

RCSC 2026 BUDGET TOWN HALL

October 13 & 14, 2025

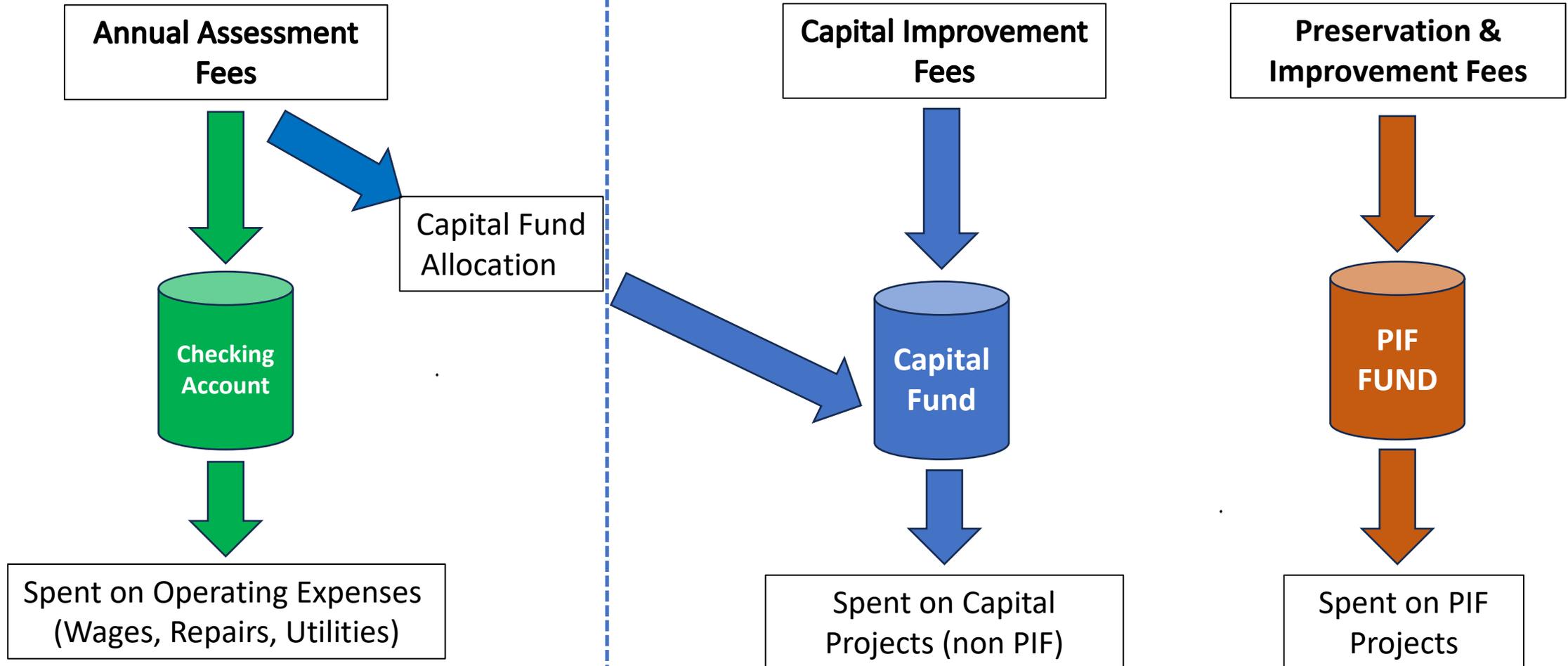
- Your Money at Work in 2025
 - Operating Expenses
 - Capital Improvements
- Proposed 2026 Operating Budget
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- Your Money at Work in 2026
- Challenge

“Unlimited Wants - Limited Resources”

