52)	8,500.00
7040-00 Janitorial Service	-	316.67	316.67	-	1,583.35	1,583.35	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	250.00	666.65	416.65	1,600.00
7110-00 Locks & Keys	158.84	33.33	(125.51)	158.84	166.65	7.81	400.00
7150-00 Roof Maint/Repairs	575.00	791.67	216.67	4,470.68	3,958.35	(512.33)	9,500.00
8025-00 Fire Extinguishers	-	47.50	47.50	1,015.76	237.50	(778.26)	570.00
8040-00 Fire Alarm Monitor/Respond	300.00	300.00	-	1,500.00	1,500.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	-	166.67	166.67	2,000.00	833.35	(1,166.65)	2,000.00
8050-00 Maintenance/Repairs	-	1,500.00	1,500.00	1,921.62	7,500.00	5,578.38	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	250.00	250.00	600.00
8070-00 Lighting Repairs/Maint/Supply	97.42	333.33	235.91	2,979.77	1,666.65	(1,313.12)	4,000.00
8110-00 Pest Control/Rodent/Termite	479.00	479.00	-	2,860.00	2,395.00	(465.00)	5,748.00
8120-00 Plumbing Maint/Repairs	9,724.95	2,750.00	(6,974.95)	21,971.19	13,750.00	(8,221.19)	33,000.00
8121-00 Plumbing Damage Repairs/Restoration	4,796.13	1,666.67	(3,129.46)	4,325.23	8,333.35	4,008.12	20,000.00
8130-00 Gate/Fence Repair & Maint	-	166.67	166.67	2,332.75	833.35	(1,499.40)	2,000.00
8140-00 Security/Patrol	2,640.00	5,194.83	2,554.83	12,879.78	25,974.15	13,094.37	62,338.00
8144-00 Security System/Cameras	-	62.50	62.50	290.00	312.50	22.50	750.00
8145-00 Signage	-	58.33	58.33	-	291.65	291.65	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	104.15	104.15	250.00
Total Common Area/Maintenance	\$18,821.34	\$14,825.49	(\$3,995.85)	\$64,730.79	\$74,127.45	\$9,396.66	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	208.35	208.35	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	604.15	604.15	1,450.00
9025-00 Collection Expense	150.00	125.00	(25.00)	475.00	625.00	150.00	1,500.00



Income Statement - Operating

Allegro Villas HOA

05/31/2024

Date: 6/17/2024

Time: 12:46 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9090-00 Licenses/Fees/Permits	\$659.00	\$83.33	(\$575.67)	\$659.00	\$416.65	(\$242.35)	\$1,000.00
9110-00 Insurance	3,718.75	4,138.33	419.58	22,312.50	20,691.65	(1,620.85)	49,660.00
9120-00 Legal Services	1,965.00	833.33	(1,131.67)	8,287.00	4,166.65	(4,120.35)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	15,000.00	15,000.00	-	36,000.00
9135-00 Management Extras	100.00	41.67	(58.33)	200.00	208.35	8.35	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	666.65	666.65	1,600.00
9160-00 Printing/Mailing/Supplies	-	216.67	216.67	472.16	1,083.35	611.19	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	565.00	250.00	(315.00)	600.00
9475-00 Administration Misc	-	8.36	8.36	-	41.80	41.80	100.35
Total Administration	\$9,592.75	\$8,792.52	(\$800.23)	\$48,420.66	\$43,962.60	(\$4,458.06)	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	6,892.00	3,446.00	(3,446.00)	6,892.00	17,230.00	10,338.00	41,352.00
9632-00 Reserve - Building Numbers	123.00	61.50	(61.50)	123.00	307.50	184.50	738.00
9650-00 Reserve - Garage Doors	444.34	222.17	(222.17)	444.34	1,110.85	666.51	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	258.16	129.08	(129.08)	258.16	645.40	387.24	1,549.00
9690-00 Reserve - Mailboxes	510.34	255.17	(255.17)	510.34	1,275.85	765.51	3,062.00
9695-00 Reserve - Clubhouse	120.00	60.00	(60.00)	120.00	300.00	180.00	720.00
9710-00 Reserve - Landscape	447.34	223.67	(223.67)	447.34	1,118.35	671.01	2,684.00
9715-00 Reserve - Irrigation	486.34	243.17	(243.17)	486.34	1,215.85	729.51	2,918.00
9720-00 Reserve - Lighting	690.50	345.25	(345.25)	690.50	1,726.25	1,035.75	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	426.34	213.17	(213.17)	426.34	1,065.85	639.51	2,558.00
9730-00 Reserve - Utility Doors	222.16	111.08	(111.08)	222.16	555.40	333.24	1,333.00
9760-00 Reserve - Painting	4,992.00	2,496.00	(2,496.00)	4,992.00	12,480.00	7,488.00	29,952.00
9782-00 Reserve - Pet Stations	12.00	6.00	(6.00)	12.00	30.00	18.00	72.00
9790-00 Reserve - Roofing	7,324.32	3,662.17	(3,662.15)	7,324.32	18,310.85	10,986.53	43,946.00
9820-00 Reserve - Streets/Drives	2,236.34	1,118.17	(1,118.17)	2,236.34	5,590.85	3,354.51	13,418.00
9830-00 Reserve - Pool/Spa	603.34	301.67	(301.67)	603.34	1,508.35	905.01	3,620.00
9835-00 Reserve - Bathroom/Shower	246.16	123.08	(123.08)	246.16	615.40	369.24	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	942.50	471.25	(471.25)	942.50	2,356.25	1,413.75	5,655.00
9852-00 Reserve - Wood Replacement / Repair	711.50	355.75	(355.75)	711.50	1,778.75	1,067.25	4,269.00
9860-00 Reserve - Arbor / Patio Cover	276.16	138.08	(138.08)	276.16	690.40	414.24	1,657.00
9880-00 Reserve - Termite	711.50	355.75	(355.75)	711.50	1,778.75	1,067.25	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	567.34	283.67	(283.67)	567.34	1,418.35	851.01	3,404.00
9920-00 Reserve - Contingency	774.48	387.25	(387.23)	774.48	1,936.25	1,161.77	4,647.00
9921-00 Reserve - Interest Allocation	983.92	208.33	(775.59)	6,550.98	1,041.65	(5,509.33)	2,500.00
9925-00 PFY Reserve Contributions	-	5,652.39	5,652.39	90,438.20	28,261.95	(62,176.25)	67,828.65
Total Reserve Allocations	\$31,002.08	\$20,869.82	(\$10,132.26)	\$127,007.34	\$104,349.10	(\$22,658.24)	\$250,437.65
Total OPERATING EXPENSE	\$81,253.19	\$70,429.16	(\$10,824.03)	\$344,664.81	\$352,145.80	\$7,480.99	\$845,150.00
Net Income:	(\$9,919.27)	\$0.00	(\$9,919.27)	\$15,453.55	\$0.00	\$15,453.55	\$0.00



Financial Report Package
April 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$26,660.57
Total Reserve Funds:	\$552,306.42
Accounts Receivable:	\$37,735.00
Prepaid Assessments:	\$32,157.81

Reserve Contributions:
Funded through December 2023
Unfunded 2024 Reserves Jan-Apr @ \$15,009.08 = \$60,036.32

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 04/30/2024

Date: 5/22/2024

Time: 4:03 pm

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking \$26,660.57

Total Operating Funds:

