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

	\$ Actual 1/1 - 9/30	2016 \$ Act/Est	2016 Budget	Over / (Under)	2017 Budget	2017 Budget side notes
<b>MAINTENANCE FEE PER LOT</b>					<b>\$575 / Lot</b>	
<b>NET INCOME (LOSS)</b>	<b>13,218</b>	<b>(1,296)</b>	<b>(2,594)</b>	<b>1,298</b>	<b>1,843</b>	2.6% over costs
<b>REVENUE</b>	<b>65,655</b>	<b>67,387</b>	<b>65,951</b>	<b>1,436</b>	<b>73,009</b>	
Income in General:	65,655	67,387	65,951	1,436	73,009	
Current Maintenance Fees	63,500	63,500	63,500	0	73,025	127 houses at \$575 each
Uncollected Current Maintenance Fees	(2,831)	(2,000)	0	(2,000)	(2,300)	Assumes the four 2016 nopay accounts don't pay 2017 Maint. Fee:
Prior years Maintenance Fees paid	194	194	167	27	0	None expected (Four 2016 nopay accounts continue)
Homeowner Transfer Fees	2,800	3,000	1,400	1,600	1,400	Same as 2016 budget
Resale Certificate Fees	200	200	0	200	0	Seldom requested
Attorney Collection Fees (Billed to Owners)	455	910	0	910	0	None expected (Four 2016 nopay accounts continue)
Late Fees	1,275	1,500	800	700	800	Same as 2016 budget
Interest Income	62	83	84	(1)	84	Same as 2016 budget
<b>EXPENDITURE</b>	<b>52,437</b>	<b>68,683</b>	<b>68,545</b>	<b>138</b>	<b>71,166</b>	
Operating Expense in Generally:	663	1,284	1,354	(70)	1,794	
Bank Service Charges	0	0	18	(18)	18	Same as 2016 budget
Federal Income Taxes	8	8	6	2	8	Same as Est. 2016
Meeting Room Fees	300	300	300	0	300	Same as 2016 budget
National Night Out	0	100	100	0	100	Same as 2016 budget
Office Supplies	0	100	100	0	100	Same as 2016 budget
Post Office Box	140	140	138	2	143	2016 cost increased 2%
Postage and Delivery	148	406	400	6	400	Same as 2016 budget
Printing and Reproduction	7	170	225	(55)	225	Same as 2016 budget
Technology	60	60	67	(7)	500	Increased for document retention implementation
Accounting Expense:	2,278	2,483	2,855	(372)	2,860	
Financial Reviews	2,134	2,134	2,500	(366)	2,500	Based on 2015 Review contractual max
Quickbooks Fees	144	349	355	(6)	360	Fee increased to \$30/month
Insurance Expense:	4,754	4,754	4,979	(225)	4,911	
Directors & Officers Liability	1,858	1,858	1,908	(50)	1,947	4.8% increase per underwriter
Fidelity & Crime	825	825	795	30	789	4.4% decrease per underwriter
Property	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 & repairs
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
<b>RESERVES</b>					<b>0</b>	
Accounts in General:					0	(Total = \$102,377.93 as of 10/25/16)
Capital					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)
<b>CAPITAL PROJECTS (to be funded from the Capital Account)</b>					<b>45,000</b>	
Brick wall repair- 5 sections are leaning significantly					20,000	
Improve landscaping at both wall entrances					25,000	