



## ***The Country Club of Waterbury, Inc.***

### **2017 Annual Treasurer's Report to Shareholders**

**To: Stockholders, The Country Club of Waterbury**

**From: Bill Dunn, Treasurer**

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2017 was another year of continuous forward progress financially for the Club.

All the departments maintained a fiscal focus to improve the bottom line of our operations even as the cost of doing business increased.

Our continued new member initiatives have continued to yield a solid membership base. As the new members incentives expire, they have chosen to stay on and have referred their friends for membership.

On June 30, 2017 a wind storm traveled over our property damaging the club house and the golf course. The insurance claim covered the cleanup of the damaged trees, course, patio, pool, siding, equipment, and awning. The claim has settled for \$401k of which \$158k was spent on the course clean up and building repairs. \$86k has been reserved to side the club house. There are additional equipment repairs and replacement purchases needed in the amount of \$35k to be taken care of as the season opens. The balance of the insurance proceeds are reserved in our savings account.

In December we refinanced our Mortgage from TD Bank to Litchfield Bancorp. This will improve our cash flow annually by \$72k due to reducing our monthly mortgage payment to be amortized over 25 years. The interest rate swap agreement has been eliminated and there is a nominal reduction in the interest rate which is fixed for seven years. There are fewer restrictive covenants on the club and no pledge of the Merriman Fund.

The Capital Campaign – Line of Flight has over a million dollars in pledges. The construction has begun on phase 1, adding a deck and bar to the Merriman Banquet Room and includes improvements to the lower patio area. Litchfield Bancorp also has established a line of credit for this construction. It allows advances of 90% of pledges up to two million dollars. It is secured by the member pledges and not assets of the Club.

The audited financial statements, including supporting information for all Club operations, are available in the private section on our website.

For a more specific discussion of the success and challenges of this past year and our expectations for this year, please see the separate reports from our President and our committee chairmen.

I would like to acknowledge the ongoing efforts of our Business Office led by Arlene Pryor and supported by Yvette and Michelle. Should you have any questions on the Club's finances, please don't hesitate to contact me.

Respectfully submitted,

Bill Dunn, Treasurer