\$26,660.57

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve 182,757.08

11-1042-00 Pacific Western Bank 80,548.16

11-1045-00 Alliance Bank MMA 2181 172.48

11-1050-00 Morgan Stanley 16,680.96

11-1055-00 Alliance Bank CD 9110 M10/26/24 10,210.86

11-1056-00 Alliance Bank CDARS 6151 M05/09/24 261,936.88

Total Reserve Funds:

\$552,306.42

Accounts Receivable

12-1210-00 Accounts Receivable 37,735.00

Total Accounts Receivable:

\$37,735.00

Total Assets:**\$616,701.99****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments 32,157.81

Total Liabilities:

\$32,157.81

Reserve Liabilities

36-3610-00 Reserve - General 15,507.62

36-3622-00 Reserve - Balcony / Landings / Stairs (93,693.73)

36-3632-00 Reserve - Building Numbers 7,394.13

36-3650-00 Reserve - Garage Doors 20,028.46

36-3660-00 Reserve - Gates / Operators / Entry System (9,374.98)

36-3690-00 Reserve - Mailboxes 13,606.13

36-3695-00 Reserve - Clubhouse 4,748.60

36-3710-00 Reserve - Landscape 5,422.13

36-3715-00 Reserve - Irrigation 1,870.44

36-3720-00 Reserve - Lighting (26,066.59)

36-3722-00 Reserve - Fire Alarm Panels / Sprinklers 11,706.36

36-3730-00 Reserve - Utility Doors 8,679.24

36-3744-00 Reserve - Surveillance System (16,600.38)

36-3760-00 Reserve - Painting 122,467.08

36-3782-00 Reserve - Pet Stations 488.49

36-3790-00 Reserve - Roofing 410,010.17

36-3820-00 Reserve - Streets/Drives 113,283.06

36-3830-00 Reserve - Pool/Spa 5,595.80

36-3835-00 Reserve - Bathroom/Shower 9,664.01

36-3840-00 Reserve - Fencing-Wrought Iron 83,659.38

36-3852-00 Reserve - Wood Replacement / Repair (68,989.59)

36-3860-00 Reserve - Arbor / Patio Cover 10,807.13

36-3880-00 Reserve - Termite (128,183.56)

36-3894-00 Reserve - Boilers & Storage Tanks 13,723.20

36-3920-00 Reserve - Contingency 21,433.45

36-3921-00 Reserve - Interest Allocation 14,070.37

Total Reserve Liabilities:

\$551,256.42

Equity

39-3960-00 Equity as of PFY End 7,914.94

Total Equity:

\$7,914.94



Balance Sheet - Operating

Allegro Villas HOA

End Date: 04/30/2024

Date: 5/22/2024

Time: 4:03 pm

Page: 2

Net Income Gain / Loss

\$25,372.82

\$25,372.82

Total Liabilities & Equity:

\$616,701.99



Income Statement - Operating

Allegro Villas HOA

04/30/2024

Date: 5/22/2024

Time: 4:03 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$280,000.00	\$280,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	227.38	100.00	127.38	552.38	400.00	152.38	1,200.00
4060-00 Keys/Gate Cards	50.00	20.83	29.17	50.00	83.32	(33.32)	250.00
4130-00 Interest	1,325.69	208.33	1,117.36	5,567.06	833.32	4,733.74	2,500.00
4140-00 Late Charge	20.00	100.00	(80.00)	490.00	400.00	90.00	1,200.00
4230-00 Violation Fines	(275.00)	-	(275.00)	2,125.00	-	2,125.00	-
Total Income	\$71,348.07	\$70,429.16	\$918.91	\$288,784.44	\$281,716.64	\$7,067.80	\$845,150.00
Total OPERATING INCOME	\$71,348.07	\$70,429.16	\$918.91	\$288,784.44	\$281,716.64	\$7,067.80	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	2,200.93	3,008.33	807.40	10,284.68	12,033.32	1,748.64	36,100.00
5030-00 Gas	4.84	5,583.33	5,578.49	14,750.45	22,333.32	7,582.87	67,000.00
5040-00 Refuse/Disposal	4,660.60	4,661.00	0.40	18,642.40	18,644.00	1.60	55,932.00
5060-00 Telephone/Internet	513.36	579.17	65.81	2,646.99	2,316.68	(330.31)	6,950.00
5070-00 Water/Sewer	12,036.63	6,750.00	(5,286.63)	24,798.74	27,000.00	2,201.26	81,000.00
Total Utilities	\$19,416.36	\$20,581.83	\$1,165.47	\$71,123.26	\$82,327.32	\$11,204.06	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,149.87	2,074.50	(75.37)	8,394.74	8,298.00	(96.74)	24,894.00
5540-00 Landscape Supplies/Extras	25.00	416.67	391.67	845.00	1,666.68	821.68	5,000.00
5560-00 Irrigation Repairs/Supplies	-	558.33	558.33	86.00	2,233.32	2,147.32	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	7,000.00	7,000.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	-	40.00	40.00	120.00
Total Land Maintenance	\$2,174.87	\$4,809.50	\$2,634.63	\$9,325.74	\$19,238.00	\$9,912.26	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	300.00	333.33	33.33	1,180.00	1,333.32	153.32	4,000.00
6060-00 Pool/Spa Maint/Repairs	270.00	200.00	(70.00)	715.00	800.00	85.00	2,400.00
6070-00 Pool/Spa Supplies	325.00	16.67	(308.33)	325.00	66.68	(258.32)	200.00
Total Pool/Spa Maintenance	\$895.00	\$550.00	(\$345.00)	\$2,220.00	\$2,200.00	(\$20.00)	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	440.00	45.83	(394.17)	440.00	183.32	(256.68)	550.00
7020-00 Boiler Repairs & Supplies	1,252.50	708.33	(544.17)	5,335.17	2,833.32	(2,501.85)	8,500.00
7040-00 Janitorial Service	-	316.67	316.67	-	1,266.68	1,266.68	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	200.00	533.32	333.32	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	-	133.32	133.32	400.00
7150-00 Roof Maint/Repairs	700.00	791.67	91.67	3,895.68	3,166.68	(729.00)	9,500.00
8025-00 Fire Extinguishers	1,015.76	47.50	(968.26)	1,015.76	190.00	(825.76)	570.00
8040-00 Fire Alarm Monitor/Respond	600.00	300.00	(300.00)	1,200.00	1,200.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	-	166.67	166.67	2,000.00	666.68	(1,333.32)	2,000.00
8050-00 Maintenance/Repairs	-	1,500.00	1,500.00	1,921.62	6,000.00	4,078.38	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	200.00	200.00	600.00
8070-00 Lighting Repairs/Maint/Supply	2,122.45	333.33	(1,789.12)	2,882.35	1,333.32	(1,549.03)	4,000.00
8110-00 Pest Control/Rodent/Termite	958.00	479.00	(479.00)	2,381.00	1,916.00	(465.00)	5,748.00
8120-00 Plumbing Maint/Repairs	1,060.00	2,750.00	1,690.00	12,246.24	11,000.00	(1,246.24)	33,000.00
8121-00 Plumbing Damage Repairs/Restoration	1,790.00	1,666.67	(123.33)	(470.90)	6,666.68	7,137.58	20,000.00
8130-00 Gate/Fence Repair & Maint	737.00	166.67	(570.33)	2,332.75	666.68	(1,666.07)	2,000.00
8140-00 Security/Patrol	2,770.90	5,194.83	2,423.93	10,239.78	20,779.32	10,539.54	62,338.00
8144-00 Security System/Cameras	-	62.50	62.50	290.00	250.00	(40.00)	750.00
8145-00 Signage	-	58.33	58.33	-	233.32	233.32	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	83.32	83.32	250.00
Total Common Area/Maintenance	\$13,496.61	\$14,825.49	\$1,328.88	\$45,909.45	\$59,301.96	\$13,392.51	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	166.68	166.68	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	483.32	483.32	1,450.00
9025-00 Collection Expense	225.00	125.00	(100.00)	325.00	500.00	175.00	1,500.00
9090-00 Licenses/Fees/Permits	-	83.33	83.33	-	333.32	333.32	1,000.00



