City of Hebron Assessor's Office
Golf-Course Property
Income and Expense Survey for Calendar Year 2019

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name: _____

Property Address: _____

Form Preparer/Position: _____

Telephone 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		
	a.m	p.m	a.m.	p.m.	Annual
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					

(Golf Course Property Cont'd.)

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 attach comments or other information on a separate page.

_____ / _____

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.