

**Wilderness Residents' Association  
Hon Treasurer's Report  
for the year ended 31 December 2017**

Membership for 2017 was 106 households, a rise from 99 in 2016 and well up on 91 in 2015. This growth in membership has occurred despite the increase in our subscription fees in 2016. We believe it at least partly reflects efforts by committee members to explain our role and activities to residents.

Total income was £10,460, almost entirely from membership subscriptions.

Fees for legal advice totalled £1,622 compared with £966 in 2016. These levels are well below those in earlier years. For example, legal fees in 2015 were £9,300. This welcome fall reflects a reduction in threats to the covenants, which protect the character of the estate. We also continued in 2017 to obtain legal advice at very low cost from a former resident and committee member. Administration expenses of £842 were primarily for website maintenance and hosting the AGM.

Our solid income together with reduced costs enabled us to continue to rebuild our finances which had been significantly depleted in earlier years. The association's funds at the end of 2017 were £17,832 compared with £9,875 the previous year. (This compares with just £2,208 at the end of 2015.)

In planning our finances, the committee believes that it is necessary to hold a reserve of at least £30,000 to enable us to take appropriate steps against threats to the covenants or the environment of the estate which may arise. Legal costs can mount quickly and we must have sufficient funds to obtain appropriate advice and carry out necessary steps to try to resolve issues efficiently and promptly – as we have successfully done in the past. Experience has shown that quick and resolute action is typically the best way of resolving threats to the estate. It has also shown that threats can arise suddenly with little warning. We cannot assume the absence of major legal matters in the last 18 months will continue. We are also unlikely to be able to continue to rely on very low legal charges from our former resident if serious matters do arise.

We therefore propose that subscriptions for 2018 should remain at the same level as 2017:

Full membership	£100
Associate membership	£50
Friends	£30

Associate membership was a category agreed at our 2017 AGM. It covers those living in the Stables in Wilderness Avenue and those who move in future into Wilderness House. These residents are not covered by the covenants but still do benefit from our efforts to maintain the environment of the Estate. Associate members are not able to vote at AGMs. We have made initial contact with those who have moved into the Stables in the past year or so, but have not yet attracted any as members. We expect to follow up with them in coming months.

**Wilderness Residents' Association**  
**Accounts for the year ended 31 December 2017**

	<u>2017</u>	<u>2016</u>
	£	£
<b>Income and expenditure account</b>		
Subscriptions for year (note 1)	10,460	9,760
Advance subscriptions for following year	0	0
Late payment of previous year subscriptions	0	60
Sales of 1925 reprint and 2000 brochure	0	0
Bank interest	1	1
<b>Total income</b>	<b><u>£10,461</u></b>	<b><u>£9,821</u></b>
Legal and professional fees	1,662	966
Administration expenses	842	1,188
<b>Total expenditure</b>	<b><u>£2,504</u></b>	<b><u>£2,154</u></b>
<b>(Deficit)/surplus for the year</b>	<b><u>7,957</u></b>	<b><u>7,667</u></b>
Funds brought forward	9,875	2,208
<b>General fund</b>	<b><u>£17,832</u></b>	<b><u>£9,875</u></b>
<b>Represented by</b>		
Current account	17,009	9,053
Savings account	822	822
	<b><u>£17,832</u></b>	<b><u>£9,875</u></b>

**Notes**

		2017				2016
	<u>Potential</u>	<u>Members</u>	<u>%</u>	<u>Funds</u>	<u>Members</u>	
Blackhall Lane / Spinney	32	16	50%	1600	16	
Park Lane	3	1	33%	100	1	
Parkfield	25	20	80%	2000	19	
Seal Hollow Road	17	8	47%	800	5	
Wilderness Avenue (inc Seal Drive)	42	28	67%	2800	27	
Woodland Rise	37	31	84%	3100	29	
Associates (Stables, WA)	7	0	-	0	-	
Friends (Blackhall Ln / Quarry Hill)	-	2	-	60	2	
<b>TOTALS</b>	<b><u>163</u></b>	<b><u>106</u></b>	<b><u>-</u></b>	<b><u>10,460</u></b>	<b><u>99</u></b>	

**Peter Calvert Hon Treasurer**  
**7 January 2018**