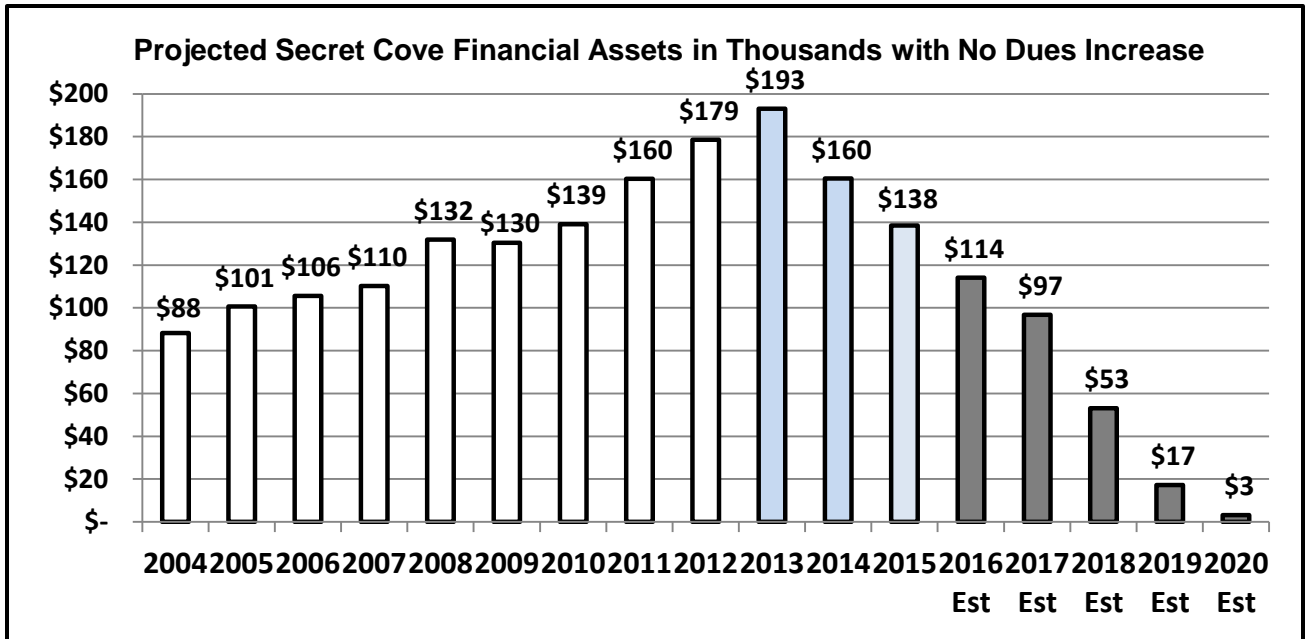
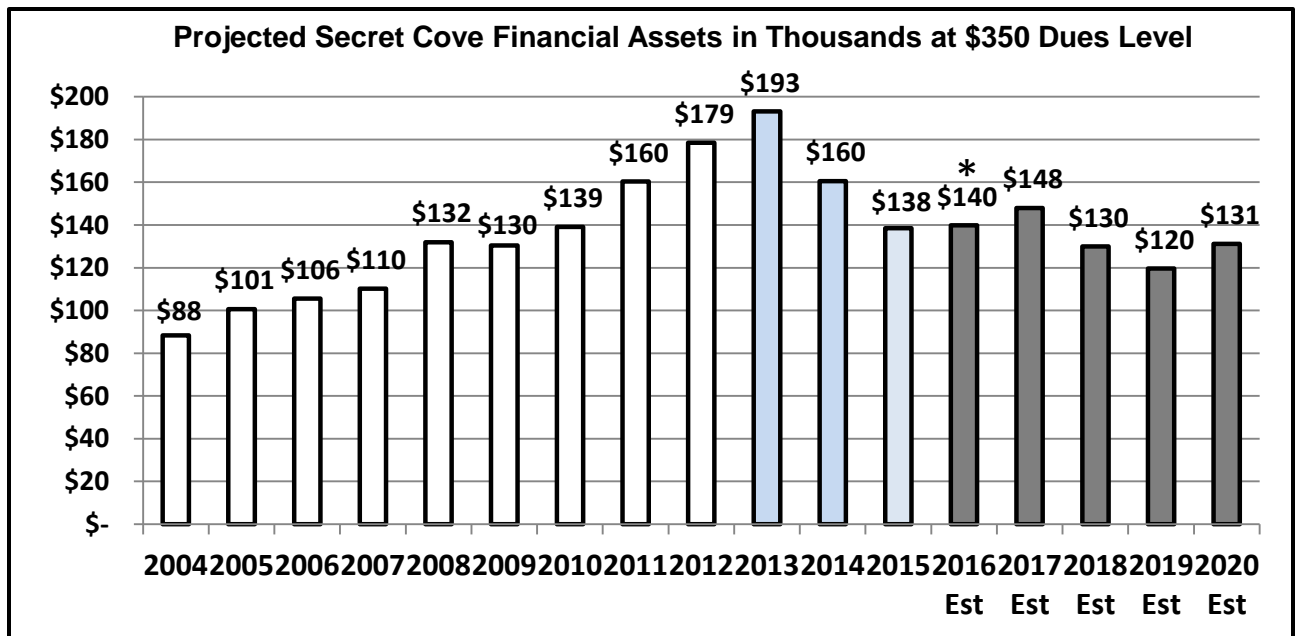


