

**Wilderness Residents' Association
Treasurer's Report
for the year ended 31 December 2019**

Membership for 2019 was 112 households, a rise from 104 in 2018. The number of full members, excluding associates and friends, rose to 107 from 101. This is our highest number for some years.

Total income from membership subscriptions was £10,910. Our only other income was a very small amount of bank interest.

Our costs in 2019 were much higher than usual at £16,444, almost entirely due to legal and professional fees. These totalled £15,693 compared with the unusually low amount of £300 the previous year. In part, this reflected timing matters. Our report on last year's accounts had forecast that legal costs would be substantially higher this year, partly because of a looming and significant covenants issue. This issue only reached the point of requiring professional advice in 2019. Advice included opinions from a specialist QC as well as professional examination of boundaries. Following this input, we reached a mutual understanding with the owners of the property concerned and we believe there is no imminent threat to the covenants.

Administration expenses of £750 primarily covered the AGM and professional liability insurance for the committee.

In 2020, the committee is aiming to rebuild WRA finances following the high expenditure in 2019. Events in the year underlined the need to hold a significant reserve to enable us to take appropriate steps against threats arising to the covenants or the environment of the estate. We are not at present aware of any immediate threats, but some potential issues exist and threats can emerge unexpectedly. 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. Quick and resolute action is typically the best way of resolving threats to the estate.

We therefore propose that subscriptions for 2020 should remain at the same level as 2019:

Full membership	£100
Associate membership	£50
Friends	£30

Associate membership 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. Friends are residents from outside the Estate who are interested in and supportive of our activities.

Wilderness Residents' Association
Accounts for the year ended 31 December 2019

	<u>2019</u>	<u>2018</u>
Income and expenditure account	£	£
Subscriptions for year (note 1)	10,910	10,210
Advance subscriptions for following year	0	0
Late payment of previous year subscriptions	0	100
Sales of 1925 reprint and 2000 brochure	0	0
Bank interest	2	1
Total income	<u>£10,912</u>	<u>£10,311</u>
Legal and professional fees	15,693	300
Administration expenses	750	351
Total expenditure	<u>£16,444</u>	<u>£651</u>
(Deficit)/surplus for the year	<u>(5,532)</u>	<u>9,660</u>
Funds brought forward	27,491	17,832
General fund	<u>£21,960</u>	<u>£27,491</u>
Represented by		
Current account	21,135	26,668
Savings account	825	823
	<u>£21,960</u>	<u>£27,491</u>

Notes

		2019				2018
1 Membership details	<u>Potential</u>	<u>Members</u>	<u>%</u>	<u>Subscriptions</u>		<u>Members</u>
Blackhall Lane / Spinney	32	15	47%	1,500		16
Park Lane	3	1	33%	100		1
Parkfield	25	21	84%	2,100		18
Seal Hollow Road	17	8	47%	800		8
Wilderness Avenue (inc Seal Drive)	45	26	58%	2,600		24
Woodland Rise	38	36	95%	3,600		34
Total Full Members	160	107	67%	10,700		101
Associates (Stables, WA)	10	3	-	150		1
Friends (Blackhall Ln / Quarry Hill)	-	2	-	60		2
TOTALS	-	112	-	10,910		104

Peter Calvert, Treasurer
31 January 2020