

**Woods of Wimbledon Civic
Association, Inc.**

**REVIEWED FINANCIAL
STATEMENTS –
CASH RECEIPTS AND
DISBURSEMENTS BASIS**

**For the Years Ended
December 31, 2012 and 2011**

Prepared by:

GRIFFING & COMPANY, P.C.

One Sugar Creek Center Blvd, Suite 450
Sugar Land, Texas 77478
(281) 491-8866

Woods of Wimbledon Civic Association, Inc.

Reviewed Financial Statements – Cash Receipts and Disbursements Basis

**For the Years Ended
December 31, 2012 and 2011**

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GRIFFING & COMPANY, P.C.
Certified Public Accountants & Consultants

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
Woods of Wimbledon Civic Association, Inc.
Houston, Texas

We have reviewed the accompanying statements of cash receipts and disbursements of Woods of Wimbledon Civic Association, Inc. (the "Association") for the years ended December 31, 2012 and 2011. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the reviews in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with the cash basis of accounting, as described in NOTE A.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Griffing & Company, P.C.

GRIFFING & COMPANY, P.C.
Sugar Land, Texas
June 26, 2014

WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
STATEMENTS OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011

	2012	2011
Cash Receipts:		
Maintenance Fees	\$ 54,475	\$ 59,138
Late Fees	2,025	2,275
Interest	232	337
Attorney Fee Income	254	3,310
Transfer Fees	1,800	2,200
Total Cash Receipts	58,786	67,260
Cash Disbursements:		
Trash Pickup	36,259	35,439
Insurance: Directors and Officers	1,632	1,515
Insurance: Fidelity and Crime	691	691
Insurance: Property	1,705	1,705
Repairs	67	10,552
Landscaping	4,156	5,783
Mosquito Control	1,425	1,475
Accounting	1,784	2,075
Legal: Homeowner Related	-	3,310
Legal: Non Homeowner Related	-	1,767
Legal: Collection Related	1,672	-
Legal: Deed Restriction Enforcement	410	-
Legal: Deed Restriction Revisions	6,931	-
Legal: Governance Matters	930	-
Utilities: Electricity	7,430	7,417
Utilities: Water	659	560
Office Supplies	282	132
Postage	396	132
Post Office Box	124	100
Misc: Neil and Hettie Backes	-	150
Misc: Property Management - Suspense	-	5
Misc: National Night Out	203	-
Misc: Printing and Reproduction	44	-
Misc: Wall Decorations	400	-
Misc: Curb Numbers	945	-
Federal Income Tax	-	72
Network	-	121
Total Cash Disbursements	68,145	73,001
Decrease in Cash	(9,359)	(5,741)
Cash, Beginning of Year	107,649	113,390
Cash, End of Year	\$ 98,290	\$ 107,649

See accompanying notes and independent accountant's review report

**WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
NOTES TO THE STATEMENTS OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of Woods of Wimbledon Civic Association, Inc. (the "Association") is presented to assist in understanding the Association's financial statements. The financial statements and notes are representations of the Association's Board of Directors (the "Board"), which is responsible for their integrity and objectivity.

Basis of Accounting

The accompanying financial statements have been prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Under that basis, the only asset recognized is cash, and no liabilities are recognized. All transactions are recognized as either cash receipts or disbursements. Noncash transactions are not recognized in the financial statements.

Nature of Operations

Woods of Wimbledon Civic Association, Inc. was incorporated on December 1, 1978 in the State of Texas to promote the civic, cultural and general welfare of the residents of the Woods of Wimbledon Subdivision located in Harris County, Texas. The Association was previously registered as the Woods of Wimbledon Maintenance Corporation and was established to provide maintenance and beautification of the common areas within the subdivision. Complete operating language is set forth in the articles of incorporation and the by-laws of the Association. The Association continues to promote the civic, cultural and general welfare of the Woods of Wimbledon community. The Association also provides trash pickup and common area maintenance for the residents of the subdivision.

An annual homeowner's assessment, as set by the Board, is determined at the end of each calendar year for the following calendar year. The annual dues are debated in an open forum of the members of the community and agreed upon by a voting method set forth in the corporate by-laws. Fees are assessed to each lot owner in the community annually. The annual fees are based on previous years' operating expenses, future capital improvements, and other factors deemed necessary to perform the services of the Association. Annual homeowner fees provide the sole funding for expenses of the Association. The Association collected a minimum of \$450 per home annually for the years ending December 31, 2012 and 2011, with the exception of fees being pursued for collection or fees deemed uncollectable by counsel for the Association. The Woods of Wimbledon community consists of 127 residential units as of December 31, 2012 and 2011.

**WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
 NOTES TO THE STATEMENTS OF CASH RECEIPTS AND DISBURSEMENTS
 FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(continued)

Cash

The Association maintains three separate bank accounts. One account is the operating account and is used to receive the annual fees and pay monthly expenses, a second account is used for a contingency fund to serve as a buffer for emergency, non-routine expenses that might be incurred but were not anticipated during the budgeting process, and the third account is a capital reserve fund used to set aside money to repair, maintain and replace the community's brick wall. As of December 31, 2012 and 2011, the Association's three bank account balances were as follows:

	<u>2012</u>	<u>2011</u>
Operating	\$ 16,858	\$ 6,948
Contingency fund	1,278	10,645
Capital reserve fund	<u>80,154</u>	<u>80,056</u>
Total	<u>\$ 98,290</u>	<u>\$ 107,649</u>

Income Taxes

The Association has elected to take advantage of the tax benefits provided by IRC 528 by filing form 1120-H with the Internal Revenue Service. IRC 528 exempts from income tax any dues or assessments received by qualified homeowners' associations from property owner-members of the organization, where these dues and assessments are used for the maintenance and improvement of its property. Income that is not exempt is taxed at a flat rate of 30%. Total tax paid in 2012 for calendar year 2011 was \$0. Total tax paid in 2011 for calendar year 2010 was \$72.

Interest and penalties assessed by income taxing authorities are included in administrative expenses. The Association paid no interest or penalties related to income taxes for the years ended December 31, 2012 and 2011.

As of December 31, 2012, the tax years that remain subject to examination by taxing authorities begin with the year ended December 31, 2009.

Reclassifications

Certain amounts from the prior year have been reclassified to conform with the current year presentation.

**WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
NOTES TO THE STATEMENTS OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011**

NOTE B - CONCENTRATION OF CREDIT RISK

The Association maintains cash balances in different accounts at one financial institution located in Houston, Texas. The cash balances are insured by the Federal Deposit Insurance Corporation up to \$250,000, except for non-interest bearing accounts. The Association had no uninsured cash balances as of December 31, 2012 and 2011.

The Association is engaged to promote the civic, cultural, and general welfare of the residents in the community of Woods of Wimbledon, located in Harris County, Texas. The credit risk is concentrated because the majority of revenues come from the individuals that reside in this community.

NOTE C - SUBSEQUENT EVENTS

Management has evaluated subsequent events through June 26, 2014, the date the financial statements were available to be issued. No events subsequent to December 31, 2012 have come to management's attention that require adjustment to or disclosure in the accompanying financial statements.