In 2013-2015, SCCA Capital projects totaled \$93,110. the fall of 2015, the SCCA Board identified \$165,000 in future capital project needs, likely to occur from 2016 to 2020. At the time, association dues were \$250 per year, and had been at that level for 9 years.

A cash flow projection showed that the Association would deplete all its financial assets by 2020, unless the projects were deferred or dues were increased.



A dues increase to \$350 per year was approved at the 2016 Annual Meeting. The goal was to fund the \$165,00 in capital projects while maintaining cash reserves of at least \$120,000.



\* Actual balance was \$155,390 at the end of 2016.

## Examples of Potential Capital Projects Used in Planning in the Fall of 2015

<u>Area</u>	<u>Work</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>TOTAL</u>
Restrooms	40-Year Renovation		\$ 15,000				\$ 15,000
Restrooms	Roof Replacement		\$ 4,000				\$ 4,000
Entrance	Landscaping	\$ 6,000					\$ 6,000
Entrance	Stonework	\$ 3,500					\$ 3,500
Fence	Belfort Road	\$ 3,000		\$ 35,000	\$ 35,000		\$ 73,000
Fence	Pool Enclosure		\$ 3,000	\$ 3,000			\$ 6,000
Fence	Split Rail						\$ -
Fence	40 Ft New Fence at Ditch						\$ -
Forest	Brush and Tree Clearing			\$ 3,000		\$ 3,000	\$ 6,000
Lake	Dock - South						\$ -
Lake	Dock - North			\$ 4,000			\$ 4,000
Pavillion	Benches & Tables	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 2,500
Pavillion	Roof				\$ 2,200	\$ 2,200	\$ 4,400
Playground	Drainage					\$ 2,000	\$ 2,000
Playground	Benches	\$ 400				\$ 500	\$ 900
Pool	Benches	\$ 400					\$ 400
Pool	Repairs			\$ 4,000			\$ 4,000
Road	Access to Playgound	\$ 7,500					\$ 7,500
Security	Camera System	\$ 8,000					\$ 8,000
Sidewalks	Sidewalk to Playground						\$ -
Tennis	Tennis Court Deck	\$ 1,200				\$ 6,000	\$ 7,200
Tennis	Tennis Court Resurface	\$ 1,500	\$ 2,000				\$ 3,500
Tennis	Tennis Fence				\$ 3,000	\$ 3,000	\$ 6,000
Tennis	Benches	\$ 400				\$ 500	\$ 900
	<b>TOTAL</b>	<b>\$ 32,400</b>	<b>\$ 24,500</b>	<b>\$ 49,500</b>	<b>\$ 40,700</b>	<b>\$ 17,700</b>	<b>\$ 164,800</b>

Approved  
2016  
Budget

2012 - 2015 Actual Expenses Plus 2016 Draft Budget  
2016 Costs are 2014-2015 Average, Except Those Highlighted  
Change only Cells with BLUE Font