Income Statement - Operating

Allegro Villas HOA

04/30/2024

Date: 5/22/2024

Time: 4:03 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9110-00 Insurance	\$7,437.50	\$4,138.33	(\$3,299.17)	\$18,593.75	\$16,553.32	(\$2,040.43)	\$49,660.00
9120-00 Legal Services	1,972.00	833.33	(1,138.67)	6,322.00	3,333.32	(2,988.68)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	12,000.00	12,000.00	-	36,000.00
9135-00 Management Extras	100.00	41.67	(58.33)	100.00	166.68	66.68	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	533.32	533.32	1,600.00
9160-00 Printing/Mailing/Supplies	32.20	216.67	184.47	472.16	866.68	394.52	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	565.00	200.00	(365.00)	600.00
9475-00 Administration Misc	-	8.36	8.36	-	33.44	33.44	100.35
Total Administration	\$12,766.70	\$8,792.52	(\$3,974.18)	\$38,827.91	\$35,170.08	(\$3,657.83)	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	-	3,446.00	3,446.00	-	13,784.00	13,784.00	41,352.00
9632-00 Reserve - Building Numbers	-	61.50	61.50	-	246.00	246.00	738.00
9650-00 Reserve - Garage Doors	-	222.17	222.17	-	888.68	888.68	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	-	129.08	129.08	-	516.32	516.32	1,549.00
9690-00 Reserve - Mailboxes	-	255.17	255.17	-	1,020.68	1,020.68	3,062.00
9695-00 Reserve - Clubhouse	-	60.00	60.00	-	240.00	240.00	720.00
9710-00 Reserve - Landscape	-	223.67	223.67	-	894.68	894.68	2,684.00
9715-00 Reserve - Irrigation	-	243.17	243.17	-	972.68	972.68	2,918.00
9720-00 Reserve - Lighting	-	345.25	345.25	-	1,381.00	1,381.00	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	-	213.17	213.17	-	852.68	852.68	2,558.00
9730-00 Reserve - Utility Doors	-	111.08	111.08	-	444.32	444.32	1,333.00
9760-00 Reserve - Painting	-	2,496.00	2,496.00	-	9,984.00	9,984.00	29,952.00
9782-00 Reserve - Pet Stations	-	6.00	6.00	-	24.00	24.00	72.00
9790-00 Reserve - Roofing	-	3,662.17	3,662.17	-	14,648.68	14,648.68	43,946.00
9820-00 Reserve - Streets/Drives	-	1,118.17	1,118.17	-	4,472.68	4,472.68	13,418.00
9830-00 Reserve - Pool/Spa	-	301.67	301.67	-	1,206.68	1,206.68	3,620.00
9835-00 Reserve - Bathroom/Shower	-	123.08	123.08	-	492.32	492.32	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	-	471.25	471.25	-	1,885.00	1,885.00	5,655.00
9852-00 Reserve - Wood Replacement / Repair	-	355.75	355.75	-	1,423.00	1,423.00	4,269.00
9860-00 Reserve - Arbor / Patio Cover	-	138.08	138.08	-	552.32	552.32	1,657.00
9880-00 Reserve - Termite	-	355.75	355.75	-	1,423.00	1,423.00	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	-	283.67	283.67	-	1,134.68	1,134.68	3,404.00
9920-00 Reserve - Contingency	-	387.25	387.25	-	1,549.00	1,549.00	4,647.00
9921-00 Reserve - Interest Allocation	1,325.69	208.33	(1,117.36)	5,567.06	833.32	(4,733.74)	2,500.00
9925-00 PFY Reserve Contributions	45,219.10	5,652.39	(39,566.71)	90,438.20	22,609.56	(67,828.64)	67,828.65
Total Reserve Allocations	\$46,544.79	\$20,869.82	(\$25,674.97)	\$96,005.26	\$63,479.28	(\$12,525.98)	\$250,437.65
Total OPERATING EXPENSE	\$95,294.33	\$70,429.16	(\$24,865.17)	\$263,411.62	\$281,716.64	\$18,305.02	\$845,150.00
Net Income:	(\$23,946.26)	\$0.00	(\$23,946.26)	\$25,372.82	\$0.00	\$25,372.82	\$0.00



Financial Report Package
March 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$40,536.83
Total Reserve Funds:	\$498,661.63
Accounts Receivable:	\$45,945.00
Prepaid Assessments:	\$29,247.81

Reserve Contributions:

Funded through October 2023

Unfunded 2023 Reserves Nov-Dec @ \$22,609.55 = \$45,219.10

Unfunded 2024 Reserves Jan-Mar @ \$15,009.08 = \$45,027.24

HOMEOWNER ACCOUNT CODE KEY

- P = Previous Owner Account
- A = Current Owner Account w/Attorney
- PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**Allegro Villas HOA
End Date: 03/31/2024Date: 4/17/2024
Time: 1:18 pm
Page: 1**Assets**

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking	\$40,536.83	
Total Operating Funds:		\$40,536.83

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve	130,257.67	
11-1042-00 Pacific Western Bank	80,548.16	
11-1045-00 Alliance Bank MMA 2181	172.45	
11-1050-00 Morgan Stanley	16,680.96	
11-1055-00 Alliance Bank CD 9110 M10/26/24	10,167.55	
11-1056-00 Alliance Bank CDARS 6151 M05/09/24	260,834.84	
Total Reserve Funds:		\$498,661.63

Accounts Receivable

12-1210-00 Accounts Receivable	45,945.00	
Total Accounts Receivable:		\$45,945.00

Total Assets:**\$585,143.46****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments	29,247.81	
Total Liabilities:		\$29,247.81

Reserve Liabilities

36-3610-00 Reserve - General	3,747.62	
36-3622-00 Reserve - Balcony / Landings / Stairs	(98,715.39)	
36-3632-00 Reserve - Building Numbers	7,135.79	
36-3650-00 Reserve - Garage Doors	19,434.80	
36-3660-00 Reserve - Gates / Operators / Entry System	(19,617.64)	
36-3690-00 Reserve - Mailboxes	13,128.63	
36-3695-00 Reserve - Clubhouse	4,635.10	
36-3710-00 Reserve - Landscape	5,003.29	
36-3715-00 Reserve - Irrigation	1,416.44	
36-3720-00 Reserve - Lighting	(27,170.25)	
36-3722-00 Reserve - Fire Alarm Panels / Sprinklers	11,307.20	
36-3730-00 Reserve - Utility Doors	8,471.74	
36-3744-00 Reserve - Surveillance System	(16,600.38)	
36-3760-00 Reserve - Painting	118,054.24	
36-3782-00 Reserve - Pet Stations	476.83	
36-3790-00 Reserve - Roofing	400,666.51	
36-3820-00 Reserve - Streets/Drives	111,706.72	
36-3830-00 Reserve - Pool/Spa	5,032.14	
36-3835-00 Reserve - Bathroom/Shower	9,433.01	
36-3840-00 Reserve - Fencing-Wrought Iron	81,803.04	
36-3852-00 Reserve - Wood Replacement / Repair	(69,654.93)	
36-3860-00 Reserve - Arbor / Patio Cover	10,548.79	
36-3880-00 Reserve - Termite	(128,848.90)	
36-3894-00 Reserve - Boilers & Storage Tanks	13,190.86	
36-3920-00 Reserve - Contingency	19,481.69	
36-3921-00 Reserve - Interest Allocation	14,594.68	
Total Reserve Liabilities:		\$498,661.63

