

# Wildernesse Residents Association

[www.wilderness-estate.co.uk](http://www.wilderness-estate.co.uk)  
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## **Treasurer's report on financial position for year ended 31 December 2021**

In 2021, the Committee was successful in increasing WRA membership to 113 households (from 108 in 2020). This modest increase in the number of members is due to the recruitment of another 5 households as Full members (resulting in 108 Full Members). The number of Associates and Friends remained constant.

Our only income in the year, apart from negligible bank interest, resulted from membership subscriptions which totalled £11,135. This included two duplicated subscriptions for houses which changed hands in the year.

Our costs in 2021, at £12,306, exceeded our income by almost £1,300. Nearly two-thirds of the overall costs related to legal and professional fees in respect of the covenants over the land west of Seal Drive, purchased by Kent County Council for use as school playing fields.

The Committee decided that it would be prudent to change our storage arrangements for the library of documents pertaining to properties on the Estate. Up until now, this has been stored in boxes at a Committee member's house. The Committee agreed that the risk of damage through water ingress, fire or rodent infestation justified the cost of scanning the entire library, which resulted in a one-off cost of £3,298.

Other administration expenses included website maintenance, D&O insurance and the cost of drinks at the social event to which members were invited in September.

During the year, the Committee sought advice from Geraldine Tucker (a local historian) on certain properties on the Estate. She waived her fee and suggested that we make a donation to the Sevenoaks Society. This is reflected in the administration expenses (£250).

In 2022, we are hoping to rebuild our reserves following the deficit arising in 2021. Given the level of legal costs that we have incurred in two out of the past three years, the Committee believes that it would be prudent to strengthen our financial position. To that end, we are proposing increasing the subscription for full membership to £150 per annum but leaving the subscriptions for Associate membership and Friends unchanged (at £50 and £30 respectively).

**Roz Roxburgh**

**Treasurer**

**20 February 2022**

Associate membership covers those living in the Stables in Wildernesse Avenue and those who move into Wildernesse House. These residents are not covered by the covenants but still 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.

Chairman: Martin Greenslade, Hon. Secretary: Roz Roxburgh, Hon. Treasurer: Roz Roxburgh

Hon. Secretary's address: Little Croft, Woodland Rise, Sevenoaks, TN15 0HY

**Wilderness Residents' Association**  
**Accounts for year ended 31 December 2021**

<b>BALANCE SHEET</b>	<b>31-Dec 2021</b>	<b>31-Dec 2020</b>
	<u>£</u>	<u>£</u>
<b>(Deficit)/surplus for the year</b>	(1,285)	3,744
Surplus brought forward	25,704	21,960
<b>General fund</b>	<b><u>£24,419</u></b>	<b><u>£25,704</u></b>
 <b>Represented by</b>		
Current account at 31.12.21	30,113	30,336
Savings account at 31.12.21	826	825
	<u>£30,939</u>	<u>£31,161</u>
Less: creditors - legal fees and scanning	(6,520)	(5,457)
	<b><u>£24,419</u></b>	<b><u>£25,704</u></b>

**Roz Roxburgh - Treasurer**  
**18 February 2022**

<b>INCOME STATEMENT</b>	<u>2021</u>	<u>2021</u>	<u>2020</u>
	£	£	£
<b>Subscription Income (gross)</b>	11,135.00		
Less: commission	(114.12)		
<b>Net subscription income</b>		<u>11,020.88</u>	<u>10,510.00</u>
<b>Bank interest income (deposit account)</b>		0.12	1.00
<b>Total income</b>		<u>11,021.00</u>	<u>10,511.00</u>
<b>Costs</b>			
Legal advice re land at Seal Drive	7,818.00		
Scanning all Estate documents	3,298.00		
Website maintenance	216.00		
D&O Insurance	537.00		
Sevenoaks Society	250.00		
WRA social	182.00		
Bank charges	5.00		
<b>Total</b>		<u>12,306.00</u>	<u>6,767.00</u>
<b>Cost summary</b>			
Legal and professional fees		7,818.00	5,457.00
Administration expenses		4,488.00	1,310.00
<b>Deficit/Surplus for year</b>		<u>£ (1,285.00)</u>	<u>£ 3,744.00</u>

Subscription Income 2021	Number	Subscription rate	Gross subscriptions	GoCardless Commission	Net subscriptions
		£	£	£	£
Direct Debits - Full	93	100	9,300.00	(111.60)	9,188.40
- Associate	3	50	150.00	(1.80)	148.20
- Friend	2	30	60.00	(0.72)	59.28
Bank transfers	14	100	1,400.00	--	1,400.00
Cheques	3	100	300.00	--	300.00
Part-year payment			(75.00)		(75.00)
<b>Totals</b>	<b>115</b>	<b>--</b>	<b>11,135.00</b>	<b>(114.12)</b>	<b>11,020.88</b>

Membership details	2021				2020
	Potential	Members	%	Subscriptions	Members
Blackhall Lane / Spinney	32	18	56%	1,800	15
Park Lane	3	1	33%	100	1
Parkfield	25	18	72%	1,800	19
Seal Hollow Road	17	6	35%	600	8
Wilderness Avenue (inc Seal Drive)	48	30	63%	3,000	27
Woodland Rise	38	35	92%	3,500	33
Total Full Members	163	108	66%	10,800	103
Associates (Stables, WA)	10	3	-	150	3
Friends (Blackhall Ln / Quarry Hill)	-	2	-	60	2
<b>TOTALS</b>	<b>-</b>	<b>113</b>	<b>-</b>	<b>11,010</b>	<b>108</b>

Add: two duplicate members

200

Deduct: Part payment

(75)

**TOTAL 2021 SUBSCRIPTIONS**

**11,135**