

Allegro Villas Financial Reports

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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	\$83,479.28	(\$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
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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

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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

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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



Net Income Gain / Loss	<u>\$23,275.90</u>	<u>\$23,275.90</u>
Total Liabilities & Equity:		<u><u>\$633,297.39</u></u>

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

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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