

**Los Lagos HOA IV  
Annual Report  
CY 2020**

	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance	\$ 15,808.75	\$ 26,917.95	\$ 32,061.16	\$ 31,559.97	\$ 33,912.00	\$ 34,259.85	\$ 34,536.68	\$ 33,848.91	\$ 29,332.77	\$ 15,808.75
<b>Income:</b>										
2022 HOA Dues						\$ 100.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 300.00
2021 HOA Dues	\$ 100.00	\$ 425.00	\$ 100.00		\$ 400.00	\$ -			\$ -	\$ 1,025.00
2020 HOA Dues	\$ 12,725.00	\$ 7,015.00	\$ 3,655.00	\$ 3,787.50	\$ 2,105.00	\$ 3,675.00	\$ 3,025.00	\$ 275.00	\$ -	\$ 36,262.50
Overpayment HOA Dues	\$ 38.10	\$ -	\$ -	\$ -	\$ -				\$ -	\$ 38.10
Prior Year HOA Dues	\$ 825.00	\$ -	\$ -	\$ 550.00	\$ 650.00	\$ 275.00			\$ -	\$ 2,300.00
Late Fee	\$ 75.00	\$ 375.00	\$ 325.00	\$ 375.00	\$ 225.00	\$ 350.00	\$ 250.00		\$ -	\$ 1,975.00
Enhancement Fee	\$ 200.00	\$ 400.00	\$ 500.00	\$ 400.00	\$ 200.00		\$ 100.00	\$ 300.00	\$ 600.00	\$ 2,700.00
Reservation Fee		\$ 100.00	\$ -		\$ -				\$ -	\$ 100.00
Recording Fee	\$ 160.00	\$ 80.00	\$ -	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00		\$ -	\$ 560.00
Key Replacement Fee			\$ -		\$ 25.00		\$ 25.00	\$ 25.00	\$ -	\$ 75.00
<b>Total Income:</b>	<b>\$ 14,123.10</b>	<b>\$ 8,395.00</b>	<b>\$ 4,580.00</b>	<b>\$ 5,192.50</b>	<b>\$ 3,685.00</b>	<b>\$ 4,480.00</b>	<b>\$ 3,530.00</b>	<b>\$ 650.00</b>	<b>\$ 700.00</b>	<b>\$ 45,335.60</b>
<b>Expenses:</b>										
Insurance Expense	\$ 513.00	\$ 519.00	\$ 519.00	\$ 519.00	\$ 513.00	\$ 513.00	\$ 513.00	\$ 513.00	\$ 513.00	\$ 4,635.00
Internet Services	\$ 128.48	\$ -	\$ 259.14	\$ 130.66	\$ 130.66	\$ 130.66	\$ 122.61	\$ 122.61	\$ 122.61	\$ 1,147.43
Janitorial Services	\$ 315.00	\$ 315.00	\$ 595.00		\$ 315.00	\$ 315.00	\$ 280.00	\$ 350.00	\$ 560.00	\$ 3,045.00
Janitorial Supplies		\$ 9.89				\$ 170.74	\$ -	\$ 79.69	\$ 66.25	\$ 326.57
Landscaping Services	\$ 866.00	\$ 866.00	\$ 1,268.57	\$ 866.00	\$ 866.00	\$ 866.00	\$ 1,699.53	\$ 866.00	\$ 866.00	\$ 9,030.10
Meals & Entertainment			\$ -						\$ -	\$ -
Membership Fee			\$ -				\$ 45.00		\$ -	\$ 45.00
Office Supplies		\$ 8.65	\$ -	\$ (3.33)					\$ -	\$ 5.32
Park - Repairs & Maintenance		\$ 25.97	\$ 887.29		\$ 30.38		\$ 405.94	\$ 514.19	\$ 193.69	\$ 2,057.46
Paypal Fee		\$ 12.20	\$ 18.00	\$ 18.31	\$ 9.00	\$ 18.00	\$ 9.00		\$ -	\$ 84.51
Pool Supplies & Maintenance		\$ 335.51	\$ -			\$ 700.00	\$ -	\$ 875.42	\$ 637.46	\$ 2,548.39
Postage Expense		\$ 166.55	\$ -						\$ 10.90	\$ 177.45
Property Management Expense	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 5,400.00
Property Tax			\$ -						\$ -	\$ -
Recording Fee	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 120.00	\$ 36.00		\$ 372.00
Refund	\$ 25.00	\$ 150.60	\$ -			\$ 96.80		\$ 275.00		\$ 547.40
Utilities - Water, Sewer, Garbage	\$ 119.49	\$ 206.42	\$ 109.03	\$ 309.48	\$ 468.00	\$ 406.51	\$ 422.69	\$ 605.63	\$ 477.22	\$ 3,124.47
Utilities -Electricity	\$ 410.93		\$ 789.16	\$ 364.35	\$ 369.11	\$ 350.46	\$ -	\$ 312.62	\$ 282.21	\$ 2,878.84
Website Services								\$ -	\$ -	\$ -
Zoom Services								\$ 15.98	\$ 15.98	\$ 31.96
<b>Total Expenses:</b>	<b>\$ 3,013.90</b>	<b>\$ 3,251.79</b>	<b>\$ 5,081.19</b>	<b>\$ 2,840.47</b>	<b>\$ 3,337.15</b>	<b>\$ 4,203.17</b>	<b>\$ 4,217.77</b>	<b>\$ 5,166.14</b>	<b>\$ 4,345.32</b>	<b>\$ 35,456.90</b>
<b>Ending Bank Balance</b>	<b>\$ 26,917.95</b>	<b>\$ 32,061.16</b>	<b>\$ 31,559.97</b>	<b>\$ 33,912.00</b>	<b>\$ 34,259.85</b>	<b>\$ 34,536.68</b>	<b>\$ 33,848.91</b>	<b>\$ 29,332.77</b>	<b>\$ 25,687.45</b>	<b>\$ 25,687.45</b>