

WIND RIVER HOMEOWNERS ASSOCIATION, INC.
CASH FLOW
FOR THE YEARS 2021 - 2023

	Budget	2023			Actual	Difference	Actual
	2024	Actual	Budget	Difference	2022	2023 v. 2022	2021
Cash balance, beginning of year	\$ 527,900	\$ 596,142	\$ 512,700	\$ 83,442	\$ 519,526	\$ 76,616	\$ 503,340
REVENUE:							
ASSESSED	413,000	401,340	401,340	-	398,540	2,800	398,540
dues collected as % of assessed	100.0%	95.7%	100.0%		96.1%		99.9%
Dues collected	413,000	384,214	401,340	(17,126)	383,028	1,187	398,308
Other	31,200	18,608	11,060	7,548	6,415	12,194	10,174
Total revenue	444,200	402,823	412,400	(9,577)	389,442	13,381	408,483
EXPENDITURES:							
Administrative	65,400	58,482	52,400	(6,082)	53,939	(4,543)	62,200
Gates and Streets	92,200	20,717	66,000	45,283	39,381	18,665	76,197
Landscaping	139,300	122,640	137,300	14,660	112,927	(9,714)	111,345
Clubhouse and Pool	37,600	26,017	39,300	13,283	33,099	7,082	27,326
Repairs & Replacement	9,600	9,728	9,600	(128)	11,247	1,518	26,367
Common Reserve spending	25,000	140,647	55,000	(85,647)	36,079	(104,568)	44,462
Utilities	54,200	47,002	50,600	3,598	50,086	3,084	40,810
Total expenditures	423,300	425,234	410,200	(15,034)	336,758	(88,476)	388,708
Other cash items	-	11,664	-	11,664	23,932	(12,268)	(3,589)
Net cash flow	20,900	(10,747)	2,200	(12,947)	76,616	(87,363)	16,186
Cash balance, end of year	\$ 548,800	\$ 585,395	\$ 514,900	\$ 70,495	\$ 596,142	\$ (10,747)	\$ 519,526

Note 1 : Cash balance needed to provide for future capital needs for items such roof, gates, streets, pool, rock walls, etc. Projected needs as of 8/31/23 was \$811K.
Note 2 : Most of the difference of \$57K between Cash at 12/31/23 of \$585K and Beginning Cash 2024 Budget of \$528 was \$35K of prepaid dues at 12/31/23.