Equity

39-3960-00 Equity as of PFY End	7,914.94	
Total Equity:		\$7,914.94

**Balance Sheet - Operating**

Allegro Villas HOA
End Date: 03/31/2024

Date: 4/17/2024
Time: 1:18 pm
Page: 2

Net Income Gain / Loss

\$49,319.08

\$49,319.08

Total Liabilities & Equity:

\$585,143.46



Income Statement - Operating
Allegro Villas HOA
03/31/2024

Date: 4/17/2024
Time: 1:18 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$210,000.00	\$210,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	225.00	100.00	125.00	325.00	300.00	25.00	1,200.00
4060-00 Keys/Gate Cards	-	20.83	(20.83)	-	62.49	(62.49)	250.00
4130-00 Interest	1,445.76	208.33	1,237.43	4,241.37	624.99	3,616.38	2,500.00
4140-00 Late Charge	140.00	100.00	40.00	470.00	300.00	170.00	1,200.00
4230-00 Violation Fines	-	-	-	2,400.00	-	2,400.00	-
Total Income	\$71,810.76	\$70,429.16	\$1,381.60	\$217,436.37	\$211,287.48	\$6,148.89	\$845,150.00
Total OPERATING INCOME	\$71,810.76	\$70,429.16	\$1,381.60	\$217,436.37	\$211,287.48	\$6,148.89	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	2,675.28	3,008.33	333.05	8,083.75	9,024.99	941.24	36,100.00
5030-00 Gas	4,935.62	5,583.33	647.71	14,745.61	16,749.99	2,004.38	67,000.00
5040-00 Refuse/Disposal	4,660.60	4,661.00	0.40	13,981.80	13,983.00	1.20	55,932.00
5060-00 Telephone/Internet	721.56	579.17	(142.39)	2,133.63	1,737.51	(396.12)	6,950.00
5070-00 Water/Sewer	-	6,750.00	6,750.00	12,762.11	20,250.00	7,487.89	81,000.00
Total Utilities	\$12,993.06	\$20,581.83	\$7,588.77	\$51,706.90	\$61,745.49	\$10,038.59	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,149.87	2,074.50	(75.37)	6,244.87	6,223.50	(21.37)	24,894.00
5540-00 Landscape Supplies/Extras	745.00	416.67	(328.33)	820.00	1,250.01	430.01	5,000.00
5560-00 Irrigation Repairs/Supplies	-	558.33	558.33	86.00	1,674.99	1,588.99	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	5,250.00	5,250.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	-	30.00	30.00	120.00
Total Land Maintenance	\$2,894.87	\$4,809.50	\$1,914.63	\$7,150.87	\$14,428.50	\$7,277.63	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	300.00	333.33	33.33	880.00	999.99	119.99	4,000.00
6060-00 Pool/Spa Maint/Repairs	-	200.00	200.00	445.00	600.00	155.00	2,400.00
6070-00 Pool/Spa Supplies	-	16.67	16.67	-	50.01	50.01	200.00
Total Pool/Spa Maintenance	\$300.00	\$550.00	\$250.00	\$1,325.00	\$1,650.00	\$325.00	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	-	137.49	137.49	550.00
7020-00 Boiler Repairs & Supplies	2,224.24	708.33	(1,515.91)	4,082.67	2,124.99	(1,957.68)	8,500.00
7040-00 Janitorial Service	-	316.67	316.67	-	950.01	950.01	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	150.00	399.99	249.99	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	-	99.99	99.99	400.00
7150-00 Roof Maint/Repairs	2,245.68	791.67	(1,454.01)	3,195.68	2,375.01	(820.67)	9,500.00
8025-00 Fire Extinguishers	-	47.50	47.50	-	142.50	142.50	570.00
8040-00 Fire Alarm Monitor/Respond	-	300.00	300.00	600.00	900.00	300.00	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	1,450.00	166.67	(1,283.33)	2,000.00	500.01	(1,499.99)	2,000.00
8050-00 Maintenance/Repairs	850.00	1,500.00	650.00	1,921.62	4,500.00	2,578.38	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	150.00	150.00	600.00
8070-00 Lighting Repairs/Maint/Supply	-	333.33	333.33	759.90	999.99	240.09	4,000.00
8110-00 Pest Control/Rodent/Termite	288.00	479.00	191.00	1,423.00	1,437.00	14.00	5,748.00
8120-00 Plumbing Maint/Repairs	4,794.75	2,750.00	(2,044.75)	11,186.24	8,250.00	(2,936.24)	33,000.00
8121-00 Plumbing Damage	-	1,666.67	1,666.67	(2,260.90)	5,000.01	7,260.91	20,000.00
Repairs/Restoration							
8130-00 Gate/Fence Repair & Maint	370.75	166.67	(204.08)	1,595.75	500.01	(1,095.74)	2,000.00
8140-00 Security/Patrol	2,228.04	5,194.83	2,966.79	7,468.88	15,584.49	8,115.61	62,338.00
8144-00 Security System/Cameras	-	62.50	62.50	290.00	187.50	(102.50)	750.00
Maint/Repairs							
8145-00 Signage	-	58.33	58.33	-	174.99	174.99	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	62.49	62.49	250.00
Total Common Area/Maintenance	\$14,501.46	\$14,825.49	\$324.03	\$32,412.84	\$44,476.47	\$12,063.63	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	125.01	125.01	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	362.49	362.49	1,450.00
9025-00 Collection Expense	-	125.00	125.00	100.00	375.00	275.00	1,500.00
9090-00 Licenses/Fees/Permits	-	83.33	83.33	-	249.99	249.99	1,000.00



