



Spread Eagle

Homeowners Association Inc
1937 Chalice Dr. • Westcliffe CO 81252

2022-2023

ANNUAL FINANCIAL REPORT

Reporting Period: 9/1/22 - 8/31/23

REVENUES

Category	Subcategory	Amount
Revenues	2022-2023 Dues	\$70,000.00
	Road/Gate/Trash Share	\$866.56
Refund	Title Co. Refund	\$13.00
Refund	Attorney Refund	\$83.34
	Balance Forward from 2021-2022	\$8,240.16
TOTAL		\$79,203.06

Account Balances 8/31/23

Checking	\$66.54
Savings	\$14,151.92

Total Assets \$14,218.46

EXPENDITURES

ADMINISTRATION	Insurance	-\$4,816.00
	Operating	-\$127.30
	Professional Dues	-\$230.00
	Tax Preparation	-\$605.00
	Web Services	-\$1,443.65
	Lien Release	-\$13.00
ADMINISTRATION TOTAL		-\$7,234.95

ROADS	Gate Electric	-\$513.37
	Maintenance & Materials	-\$20,278.42
	Snow Removal	-\$2,131.50
ROADS TOTAL		-\$22,923.29

TRASH	Trash Removal	-\$3,447.00
	Recycle Fee	-\$5.00
TRASH TOTAL		-\$3,452.00

WATER	ORC Fees	-\$16,900.00
	Pump House Electric	-\$1,863.12
	Testing & Monitoring	-\$2,364.70
	Treatment Chemicals	-\$1,346.01
	Maintenance & Repair	-\$12,168.35
WATER TOTAL		-\$34,642.18

OPEN SPACE PURCHASE (\$6,000.00 + \$884.10 Closing) -\$6,884.10

TOTAL EXPENDITURES	-\$75,136.52
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Revenues \$79,203.06 - Expenditures \$75,136.52 = \$4,066.54

FUNDS TRANSFERRED TO SAVINGS ACCT. (8/31/23) -\$4,000.00

CHECKING ACCOUNT BALANCE (8/31/23) \$66.54