

**Town of East Haddam Assessor's Office**  
**Golf-Course Property**  
**Income and Expense Survey for Calendar Year 2025**

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				
<b>Total Rounds</b>				

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 <sup>1</sup>	\$ _____
General/Administrative <sup>2</sup>	\$ _____
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.

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Signature/Position \_\_\_\_\_ Date \_\_\_\_\_

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

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