

WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
AUGUST 9, 1993

TO: Woods of Wimbledon Homeowners
FROM: Board of Directors
SUBJECT: Association Special Meeting

Your Board of Directors requests your attendance at a special meeting of the Woods of Wimbledon Civic Association:

Date: Thursday, September 9, 1993
Time: 7:30 pm
Location: Champions Volunteer Fire Department
12730 Champions Forest

(Ample parking is available in the shopping center parking lot north of the fire station. Please DO NOT park in front of the fire station lot reserved for firemen adjacent to the fire station.)

The purpose of this meeting is to present the preliminary 1994 Association budget and to solicit input from the homeowners with respect to this budget. We are doing this at this time so that

- 1) a final budget reflecting the homeowners' views may be prepared for presentation to the membership at the Annual Meeting in January and
- 2) timely mailing of the 1994 Homeowners Maintenance Fee bills may be made in late November.

Attached is a copy of the preliminary 1994 budget for your review prior to the meeting.

So that we may plan, please call one of the board members and indicate your attendance at this important meeting. We look forward to seeing you there.

Sincerely,

Paula Baker (537-9219) Polly Black (440-0855)
Bob Hine (537-9371) Barry King (537-1527)
Bill Martz (580-3364) Sheila Spire (444-0048)
Jeff Wand (580-1124) Dee Wasson (440-8795)

Board of Directors
Woods of Wimbledon Civic Association, Inc.

WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
Special Meeting - September 9, 1993

	1992 Budget	1992 Actual	1993 Budget	1993 Estimated	1994 Budget
REVENUE					
Maintenance Fees	38,175	37,575	39,445	39,032	60,800
Penalties		253		413	
Transfer Fees		450		525	
Interest Income	1,000	850		345	
Miscellaneous				790	
Total Revenue	39,175	39,128	39,445	41,105	60,800
EXPENDITURES					
Trash Collection	17,500	17,275	17,500	17,323	25,000 D
Utilities	7,600	8,604	8,550	8,593	9,500
Repairs & Maintenance		4,952		6,155 A	
Landscaping	4,300	3,306	3,400	3,057	3,250
EMS Contribution	3,000	3,000	3,000	3,000	3,000
Professional Services	1,090	300	500	2,700 B	6,000 E
Insurance	1,000	800	2,000	1,404	1,500
Mosquito Fogging	900	725	700	925	925
Miscellaneous	600	593	500	300	500
Office Supplies	100	112	120	220	175
Post Office Box	100	93	100	93	100
Subtotal	36,190	39,760	36,370	43,770	49,950
Capital Reserve Fund	850	850	850	(4,150) C	5,850 F
Contingency Fund	2,135	(1,482)	2,225	1,485	5,000 G
Total Expenditures	39,175	39,128	39,445	41,105	60,800
Cost per property (127+)	\$306	\$306	\$308	\$321	\$475
Fees Assessed (127+)	\$300	\$300	\$310	\$310	\$480
		12/31/92	7/31/93	12/31/93	12/31/94
CASH BALANCES					
Operating-Checking		9,338	22,530	7,500	7,500
Contingency-Money Market		5,867	5,941	7,500	12,500
Capital-Cert. of Deposit		26,716	27,237	23,200	29,050
		41,921	55,708	38,200	49,050
Less: 1993 Collected Fund		(8,370)			
Available Cash		33,551	55,708	38,200	49,050

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Footnotes to Financial Information  
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1993

- A. Includes \$5,000 for new signs.
- B. Includes \$1,700 accountant's fee for applying for tax-free status.
- C. Reflects withdrawal from Capital Reserve Fund to pay for the new signs.

1994

- D. Cost for "backdoor" pickup and recycling.
- E. Includes \$5,000 for anticipated legal fees.
- F. Scheduled annual \$850 increase plus replenishment of 1993 withdrawal.
- G. Increase Contingency Fund for additional legal fees.