Income Statement - Operating
Allegro Villas HOA
03/31/2024

Date: 4/17/2024
Time: 1:18 pm
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9110-00 Insurance	\$3,718.75	\$4,138.33	\$419.58	\$11,156.25	\$12,414.99	\$1,258.74	\$49,660.00
9120-00 Legal Services	1,421.00	833.33	(587.67)	4,350.00	2,499.99	(1,850.01)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	9,000.00	9,000.00	-	36,000.00
9135-00 Management Extras	-	41.67	41.67	-	125.01	125.01	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	399.99	399.99	1,600.00
9160-00 Printing/Mailing/Supplies	-	216.67	216.67	439.96	650.01	210.05	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	565.00	50.00	(515.00)	565.00	150.00	(415.00)	600.00
9475-00 Administration Misc	-	8.36	8.36	-	25.08	25.08	100.35
Total Administration	\$8,704.75	\$8,792.52	\$87.77	\$26,061.21	\$26,377.56	\$316.35	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	-	3,446.00	3,446.00	-	10,338.00	10,338.00	41,352.00
9632-00 Reserve - Building Numbers	-	61.50	61.50	-	184.50	184.50	738.00
9650-00 Reserve - Garage Doors	-	222.17	222.17	-	666.51	666.51	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	-	129.08	129.08	-	387.24	387.24	1,549.00
9690-00 Reserve - Mailboxes	-	255.17	255.17	-	765.51	765.51	3,062.00
9695-00 Reserve - Clubhouse	-	60.00	60.00	-	180.00	180.00	720.00
9710-00 Reserve - Landscape	-	223.67	223.67	-	671.01	671.01	2,684.00
9715-00 Reserve - Irrigation	-	243.17	243.17	-	729.51	729.51	2,918.00
9720-00 Reserve - Lighting	-	345.25	345.25	-	1,035.75	1,035.75	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	-	213.17	213.17	-	639.51	639.51	2,558.00
9730-00 Reserve - Utility Doors	-	111.08	111.08	-	333.24	333.24	1,333.00
9760-00 Reserve - Painting	-	2,496.00	2,496.00	-	7,488.00	7,488.00	29,952.00
9782-00 Reserve - Pet Stations	-	6.00	6.00	-	18.00	18.00	72.00
9790-00 Reserve - Roofing	-	3,662.17	3,662.17	-	10,986.51	10,986.51	43,946.00
9820-00 Reserve - Streets/Drives	-	1,118.17	1,118.17	-	3,354.51	3,354.51	13,418.00
9830-00 Reserve - Pool/Spa	-	301.67	301.67	-	905.01	905.01	3,620.00
9835-00 Reserve - Bathroom/Shower	-	123.08	123.08	-	369.24	369.24	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	-	471.25	471.25	-	1,413.75	1,413.75	5,655.00
9852-00 Reserve - Wood Replacement / Repair	-	355.75	355.75	-	1,067.25	1,067.25	4,269.00
9860-00 Reserve - Arbor / Patio Cover	-	138.08	138.08	-	414.24	414.24	1,657.00
9880-00 Reserve - Termite	-	355.75	355.75	-	1,067.25	1,067.25	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	-	283.67	283.67	-	851.01	851.01	3,404.00
9920-00 Reserve - Contingency	-	387.25	387.25	-	1,161.75	1,161.75	4,647.00
9921-00 Reserve - Interest Allocation	1,445.76	208.33	(1,237.43)	4,241.37	624.99	(3,616.38)	2,500.00
9925-00 PFY Reserve Contributions	22,609.55	5,652.39	(16,957.16)	45,219.10	16,957.17	(28,261.93)	67,828.65
Total Reserve Allocations	\$24,055.31	\$20,869.82	(\$3,185.49)	\$49,460.47	\$62,609.46	\$13,148.99	\$250,437.65
Total OPERATING EXPENSE	\$63,449.45	\$70,429.16	\$6,979.71	\$168,117.29	\$211,287.48	\$43,170.19	\$845,150.00
Net Income:	\$8,361.31	\$0.00	\$8,361.31	\$49,319.08	\$0.00	\$49,319.08	\$0.00



Financial Report Package
February 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds: \$33,189.84

Total Reserve Funds: \$592,014.32

Accounts Receivable: \$43,103.00

Prepaid Assessments: \$28,302.31

Reserve Contributions:

Funded through September 2023

Unfunded 2023 Reserves Oct-Dec @ \$22,609.55 = \$67,828.65

Unfunded 2024 Reserves Jan-Feb @ \$15,009.08 = \$30,018.16

HOMEOWNER ACCOUNT CODE KEY

- P = Previous Owner Account
- A = Current Owner Account w/Attorney
- PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 02/29/2024

Date: 3/14/2024

Time: 11:16 am

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking	\$33,189.84	
Total Operating Funds:		\$33,189.84

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve	224,785.06	
11-1042-00 Pacific Western Bank	80,548.16	
11-1045-00 Alliance Bank MMA 2181	172.43	
11-1050-00 Morgan Stanley	16,680.55	
11-1055-00 Alliance Bank CD 9110 M10/26/24	10,127.18	
11-1056-00 Alliance Bank CDARS 6151 M05/09/24	259,700.94	
Total Reserve Funds:		\$592,014.32

Accounts Receivable

12-1210-00 Accounts Receivable	43,103.00	
Total Accounts Receivable:		\$43,103.00

Total Assets:**\$668,307.16****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments	28,302.31	
Total Liabilities:		\$28,302.31

Reserve Liabilities

36-3610-00 Reserve - General	(2,132.38)	
36-3622-00 Reserve - Balcony / Landings / Stairs	(101,226.22)	
36-3632-00 Reserve - Building Numbers	7,006.62	
36-3650-00 Reserve - Garage Doors	19,137.97	
36-3660-00 Reserve - Gates / Operators / Entry System	(19,738.97)	
36-3690-00 Reserve - Mailboxes	12,889.88	
36-3695-00 Reserve - Clubhouse	4,578.35	
36-3710-00 Reserve - Landscape	4,793.87	
36-3715-00 Reserve - Irrigation	1,189.44	
36-3720-00 Reserve - Lighting	(27,722.08)	
36-3722-00 Reserve - Fire Alarm Panels / Sprinklers	11,107.62	
36-3730-00 Reserve - Utility Doors	8,367.99	
36-3744-00 Reserve - Surveillance System	(16,600.38)	
36-3760-00 Reserve - Painting	115,847.82	
36-3782-00 Reserve - Pet Stations	471.00	
36-3790-00 Reserve - Roofs	394,944.68	
36-3820-00 Reserve - Streets/Drives	110,918.55	
36-3830-00 Reserve - Pool/Spa	4,750.31	
36-3835-00 Reserve - Bathroom/Shower	9,317.51	
36-3840-00 Reserve - Fencing-Wrought Iron	80,874.87	
36-3852-00 Reserve - Wood Replacement / Repair	(69,987.60)	
36-3860-00 Reserve - Arbor / Patio Cover	10,419.62	
36-3880-00 Reserve - Termite	(11,773.57)	
36-3894-00 Reserve - Boilers & Storage Tanks	12,924.69	
36-3920-00 Reserve - Contingency	18,505.81	
36-3921-00 Reserve - Interest Allocation	13,148.92	
Total Reserve Liabilities:		\$592,014.32

Equity

39-3960-00 Equity as of PFY End	7,914.94	
Total Equity:		\$7,914.94

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 02/29/2024

Date: 3/14/2024

Time: 11:16 am

Page: 2

Net Income Gain / Loss

\$40,075.59\$40,075.59

Total Liabilities & Equity:

