Woods of Wimbledon Civic Association. Inc. Actual/Estimated 2016 and 2017 Budget

Income in General: Current Maintenance Fees Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime Property	13,218 65,655 63,500 (2,831) 194 2,800 200 455 1,275 62 52,437	\$ Act/Est (1,296) 67,387 67,387 63,500 (2,000) 194 3,000 200 910 1,500 83	Budget \$500 / Lot (2,594) 65,951 65,951 63,500 0 167 1,400 0	1,298 1,436 1,436 0 (2,000) 27 1,600 200	Budget Budget side notes \$575 / Lot 1,843 2.6% over costs 73,009 73,009 73,025 127 houses at \$575 each (2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Income in General: Current Maintenance Fees Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	65,655 63,500 (2,831) 194 2,800 200 455 1,275 62 52,437 663 0	67,387 67,387 63,500 (2,000) 194 3,000 200 910 1,500 83	(2,594) 65,951 63,500 0 167 1,400 0 800	1,436 0 (2,000) 27 1,600 200	73,009 73,009 73,025 127 houses at \$575 each (2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Income in General: Current Maintenance Fees Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	65,655 63,500 (2,831) 194 2,800 200 455 1,275 62 52,437 663 0	67,387 67,387 63,500 (2,000) 194 3,000 200 910 1,500 83	65,951 65,951 63,500 0 167 1,400 0 0	1,436 0 (2,000) 27 1,600 200	73,009 73,009 73,025 127 houses at \$575 each (2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Income in General: Current Maintenance Fees Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	65,655 63,500 (2,831) 194 2,800 200 455 1,275 62 52,437 663 0	67,387 63,500 (2,000) 194 3,000 200 910 1,500 83	65,951 63,500 0 167 1,400 0 0	1,436 0 (2,000) 27 1,600 200	73,009 73,025 127 houses at \$575 each (2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Income in General: Current Maintenance Fees Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	65,655 63,500 (2,831) 194 2,800 200 455 1,275 62 52,437 663 0	67,387 63,500 (2,000) 194 3,000 200 910 1,500 83	65,951 63,500 0 167 1,400 0 0	1,436 0 (2,000) 27 1,600 200	73,009 73,025 127 houses at \$575 each (2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Current Maintenance Fees Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	63,500 (2,831) 194 2,800 200 455 1,275 62 52,437 663 0	63,500 (2,000) 194 3,000 200 910 1,500 83	63,500 0 167 1,400 0 0 800	0 (2,000) 27 1,600 200	73,025 127 houses at \$575 each (2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Uncollected Current Maintenance Fees Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	(2,831) 194 2,800 200 455 1,275 62 52,437 663 0	(2,000) 194 3,000 200 910 1,500 83	0 167 1,400 0 0	(2,000) 27 1,600 200	(2,300) Assumes the four 2016 nopay accounts don't pay 2017 Maint 0 None expected (Four 2016 nopay accounts continue)
Prior years Maintence Fees paid Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	194 2,800 200 455 1,275 62 52,437 663 0	194 3,000 200 910 1,500 83	167 1,400 0 0 800	27 1,600 200	0 None expected (Four 2016 nopay accounts continue)
Homeowner Transfer Fees Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	2,800 200 455 1,275 62 52,437 663 0	3,000 200 910 1,500 83	1,400 0 0 800	1,600 200	
Resale Certificate Fees Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	200 455 1,275 62 52,437 663 0	200 910 1,500 83	0 0 800	200	
Attorney Collection Fees (Billed to Owners) Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	455 1,275 62 52,437 663 0 8	910 1,500 83	0 800		1,400 Same as 2016 budget
Late Fees Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	1,275 62 52,437 663 0 8	1,500 83	800	910	0 Seldom requested 0 None expected (Four 2016 nopay accounts continue)
Interest Income EXPENDITURE Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	62 52,437 663 0	83		700	800 Same as 2016 budget
Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	52,437 663 0 8		84	(1)	84 Same as 2016 budget
Operating Expense in Generally: Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	663	60 603			
Bank Service Charges Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	0	08,083	68,545	138	71,166
Fedeal Income Taxes Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	8	1,284	1,354	(70)	1,794
Meeting Room Fees National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime		0	18	(18)	18 Same as 2016 budget
National Night Out Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	300	8	6	2	8 Same as Est. 2016
Office Supplies Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime		300	300	0	300 Same as 2016 budget
Post Office Box Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	0	100	100	0	100 Same as 2016 budget
Postage and Delivery Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	0	100	100	0	100 Same as 2016 budget
Printing and Reproduction Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	140	140	138	2	143 2016 cost increased 2%
Technology Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	148	406	400	6	400 Same as 2016 budget
Accounting Expense: Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	60	170 60	225 67	(55)	225 Same as 2016 budget
Financial Reviews Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	1 601	60	6/	(7)	500 Increased for document retention implementation
Quickbooks Fees Insurance Expense: Directors & Officers Liability Fidelity & Crime	2,278	2,483	2,855	(372)	2,860
Insurance Expense: Directors & Officers Liability Fidelity & Crime	2,134	2,134	2,500	(366)	2,500 Based on 2015 Review contractual max
Directors & Officers Liability Fidelity & Crime	144	349	355	(6)	360 Fee increased to \$30/month
Fidelity & Crime	4,754	4,754	4,979	(225)	4,911
	1,858	1,858	1,908	(50)	1,947 4.8% increase per underwriter
Property	825	825	795	30	789 4.4% decrease per underwriter
	2,071	2,071	2,276	(205)	2,175 Assumes Est. 2016 increases 5%
Legal Fees:	5,919	7,409	5,400	2,009	5,000
Collection Related	3,263	3,363	900	2,463	1,500 Covers three collections
Deed Restriction Enforcement	1,328	1,328	1,500	(172)	1,000 \$500 less than 2016 Budget
Deed Restriction Revisions	0	0	0	0	0 (No activity expected)
HOA Governance Matters	1,328	2,718	3,000	(282)	2,500 Less Bylaws expense in 2017
Services:	38,823	52,753	52,457	296	55,101
Electricity	5,824	7,849	7,870	(21)	8,084 Assumes Est. 2016 increases 3%
Water	853	1,153	1,021	132	1,311 Assumes \$0.50/1000 gals increase April 1st 2017
Trash Collection	27,681	36,912	37,085	(173)	38,770 Assumes 5% increase in current monthly rate
Mosquito Fogging	1,193	1,703	1,651	52	1,873 Assumes Est. 2016 increases 10%
Landscaping and Groundskeeping	3,272	5,136	4,830	306	5,063 Increased Est. 2016 grass cutting 5%, +\$300 for trimming & re
Projects:	0	0	1,500	(1,500)	1,500
Replacement of shrubs that died	0	0	1,500	(1,500)	1,500 Stumps removal plus 2-3 shrubs
			1,500 1,500	(1,500) (1,500)	1,500 1,500 Stumps removal plus 2-3 shrubs
Accounts in General:					0 (Total = \$102,377.93 as of 10/25/16)
Capital	Т				0 (\$81,854.60 balance as of 10/25/16)
Operating					0 (\$20,523.33 balance as of 10/25/16)
Contingency					0 (Closed 3/25/14)
- Simily Control					0 (Clusea 3/23/14)
CAPITAL PROJECTS (to be funded from the Capital Accoun	.41		Protest in the far integrand drawn distinct and distinct		45,000
Brick wall repair- 5 sections are leaning significantly		Т	Т		45,000
Improve landscaping at both wall entrances					25,000