

Town of Portland Office of the Assessor
Golf-Course Property
Income and Expense Survey for Calendar Year 2015
DUE June 1, 2016

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name: _____

Property Address: _____

Form Preparer/Position: _____

Contact Phone Number: _____

General Data

Golf Course Designer: _____

Orientation: Public Semi-Private Private
Type: Par-3 Executive Championship

No. of Holes: _____ holes Total Yardage: _____ yards

No. of Memberships: Single: _____ Family: _____

Which months comprise your winter season? _____

Which months comprise your summer season? _____

Analysis of Rounds Played				
	Winter Season	Summer Season	Cart Rounds	Annual
Member				
Non-member				
Group/Tournament				
Complimentary				
Total Rounds				

Fee Structure					
	Winter Season		Summer Season		Annual
	a.m	p.m	a.m.	p.m.	
Greens Fee with cart					
Greens Fee without cart					
Cart Fee					
Prepaid Cart Fee					
Trail Fee					
Typical Group/Tournament Fee					
Initiation Fee					
Single Membership					
Family Membership					

Annual Gross Income

Cart and Greens Fees:	\$ _____
Membership Income:	\$ _____
Tennis Income:	\$ _____
Pro-Shop & Driving Range	\$ _____
Food & Beverage Income	\$ _____
Other	\$ _____
Total Income	\$ _____

Less: Cost of Goods Sold

Tennis and Pro-shop	\$ _____
Food:	\$ _____
Beverage:	\$ _____
Other:	\$ _____
Income Before Operating Expenses:	\$ _____

Annual Operating Expenses:

Real Estate Taxes	\$ _____
Personal Property Taxes	\$ _____
Property Insurance	\$ _____
Repairs & Maintenance ¹	\$ _____
General/Administrative ²	\$ _____
Management fee	\$ _____
Reserves	\$ _____
Other (explain)	\$ _____

Total Operating Expenses \$ _____

Net Operating Income \$ _____

Please include a copy of your year end Income Summary.

Yes No
 Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, explain: _____

Please complete attached schedule A & B ***including contact information for lessees*** listed on schedule B.

Signature/Position _____ Date _____

¹ Includes Repair and Maintenance items such as chemicals/fertilizers, grass/seed, gasoline/oil, utilities, etc.

² Includes General and Administrative expenses such as advertising, security, administrative payroll expenses, telephone, etc.