Class	Use	2012	2013	2014	2015	2016 Draft
Administrative	Charitable Donation:	\$ 250		\$ 50		\$ 50
	Community Activity	\$ 1,428	\$ 2,533	\$ 2,056	\$ 2,915	\$ 2,486
	Office & Postage	\$ 692	\$ 301	\$ 934	\$ 1,051	\$ 993
	Printing	\$ 182	\$ 2,769	\$ 635	\$ 1,254	\$ 945
	Professional Services		\$ 400	\$ 141	\$ 211	\$ 176
	Security	\$ 4,794	\$ 2,966	\$ 2,643	\$ 4,103	\$ 3,373
	Signs	\$ 249				
	Tax & License		\$ 61	\$ 61		\$ 61
<b>Administrative Total</b>		<b>\$ 7,595</b>	<b>\$ 9,030</b>	<b>\$ 6,521</b>	<b>\$ 9,534</b>	<b>\$ 8,083</b>
Maintenance	Bath House	\$ 193	\$ 129	\$ 201	\$ 48	\$ 125
	Dock Irr	\$ 150				
	Electrical	\$ 290	\$ 1,112	\$ 470	\$ 2,748	\$ 1,609
	Fence Repairs	\$ 1,965	\$ 2,609	\$ 193	\$ 646	\$ 419
	Fence Tennis				\$ 58	\$ 58
	Fish	\$ 700	\$ 760	\$ 235	\$ 270	\$ 550
	Grounds	\$ 859	\$ 857	\$ 2,229	\$ 1,057	\$ 1,643
	Lake Chem Testing				\$ 2,460	\$ 500
	Masonry	\$ 730				
	Mulch	\$ 866	\$ 866	\$ 963	\$ 1,401	\$ 1,182
	North Ent Lighting				\$ 849	\$ 849
	Pavilion Roof				\$ 400	\$ 400
	Plants	\$ 500				
	Plumbing	\$ 264	\$ 220	\$ 580	\$ 1,020	\$ 800
	Pool	\$ 111		\$ 171	\$ 118	\$ 144
	Pool Electrical	\$ 85	\$ 955	\$ 277		\$ 277
	Pool Repairs	\$ 216	\$ 52	\$ 403		\$ 403
	Pool Shade			\$ 109	\$ 625	\$ 367
	Soil & Sod			\$ 1,640	\$ 150	\$ 895
	Tennis		\$ 477	\$ 506	\$ 400	\$ 453
	Trees		\$ 1,500	\$ 600		\$ 600
<b>Maintenance Total</b>		<b>\$ 6,929</b>	<b>\$ 9,536</b>	<b>\$ 8,577</b>	<b>\$ 12,251</b>	<b>\$ 11,275</b>
Recurring	Bank Fees	\$ 35		\$ 6	\$ 6	\$ 6
	Bath House Cleaning	\$ 1,100	\$ 950	\$ 1,200	\$ 1,150	\$ 1,175
	Insurance	\$ 5,161	\$ 5,138	\$ 5,066	\$ 5,807	\$ 5,436
	Lake Doctors	\$ 5,280	\$ 5,280	\$ 4,840	\$ 5,720	\$ 5,280
	Mowing	\$ 15,812	\$ 17,137	\$ 16,887	\$ 17,277	\$ 19,000
	Pool ATT	\$ 704	\$ 1,089	\$ 775	\$ 771	\$ 773
	Pool Permit	\$ 475	\$ 475	\$ 485	\$ 475	\$ 480
	Pool Service	\$ 7,449	\$ 8,134	\$ 9,063	\$ 10,919	\$ 11,000
	Trash		\$ 164	\$ 179	\$ 179	\$ 179
	Utility Electric	\$ 6,086	\$ 6,161	\$ 5,720	\$ 6,525	\$ 6,123
	Utility Water	\$ 3,377	\$ 3,862	\$ 5,673	\$ 4,320	\$ 4,996
<b>Recurring Total</b>		<b>\$ 45,479</b>	<b>\$ 48,391</b>	<b>\$ 49,893</b>	<b>\$ 53,150</b>	<b>\$ 54,448</b>
<b>NON-Project Total</b>		<b>\$ 60,003</b>	<b>\$ 66,957</b>	<b>\$ 64,991</b>	<b>\$ 74,935</b>	<b>\$ 73,806</b>
Projects	Docks		\$ 3,899			See Capital Plan Page
	Drainage			\$ 3,198	\$ 1,219	
	Fence Tennis				\$ 4,534	
	Pool Repairs		\$ 13,021	\$ 44,725		
	Trees				\$ 6,456	
	Concrete Sidewalk				\$ 16,058	\$ -
<b>Projects Total</b>			<b>\$ 16,921</b>	<b>\$ 47,923</b>	<b>\$ 28,266</b>	<b>\$ 32,400</b>
<b>Grand Total</b>		<b>\$ 60,003</b>	<b>\$ 83,877</b>	<b>\$ 112,914</b>	<b>\$ 103,201</b>	<b>\$ 106,206</b>