\$668,307.16



Income Statement - Operating

Allegro Villas HOA

02/29/2024

Date: 3/14/2024

Time: 11:16 am

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$140,000.00	\$140,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	-	100.00	(100.00)	100.00	200.00	(100.00)	1,200.00
4060-00 Keys/Gate Cards	-	20.83	(20.83)	-	41.66	(41.66)	250.00
4130-00 Interest	1,356.53	208.33	1,148.20	2,795.61	416.66	2,378.95	2,500.00
4140-00 Late Charge	150.00	100.00	50.00	330.00	200.00	130.00	1,200.00
4230-00 Violation Fines	850.00	-	850.00	2,400.00	-	2,400.00	-
Total Income	\$72,356.53	\$70,429.16	\$1,927.37	\$145,625.61	\$140,858.32	\$4,767.29	\$845,150.00
Total OPERATING INCOME	\$72,356.53	\$70,429.16	\$1,927.37	\$145,625.61	\$140,858.32	\$4,767.29	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	3,441.68	3,008.33	(433.35)	6,290.65	6,016.66	(273.99)	36,100.00
5030-00 Gas	4,823.18	5,583.33	760.15	9,809.99	11,166.66	1,356.67	67,000.00
5040-00 Refuse/Disposal	4,660.60	4,661.00	0.40	9,321.20	9,322.00	0.80	55,932.00
5060-00 Telephone/Internet	569.81	579.17	9.36	1,412.07	1,158.34	(253.73)	6,950.00
5070-00 Water/Sewer	12,762.11	6,750.00	(6,012.11)	12,762.11	13,500.00	737.89	81,000.00
Total Utilities	\$26,257.38	\$20,581.83	(\$5,675.55)	\$39,596.02	\$41,163.66	\$1,567.64	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,047.50	2,074.50	27.00	4,095.00	4,149.00	54.00	24,894.00
5540-00 Landscape Supplies/Extras	50.00	416.67	366.67	75.00	833.34	758.34	5,000.00
5560-00 Irrigation Repairs/Supplies	-	558.33	558.33	86.00	1,116.66	1,030.66	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	3,500.00	3,500.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	-	20.00	20.00	120.00
Total Land Maintenance	\$2,097.50	\$4,809.50	\$2,712.00	\$4,256.00	\$9,619.00	\$5,363.00	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	290.00	333.33	43.33	580.00	666.66	86.66	4,000.00
6060-00 Pool/Spa Maint/Repairs	-	200.00	200.00	445.00	400.00	(45.00)	2,400.00
6070-00 Pool/Spa Supplies	-	16.67	16.67	-	33.34	33.34	200.00
Total Pool/Spa Maintenance	\$290.00	\$550.00	\$260.00	\$1,025.00	\$1,100.00	\$75.00	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	-	91.66	91.66	550.00
7020-00 Boiler Repairs & Supplies	80.00	708.33	628.33	1,858.43	1,416.66	(441.77)	8,500.00
7040-00 Janitorial Service	-	316.67	316.67	-	633.34	633.34	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	100.00	266.66	166.66	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	-	66.66	66.66	400.00
7150-00 Roof Maint/Repairs	600.00	791.67	191.67	950.00	1,583.34	633.34	9,500.00
8025-00 Fire Extinguisher Service	-	47.50	47.50	-	95.00	95.00	570.00
8040-00 Fire Alarm Monitor/Respond	300.00	300.00	-	600.00	600.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	-	166.67	166.67	550.00	333.34	(216.66)	2,000.00
8050-00 Maintenance/Repairs	(978.38)	1,500.00	2,478.38	1,071.62	3,000.00	1,928.38	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	100.00	100.00	600.00
8070-00 Lighting Repairs/Maint/Supply	-	333.33	333.33	759.90	666.66	(93.24)	4,000.00
8110-00 Pest Control/Rodent/Termite	479.00	479.00	-	1,135.00	958.00	(177.00)	5,748.00
8120-00 Plumbing Maint/Repairs	(185.00)	2,750.00	2,935.00	6,391.49	5,500.00	(891.49)	33,000.00
8121-00 Plumbing Damage Repairs/Restoration	(3,310.90)	1,666.67	4,977.57	(2,260.90)	3,333.34	5,594.24	20,000.00
8130-00 Gate/Fence Repair & Maint	-	166.67	166.67	1,225.00	333.34	(891.66)	2,000.00
8140-00 Security/Patrol	2,313.20	5,194.83	2,881.63	5,240.84	10,389.66	5,148.82	62,338.00
8144-00 Security System/Cameras Maint/Repairs	-	62.50	62.50	290.00	125.00	(165.00)	750.00
8145-00 Signage	-	58.33	58.33	-	116.66	116.66	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	41.66	41.66	250.00
Total Common Area/Maintenance	(\$652.08)	\$14,825.49	\$15,477.57	\$17,911.38	\$29,650.98	\$11,739.60	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	83.34	83.34	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	241.66	241.66	1,450.00
9025-00 Collection Expense	100.00	125.00	25.00	100.00	250.00	150.00	1,500.00
9090-00 Licenses/Fees/Permits	-	83.33	83.33	-	166.66	166.66	1,000.00



Income Statement - Operating

Allegro Villas HOA

02/29/2024

Date: 3/14/2024

Time: 11:16 am

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9110-00 Insurance	\$-	\$4,138.33	\$4,138.33	\$7,437.50	\$8,276.66	\$839.16	\$49,660.00
9120-00 Legal Services	58.00	833.33	775.33	2,929.00	1,666.66	(1,262.34)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	6,000.00	6,000.00	-	36,000.00
9135-00 Management Extras	-	41.67	41.67	-	83.34	83.34	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	266.66	266.66	1,600.00
9160-00 Printing/Mailing/Supplies	439.96	216.67	(223.29)	439.96	433.34	(6.62)	2,600.00
9170-00 Reserve Study	-	-	-	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	-	100.00	100.00	600.00
9475-00 Administration Misc	-	8.36	8.36	-	16.72	16.72	100.35
Total Administration	\$3,597.96	\$8,792.52	\$5,194.56	\$17,356.46	\$17,585.04	\$228.58	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	-	3,446.00	3,446.00	-	6,892.00	6,892.00	41,352.00
9632-00 Reserve - Building Numbers	-	61.50	61.50	-	123.00	123.00	738.00
9650-00 Reserve - Garage Doors	-	222.17	222.17	-	444.34	444.34	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	-	129.08	129.08	-	258.16	258.16	1,549.00
9690-00 Reserve - Mailboxes	-	255.17	255.17	-	510.34	510.34	3,062.00
9695-00 Reserve - Clubhouse	-	60.00	60.00	-	120.00	120.00	720.00
9710-00 Reserve - Landscape	-	223.67	223.67	-	447.34	447.34	2,684.00
9715-00 Reserve - Irrigation	-	243.17	243.17	-	486.34	486.34	2,918.00
9720-00 Reserve - Lighting	-	345.25	345.25	-	690.50	690.50	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	-	213.17	213.17	-	426.34	426.34	2,558.00
9730-00 Reserve - Utility Doors	-	111.08	111.08	-	222.16	222.16	1,333.00
9760-00 Reserve - Painting	-	2,496.00	2,496.00	-	4,992.00	4,992.00	29,952.00
9782-00 Reserve - Pet Stations	-	6.00	6.00	-	12.00	12.00	72.00
9790-00 Reserve - Roofs	-	3,662.17	3,662.17	-	7,324.34	7,324.34	43,946.00
9820-00 Reserve - Streets/Drives	-	1,118.17	1,118.17	-	2,236.34	2,236.34	13,418.00
9830-00 Reserve - Pool/Spa	-	301.67	301.67	-	603.34	603.34	3,620.00
9835-00 Reserve - Bathroom/Shower	-	123.08	123.08	-	246.16	246.16	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	-	471.25	471.25	-	942.50	942.50	5,655.00
9852-00 Reserve - Wood Replacement / Repair	-	355.75	355.75	-	711.50	711.50	4,269.00
9860-00 Reserve - Arbor / Patio Cover	-	138.08	138.08	-	276.16	276.16	1,657.00
9880-00 Reserve - Termite	-	355.75	355.75	-	711.50	711.50	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	-	283.67	283.67	-	567.34	567.34	3,404.00
9920-00 Reserve - Contingency	-	387.25	387.25	-	774.50	774.50	4,647.00
9921-00 Reserve - Interest Allocation	1,356.53	208.33	(1,148.20)	2,795.61	416.66	(2,378.95)	2,500.00
9925-00 PFY Reserve Contributions	22,609.55	5,652.39	(16,957.16)	22,609.55	11,304.78	(11,304.77)	67,828.65
Total Reserve Allocations	\$23,966.08	\$20,869.82	(\$3,096.26)	\$25,405.16	\$41,739.64	\$16,334.48	\$250,437.65
Total OPERATING EXPENSE	\$55,556.84	\$70,429.16	\$14,872.32	\$105,550.02	\$140,858.32	\$35,308.30	\$845,150.00
Net Income:	\$16,799.69	\$0.00	\$16,799.69	\$40,075.59	\$0.00	\$40,075.59	\$0.00



