

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
MAINTENANCE FEE PER LOT			\$500 / Lot		\$500 / Lot	
NET INCOME (LOSS)	13,218	(1,296)	(2,594)	1,298	2,518	4.1% over costs
REVENUE	65,655	67,387	65,951	1,436	63,784	
Income in General:	65,655	67,387	65,951	1,436	63,784	
Current Maintenance Fees	63,500	63,500	63,500	0	63,500	127 houses at \$500 each
Uncollected Current Maintenance Fees	(2,831)	(2,000)	0	(2,000)	(2,000)	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
EXPENDITURE	52,437	68,683	68,545	138	61,266	
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	45,201	
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)	28,870	New Best Trash contract saves \$6.50 per house/month
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 & repair
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
RESERVES					0	
Accounts in General:					0	(Total = \$97,710.06 as of 11/23/16)
Capital					0	(\$81,861.53 balance as of 11/15/16)
Operating					0	(\$15,848.53 balance as of 11/23/16)
Contingency					0	(Closed 3/25/14)
CAPITAL PROJECTS (to be funded from the Capital Account)					45,000	
Brick wall repair- 5 sections are leaning significantly					20,000	
Improve landscaping at both wall entrances					25,000	