

**WIND RIVER HOMEOWNERS ASSOCIATION, INC.**  
**CASH FLOW**  
**FOR THE YEARS 2022 - 2024**

	Budget	2024			Actual	Difference	Actual
	2025	Actual	Budget	Difference	2023	2024 v. 2023	2022
<b>Cash balance, beginning of year</b>	<b>\$ 631,300</b>	\$ 585,395	\$ 527,900	\$ 57,495	\$ 596,142	\$ (10,747)	\$ 519,526
<b>REVENUE:</b>							
ASSESSED	413,000	413,000	413,000	-	401,340	11,660	398,540
<b>dues collected as % of assessed</b>	<b>100.0%</b>	<b>97.3%</b>	<b>100.0%</b>		<b>95.7%</b>		<b>96.1%</b>
Dues collected	413,000	401,907	413,000	(11,093)	384,214	17,693	383,028
Other	25,800	43,114	31,200	11,914	18,608	24,506	6,415
Total revenue	<u>438,800</u>	<u>445,021</u>	<u>444,200</u>	<u>821</u>	<u>402,823</u>	<u>42,198</u>	<u>389,442</u>
<b>EXPENDITURES:</b>							
Administrative	63,000	57,184	65,400	8,216	58,482	1,298	53,939
Gates and Streets	90,600	76,258	92,200	15,942	20,717	(55,541)	39,381
Landscaping & Groundskeeping	140,800	153,276	142,900	(10,376)	122,640	(30,636)	112,927
Clubhouse and Pool	25,900	26,555	30,100	3,545	26,017	(538)	33,099
Repairs & Replacement	12,000	10,877	13,500	2,623	9,728	(1,149)	11,247
Common Reserve spending	-	9,200	25,000	15,800	140,647	131,447	36,079
Utilities	40,400	36,981	54,200	17,219	47,002	10,021	50,086
Total expenditures	<u>372,700</u>	<u>370,331</u>	<u>423,300</u>	<u>52,969</u>	<u>425,234</u>	<u>54,903</u>	<u>336,758</u>
<b>Other cash items</b>	<u>-</u>	<u>5,759</u>	<u>-</u>	<u>5,759</u>	<u>11,664</u>	<u>(5,905)</u>	<u>23,932</u>
<b>Net cash flow</b>	<u>66,100</u>	<u>80,450</u>	<u>20,900</u>	<u>59,550</u>	<u>(10,747)</u>	<u>91,197</u>	<u>76,616</u>
<b>Cash balance, end of year</b>	<u><b>\$ 697,400</b></u>	<u><b>\$ 665,844</b></u>	<u><b>\$ 548,800</b></u>	<u><b>\$ 117,044</b></u>	<u><b>\$ 585,395</b></u>	<u><b>\$ 80,450</b></u>	<u><b>\$ 596,142</b></u>

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 8/31/24 was \$884K.