Financial Report Package
January 2024

Prepared for
ALLEGRO VILLAS HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$27,433.05
Total Reserve Funds:	\$568,048.24
Accounts Receivable:	\$37,816.10
Prepaid Assessments:	\$34,058.31

Reserve Contributions:

Funded through August 2023

Unfunded 2023 Reserves Sep-Dec @ \$22,609.55 = \$90,438.20

Unfunded 2024 Reserves Jan @ \$15,009.08 = \$15,009.08

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Allegro Villas HOA

End Date: 01/31/2024

Date: 2/12/2024

Time: 4:54 pm

Page: 1

Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking \$27,433.05

Total Operating Funds:

\$27,433.05

Reserve Funds

11-1040-00 Enterprise Bank & Trust Reserve 201,918.24

11-1042-00 Pacific Western Bank 80,548.16

11-1045-00 Alliance Bank MMA 2181 172.41

11-1050-00 Morgan Stanley 16,680.55

11-1055-00 Alliance Bank CD 9110 M10/26/24 10,084.22

11-1056-00 Alliance Bank CDARS 6151 M05/09/24 258,644.66

Total Reserve Funds:

\$568,048.24

Accounts Receivable

12-1210-00 Accounts Receivable 37,816.10

Total Accounts Receivable:

\$37,816.10

Total Assets:**\$633,297.39****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments 34,058.31

Total Liabilities:

\$34,058.31

Reserve Liabilities

36-3610-00 Reserve - General (8,012.38)

36-3622-00 Reserve - Balcony / Landings / Stairs (103,737.05)

36-3632-00 Reserve - Building Numbers 6,877.45

36-3650-00 Reserve - Garage Doors 18,841.14

36-3660-00 Reserve - Gates / Operators / Entry System (19,860.30)

36-3690-00 Reserve - Mailboxes 12,651.13

36-3695-00 Reserve - Clubhouse 4,521.60

36-3710-00 Reserve - Landscape 4,584.45

36-3715-00 Reserve - Irrigation 962.44

36-3720-00 Reserve - Lighting (28,273.91)

36-3722-00 Reserve - Fire Alarm Panels / Sprinklers 10,908.04

36-3730-00 Reserve - Utility Doors 8,264.24

36-3744-00 Reserve - Surveillance System (16,600.38)

36-3760-00 Reserve - Painting 113,641.40

36-3782-00 Reserve - Pet Stations 465.17

36-3790-00 Reserve - Roofs 389,222.85

36-3820-00 Reserve - Streets/Drives 110,130.38

36-3830-00 Reserve - Pool/Spa 4,468.48

36-3835-00 Reserve - Bathroom/Shower 9,202.01

36-3840-00 Reserve - Fencing-Wrought Iron 79,946.70

36-3852-00 Reserve - Wood Replacement / Repair (70,320.27)

36-3860-00 Reserve - Arbor / Patio Cover 10,290.45

36-3880-00 Reserve - Termite (12,106.24)

36-3894-00 Reserve - Boilers & Storage Tanks 12,658.52

36-3920-00 Reserve - Contingency 17,529.93

36-3921-00 Reserve - Interest Allocation 11,792.39

Total Reserve Liabilities:

\$568,048.24

Equity

39-3960-00 Equity as of PFY End 7,914.94

Total Equity:

\$7,914.94



Balance Sheet - Operating

Allegro Villas HOA

End Date: 01/31/2024

Date: 2/12/2024

Time: 4:54 pm

Page: 2

Net Income Gain / Loss

\$23,275.90

\$23,275.90

Total Liabilities & Equity:

\$633,297.39



Income Statement - Operating

Allegro Villas HOA

01/31/2024

Date: 2/12/2024

Time: 4:54 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$70,000.00	\$70,000.00	\$-	\$70,000.00	\$70,000.00	\$-	\$840,000.00
4025-00 Collection Reimbursement	100.00	100.00	-	100.00	100.00	-	1,200.00
4060-00 Keys/Gate Cards	-	20.83	(20.83)	-	20.83	(20.83)	250.00
4130-00 Interest	1,439.08	208.33	1,230.75	1,439.08	208.33	1,230.75	2,500.00
4140-00 Late Charge	180.00	100.00	80.00	180.00	100.00	80.00	1,200.00
4230-00 Violation Fines	1,550.00	-	1,550.00	1,550.00	-	1,550.00	-
Total Income	\$73,269.08	\$70,429.16	\$2,839.92	\$73,269.08	\$70,429.16	\$2,839.92	\$845,150.00
Total OPERATING INCOME	\$73,269.08	\$70,429.16	\$2,839.92	\$73,269.08	\$70,429.16	\$2,839.92	\$845,150.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	2,848.97	3,008.33	159.36	2,848.97	3,008.33	159.36	36,100.00
5030-00 Gas	4,986.81	5,583.33	596.52	4,986.81	5,583.33	596.52	67,000.00
5040-00 Refuse/Disposal	4,660.60	4,661.00	0.40	4,660.60	4,661.00	0.40	55,932.00
5060-00 Telephone/Internet	842.26	579.17	(263.09)	842.26	579.17	(263.09)	6,950.00
5070-00 Water/Sewer	-	6,750.00	6,750.00	-	6,750.00	6,750.00	81,000.00
Total Utilities	\$13,338.64	\$20,581.83	\$7,243.19	\$13,338.64	\$20,581.83	\$7,243.19	\$246,982.00
Land Maintenance							
5510-00 Landscape Service	2,047.50	2,074.50	27.00	2,047.50	2,074.50	27.00	24,894.00
5540-00 Landscape Supplies/Extras	25.00	416.67	391.67	25.00	416.67	391.67	5,000.00
5560-00 Irrigation Repairs/Supplies	86.00	558.33	472.33	86.00	558.33	472.33	6,700.00
5850-00 Tree Trimming/Removal	-	1,750.00	1,750.00	-	1,750.00	1,750.00	21,000.00
5950-00 Backflow Testing/Repair	-	10.00	10.00	-	10.00	10.00	120.00
Total Land Maintenance	\$2,158.50	\$4,809.50	\$2,651.00	\$2,158.50	\$4,809.50	\$2,651.00	\$57,714.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	290.00	333.33	43.33	290.00	333.33	43.33	4,000.00
6060-00 Pool/Spa Maint/Repairs	445.00	200.00	(245.00)	445.00	200.00	(245.00)	2,400.00
6070-00 Pool/Spa Supplies	-	16.67	16.67	-	16.67	16.67	200.00
Total Pool/Spa Maintenance	\$735.00	\$550.00	(\$185.00)	\$735.00	\$550.00	(\$185.00)	\$6,600.00
Common Area/Maintenance							
7015-00 Boiler Maintenance Service	-	45.83	45.83	-	45.83	45.83	550.00
7020-00 Boiler Repairs & Supplies	1,778.43	708.33	(1,070.10)	1,778.43	708.33	(1,070.10)	8,500.00
7040-00 Janitorial Service	-	316.67	316.67	-	316.67	316.67	3,800.00
7060-00 Trash Pickup/Dog Stations	50.00	133.33	83.33	50.00	133.33	83.33	1,600.00
7110-00 Locks & Keys	-	33.33	33.33	-	33.33	33.33	400.00
7150-00 Roof Maint/Repairs	350.00	791.67	441.67	350.00	791.67	441.67	9,500.00
8025-00 Fire Extinguisher Service	-	47.50	47.50	-	47.50	47.50	570.00
8040-00 Fire Alarm Monitor/Respond	300.00	300.00	-	300.00	300.00	-	3,600.00
8042-00 Fire Alarm Rpr/Maint/Inspect	550.00	166.67	(383.33)	550.00	166.67	(383.33)	2,000.00
8050-00 Maintenance/Repairs	2,050.00	1,500.00	(550.00)	2,050.00	1,500.00	(550.00)	18,000.00
8051-00 Landing Maintenance	-	50.00	50.00	-	50.00	50.00	600.00
8070-00 Lighting Repairs/Maint/Supply	759.90	333.33	(426.57)	759.90	333.33	(426.57)	4,000.00
8110-00 Pest Control/Rodent/Termite	656.00	479.00	(177.00)	656.00	479.00	(177.00)	5,748.00
8120-00 Plumbing Maint/Repairs	6,576.49	2,750.00	(3,826.49)	6,576.49	2,750.00	(3,826.49)	33,000.00
8121-00 Plumbing Damage Repairs/Restoration	1,050.00	1,666.67	616.67	1,050.00	1,666.67	616.67	20,000.00
8130-00 Gate/Fence Repair & Maint	1,225.00	166.67	(1,058.33)	1,225.00	166.67	(1,058.33)	2,000.00
8140-00 Security/Patrol	2,927.64	5,194.83	2,267.19	2,927.64	5,194.83	2,267.19	62,338.00
8144-00 Security System/Cameras Maint/Repairs	290.00	62.50	(227.50)	290.00	62.50	(227.50)	750.00
8145-00 Signage	-	58.33	58.33	-	58.33	58.33	700.00
8160-00 Vandalism/Graffiti	-	20.83	20.83	-	20.83	20.83	250.00
Total Common Area/Maintenance	\$18,563.46	\$14,825.49	(\$3,737.97)	\$18,563.46	\$14,825.49	(\$3,737.97)	\$177,906.00
Administration							
9015-00 Bad Debt/Write Off	-	41.67	41.67	-	41.67	41.67	500.00
9020-00 Audit/Tax Prep	-	120.83	120.83	-	120.83	120.83	1,450.00
9025-00 Collection Expense	-	125.00	125.00	-	125.00	125.00	1,500.00
9090-00 Licenses/Fees/Permits	-	83.33	83.33	-	83.33	83.33	1,000.00