## Secret Cove Income History and 2017 Financial Plan

Approved at the 1/23/2017 Annual Meeting

<u>Revenue</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017 Plan</u>
Membership Dues	\$ 62,570	\$ 63,865	\$ 88,811	\$ 88,550
Pool Dues	\$ 14,985	\$ 15,710	\$ 13,795	\$ 14,000
Tennis Dues	\$ 2,025	\$ 2,025	\$ 1,650	\$ 1,650
Interest	\$ 400	\$ 366	\$ 303	\$ 300
Membership Disc	\$ (330)	\$ (360)	\$ (285)	\$ (285)
Other	\$ 404	\$ 570	\$ 1,328	\$ 1,785
<b>REVENUE TOTAL</b>	<b>\$ 80,257</b>	<b>\$ 82,176</b>	<b>\$ 105,602</b>	<b>\$ 106,000</b>
<u>Expense</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017 Plan</u>
Bank Charges	\$ 6	\$ 6	\$ 589	\$ 650
Common Grounds	\$ 21,620	\$ 46,187	\$ 35,469	\$ 26,779
Community Activities	\$ 2,056	\$ 2,915	\$ 2,558	\$ 2,600
Electric - 05711599 Pool/Te	\$ 4,885	\$ 5,534	\$ 4,726	\$ 5,156
Electric - 28636134 Main Er	\$ 372	\$ 509	\$ 293	\$ 320
Electric - 28648422 South C	\$ 143	\$ 160	\$ 153	\$ 160
Electric - 28695759 North E	\$ 321	\$ 323	\$ 253	\$ 320
Insurance	\$ 5,066	\$ 5,807	\$ 5,864	\$ 5,854
Lake & Docks	\$ 5,515	\$ 8,010	\$ 8,009	\$ 8,580
Legal & Professional Fees	\$ 141	\$ 211	\$ 236	\$ 750
Office Supplies & Postage	\$ 934	\$ 1,051	\$ 404	\$ 600
Pavilion & Playground	\$ 4,738	\$ 2,637	\$ 6,014	\$ 2,450
Pool & Restrooms	\$ 57,214	\$ 13,822	\$ 15,654	\$ 32,850
Printing	\$ 635	\$ 1,254	\$ 1,515	\$ 1,500
Security	\$ 2,643	\$ 4,103	\$ 3,252	\$ 3,300
Taxes & Licenses	\$ 61	\$ -	\$ 61	\$ 61
Telephone - Pool & Bath H	\$ 775	\$ 771	\$ 604	\$ 775
Tennis Courts	\$ 506	\$ 4,992	\$ 68	\$ 15,000
Water - 20252424 Pool & B	\$ 4,932	\$ 3,722	\$ 3,333	\$ 3,650
Water - 71994683 Main Ent	\$ 741	\$ 598	\$ 590	\$ 600
<b>EXPENSE TOTAL</b>	<b>\$ 113,354</b>	<b>\$ 102,761</b>	<b>\$ 89,646</b>	<b>\$ 111,955</b>
<b>NET INCOME</b>	<b>\$ (33,098)</b>	<b>\$ (20,585)</b>	<b>\$ 15,956</b>	<b>\$ (5,955)</b>
<b>Year End Financial Assets</b>	<b>\$ 160,018</b>	<b>\$ 139,434</b>	<b>\$ 155,390</b>	<b>\$ 149,435</b>

**2017 PROJECTS:** The 2017 Financial Plan includes \$2,500 for North Dock repairs, \$1,400 for Picnic Table rehab or purchase, \$5,000 for Split Rail Fencing, \$14,000 for Tennis Court repairs, \$1,000 for Tennis Court Decking and \$15,000 for Pool Deck repairs and pavers. No Security Camera expenses are included for 2017, but may be for 2018.