

**Los Lagos HOA IV
Annual Report
CY 2021**

	January	February	March	April	May	June	July	August	YTD
Beginning Bank Balance	\$ 22,008.64	\$ 27,627.94	\$ 33,398.70	\$ 34,498.65	\$ 35,132.22	\$ 35,858.51	\$ 36,853.78	\$ 33,840.28	\$ 22,008.64
Income:									
2023 HOA Dues	\$ -	\$ -	\$ -	\$ -		\$ 55.00		\$ 45.00	\$ 100.00
2022 HOA Dues	\$ -	\$ 50.00	\$ -	\$ -	\$ 100.00	\$ 275.00		\$ 275.00	\$ 700.00
2021 HOA Dues	\$ 9,400.00	\$ 7,500.00	\$ 5,300.00	\$ 2,300.00	\$ 3,100.00	\$ 6,833.25	\$ 825.00	\$ 550.00	\$ 35,808.25
Prior Year HOA Dues	\$ -	\$ 520.84	\$ 200.00	\$ 1,575.00	\$ 475.00	\$ 200.00	\$ 100.00	\$ 850.00	\$ 3,920.84
Late Fee	\$ -	\$ 250.00	\$ 475.00	\$ 325.00	\$ 300.00	\$ 575.00	\$ 50.00	\$ 100.00	\$ 2,075.00
Enhancement Fee	\$ 200.00	\$ 600.00			\$ 800.00	\$ 800.00	\$ 400.00	\$ 1,000.00	\$ 3,800.00
Reservation Fee	\$ -	\$ -			\$ 95.00	\$ -	\$ -	\$ 100.00	\$ 195.00
Recording Fee	\$ -	\$ -		\$ 80.00	\$ 80.00	\$ -	\$ -	\$ 80.00	\$ 240.00
Key Replacement Fee	\$ 25.00	\$ 25.00		\$ 50.00	\$ -	\$ 50.00	\$ -	\$ 25.00	\$ 175.00
Total Income:	\$ 9,625.00	\$ 8,945.84	\$ 5,975.00	\$ 4,330.00	\$ 4,950.00	\$ 8,788.25	\$ 1,375.00	\$ 3,025.00	\$ 47,014.09
Expenses:									
Advertising Expense								\$ 20.00	\$ 20.00
Insurance Expense	\$ 533.00	\$ 533.00	\$ 533.00	\$ 533.00	\$ 533.00	\$ 533.00	\$ 533.00	\$ 533.00	\$ 4,264.00
Internet Services	\$ 122.61	\$ 122.61	\$ 122.61	\$ 122.61	\$ 123.62	\$ 123.62	\$ 143.09	\$ 143.09	\$ 1,023.86
Janitorial Services	\$ 275.00	\$ 320.00	\$ 280.00	\$ 280.00	\$ 315.00	\$ 315.00	\$ 280.00	\$ 245.00	\$ 2,310.00
Janitorial Supplies		\$ 21.65	\$ -		\$ -	\$ -	\$ 134.77	\$ 55.36	\$ 211.78
Landscaping Services	\$ 866.00	\$ 866.00	\$ 2,273.25	\$ 866.00	\$ 1,136.63	\$ 1,353.13	\$ 1,174.50	\$ 1,060.85	\$ 9,596.36
Office Supplies				\$ 65.79		\$ -			\$ 65.79
Park - Repairs & Maintenance	\$ 140.71	\$ (1.50)	\$ 130.51	\$ 180.62		\$ 2,378.80	\$ -		\$ 2,829.14
Paypal Fee	\$ 28.96	\$ 32.38	\$ 24.10	\$ 6.10	\$ 6.10	\$ 37.99	\$ 3.20	\$ 10.68	\$ 149.51
Pool Repair & Maintenance	\$ 853.54	\$ 183.22	\$ 276.38	\$ 487.47	\$ 406.97	\$ 1,460.19	\$ 565.22	\$ 757.44	\$ 4,990.43
Postage Expense		\$ 108.60		\$ 14.62	\$ -	\$ 65.00			\$ 188.22
Property Management Expense	\$ 600.00	\$ 600.00	\$ 830.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 5,030.00
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recording Fee				\$ 146.00	\$ 36.00	\$ 36.00	\$ 40.00	\$ 36.00	\$ 294.00
Refund				\$ 50.00	\$ 95.00	\$ -		\$ 100.00	\$ 245.00
Utilities - Water, Sewer, Garbage	\$ 303.53	\$ 86.12	\$ 104.61	\$ 328.24	\$ 629.79	\$ 577.98	\$ 613.34	\$ 412.45	\$ 3,056.06
Utilities -Electricity	\$ 266.37	\$ 287.02	\$ 284.61	\$ -	\$ 325.62	\$ 296.29	\$ 285.40	\$ 584.32	\$ 2,329.63
Website Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoom Services	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98	\$ 15.98	\$ 127.84
Total Expenses:	\$ 4,005.70	\$ 3,175.08	\$ 4,875.05	\$ 3,696.43	\$ 4,223.71	\$ 7,792.98	\$ 4,388.50	\$ 4,554.17	\$ 36,711.62
Ending Bank Balance	\$ 27,627.94	\$ 33,398.70	\$ 34,498.65	\$ 35,132.22	\$ 35,858.51	\$ 36,853.78	\$ 33,840.28	\$ 32,311.11	\$ 32,311.11