Income Statement - Operating

Allegro Villas HOA

01/31/2024

Date: 2/12/2024

Time: 4:54 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9110-00 Insurance	\$7,437.50	\$4,138.33	(\$3,299.17)	\$7,437.50	\$4,138.33	(\$3,299.17)	\$49,660.00
9120-00 Legal Services	2,871.00	833.33	(2,037.67)	2,871.00	833.33	(2,037.67)	10,000.00
9130-00 Management Service	3,000.00	3,000.00	-	3,000.00	3,000.00	-	36,000.00
9135-00 Management Extras	-	41.67	41.67	-	41.67	41.67	500.00
9142-00 Election Inspector Service	-	133.33	133.33	-	133.33	133.33	1,600.00
9160-00 Printing/Mailing/Supplies	-	216.67	216.67	-	216.67	216.67	2,600.00
9170-00 Reserve Study	450.00	-	(450.00)	450.00	-	(450.00)	-
9195-00 1099 Prep & Filing	-	50.00	50.00	-	50.00	50.00	600.00
9475-00 Administration Misc	-	8.36	8.36	-	8.36	8.36	100.35
Total Administration	\$13,758.50	\$8,792.52	(\$4,965.98)	\$13,758.50	\$8,792.52	(\$4,965.98)	\$105,510.35
Reserve Allocations							
9622-00 Reserve - Balcony / Landings / Stairs	-	3,446.00	3,446.00	-	3,446.00	3,446.00	41,352.00
9632-00 Reserve - Building Numbers	-	61.50	61.50	-	61.50	61.50	738.00
9650-00 Reserve - Garage Doors	-	222.17	222.17	-	222.17	222.17	2,666.00
9660-00 Reserve - Gates / Operators / Entry System	-	129.08	129.08	-	129.08	129.08	1,549.00
9690-00 Reserve - Mailboxes	-	255.17	255.17	-	255.17	255.17	3,062.00
9695-00 Reserve - Clubhouse	-	60.00	60.00	-	60.00	60.00	720.00
9710-00 Reserve - Landscape	-	223.67	223.67	-	223.67	223.67	2,684.00
9715-00 Reserve - Irrigation	-	243.17	243.17	-	243.17	243.17	2,918.00
9720-00 Reserve - Lighting	-	345.25	345.25	-	345.25	345.25	4,143.00
9722-00 Reserve - Fire Alarm Panels / Sprinklers	-	213.17	213.17	-	213.17	213.17	2,558.00
9730-00 Reserve - Utility Doors	-	111.08	111.08	-	111.08	111.08	1,333.00
9760-00 Reserve - Painting	-	2,496.00	2,496.00	-	2,496.00	2,496.00	29,952.00
9782-00 Reserve - Pet Stations	-	6.00	6.00	-	6.00	6.00	72.00
9790-00 Reserve - Roofs	-	3,662.17	3,662.17	-	3,662.17	3,662.17	43,946.00
9820-00 Reserve - Streets/Drives	-	1,118.17	1,118.17	-	1,118.17	1,118.17	13,418.00
9830-00 Reserve - Pool/Spa	-	301.67	301.67	-	301.67	301.67	3,620.00
9835-00 Reserve - Bathroom/Shower	-	123.08	123.08	-	123.08	123.08	1,477.00
9840-00 Reserve - Fencing-Wrought Iron	-	471.25	471.25	-	471.25	471.25	5,655.00
9852-00 Reserve - Wood Replacement / Repair	-	355.75	355.75	-	355.75	355.75	4,269.00
9860-00 Reserve - Arbor / Patio Cover	-	138.08	138.08	-	138.08	138.08	1,657.00
9880-00 Reserve - Termite	-	355.75	355.75	-	355.75	355.75	4,269.00
9894-00 Reserve - Boilers & Storage Tanks	-	283.67	283.67	-	283.67	283.67	3,404.00
9920-00 Reserve - Contingency	-	387.25	387.25	-	387.25	387.25	4,647.00
9921-00 Reserve - Interest Allocation	1,439.08	208.33	(1,230.75)	1,439.08	208.33	(1,230.75)	2,500.00
9925-00 PFY Reserve Contributions	-	5,652.39	5,652.39	-	5,652.39	5,652.39	67,828.65
Total Reserve Allocations	\$1,439.08	\$20,869.82	\$19,430.74	\$1,439.08	\$20,869.82	\$19,430.74	\$250,437.65
Total OPERATING EXPENSE	\$49,993.18	\$70,429.16	\$20,435.98	\$49,993.18	\$70,429.16	\$20,435.98	\$845,150.00
Net Income:	\$23,275.90	\$0.00	\$23,275.90	\$23,275.90	\$0.00	\$23,275.90	\$0.00