Los Lagos HOA IV
Annual Report
CY 2021

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Beginning Bank Balance	$ 22,008.64	$ 27,627.94	$ 33,398.70										$ 22,008.64
Income:													
2022 HOA Dues	$ -	$ 50.00	$ -										$ 50.00
2021 HOA Dues	$ 9,400.00	$ 7,500.00	$ 5,300.00										$ 22,200.00
2020 HOA Dues	$ -	$ 320.84	$ -										$ 320.84
Overpayment HOA Dues	$ -	$ -											$ -
Prior Year HOA Dues	$ -	$ 200.00	$ 200.00										$ 400.00
Late Fee	$ -	$ 250.00	$ 475.00										$ 725.00
Enhancement Fee	$ 200.00	$ 600.00											$ 800.00
Reservation Fee	$ -	$ -											$ -
Recording Fee	$ -	$ -											$ -
Key Replacement Fee	$ 25.00	$ 25.00											$ 50.00
Total Income:	$ 9,625.00	$ 8,945.84	$ 5,975.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,545.84
Expenses:													
Insurance Expense	$ 533.00	$ 533.00	$ 533.00										$ 1,599.00
Internet Services	$ 122.61	$ 122.61	$ 122.61										$ 367.83
Janitorial Services	$ 275.00	$ 320.00	$ 280.00										$ 875.00
Janitorial Supplies		$ 21.65	$ -										$ 21.65
Landscaping Services	$ 866.00	$ 866.00	$ 2,273.25										$ 4,005.25
Membership Fee													$ -
Office Supplies													$ -
Park - Repairs & Maintenance	$ 140.71	$ (1.50)	$ 130.51										$ 269.72
Paypal Fee	$ 28.96	$ 32.38	$ 24.10										$ 85.44
Pool Maintenance	$ 142.35	$ 183.22	$ 276.38										$ 601.95
Pool Repair	$ 711.19												$ 711.19
Postage Expense		$ 108.60											$ 108.60
Property Management Expense	$ 600.00	$ 600.00	$ 830.00										$ 2,030.00
Property Tax													$ -
Recording Fee													$ -
Refund													$ -
Utilities - Water, Sewer, Garbage	$ 303.53	$ 86.12	$ 104.61										$ 494.26
Utilities -Electricity	$ 266.37	$ 287.02	$ 284.61										$ 838.00
Website Services													$ -
Zoom Services	$ 15.98	$ 15.98	$ 15.98										$ 47.94
Total Expenses:	$ 4,005.70	$ 3,175.08	$ 4,875.05	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,055.83
Ending Bank Balance	$ 27,627.94	$ 33,398.70	$ 34,498.65	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,498.65