Allocation of Resources

ANNUAL FEES

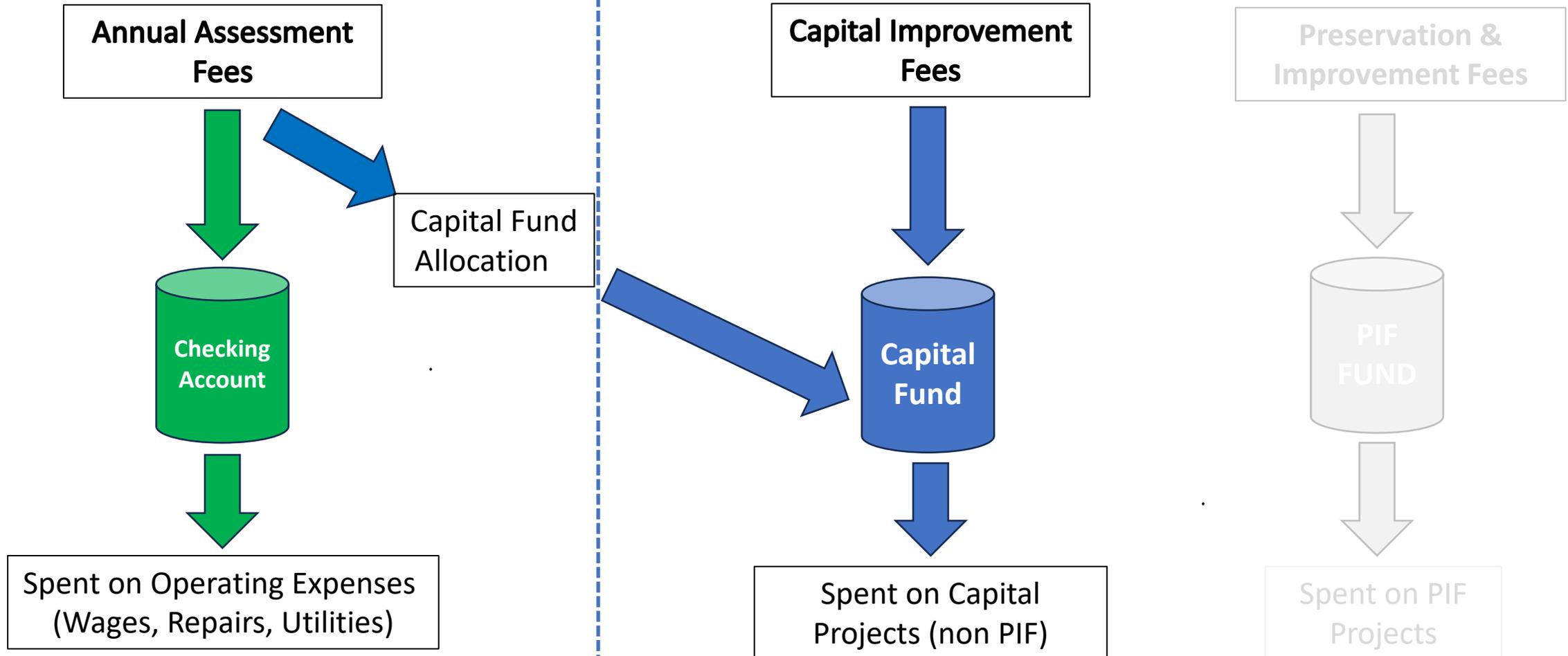
ONE-TIME FEES (ON HOME PURCHASE)



Allocation of Resources

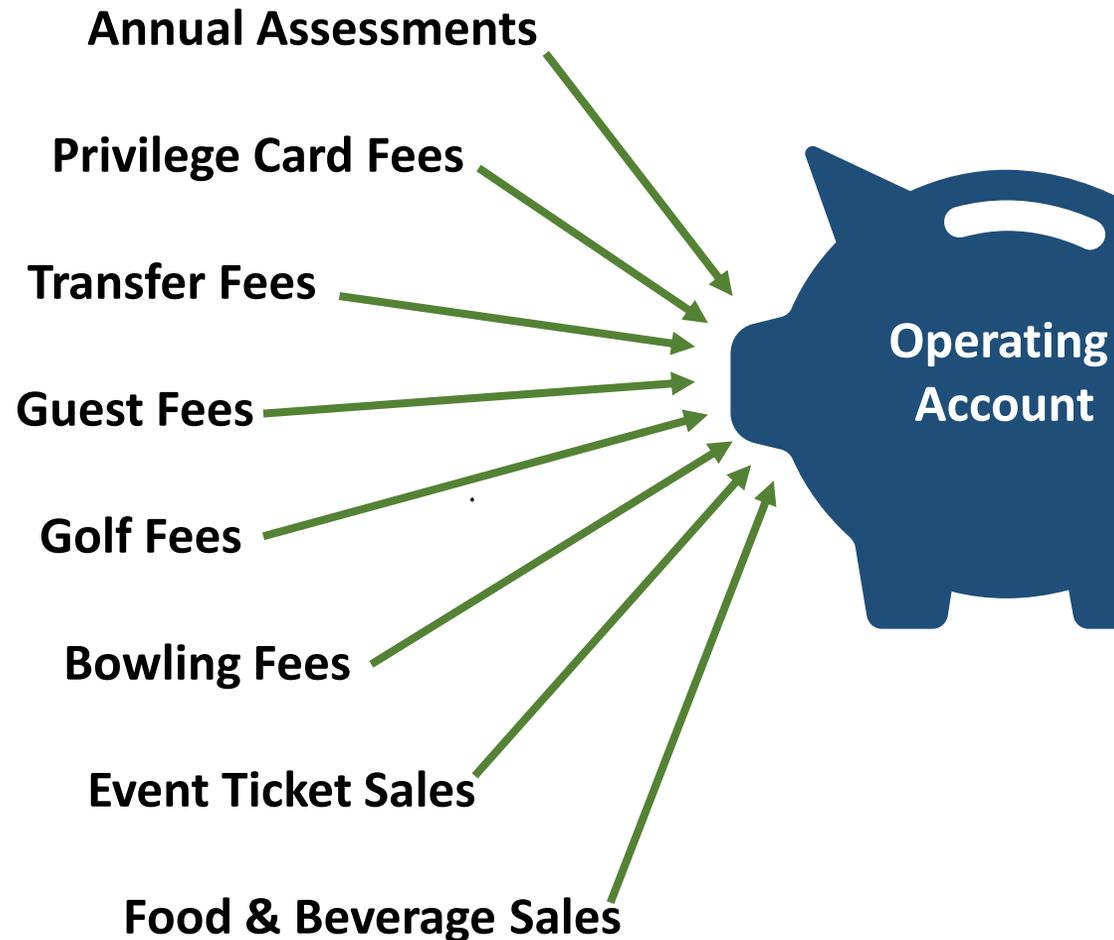
ANNUAL FEES

ONE-TIME FEES (ON HOME PURCHASE)

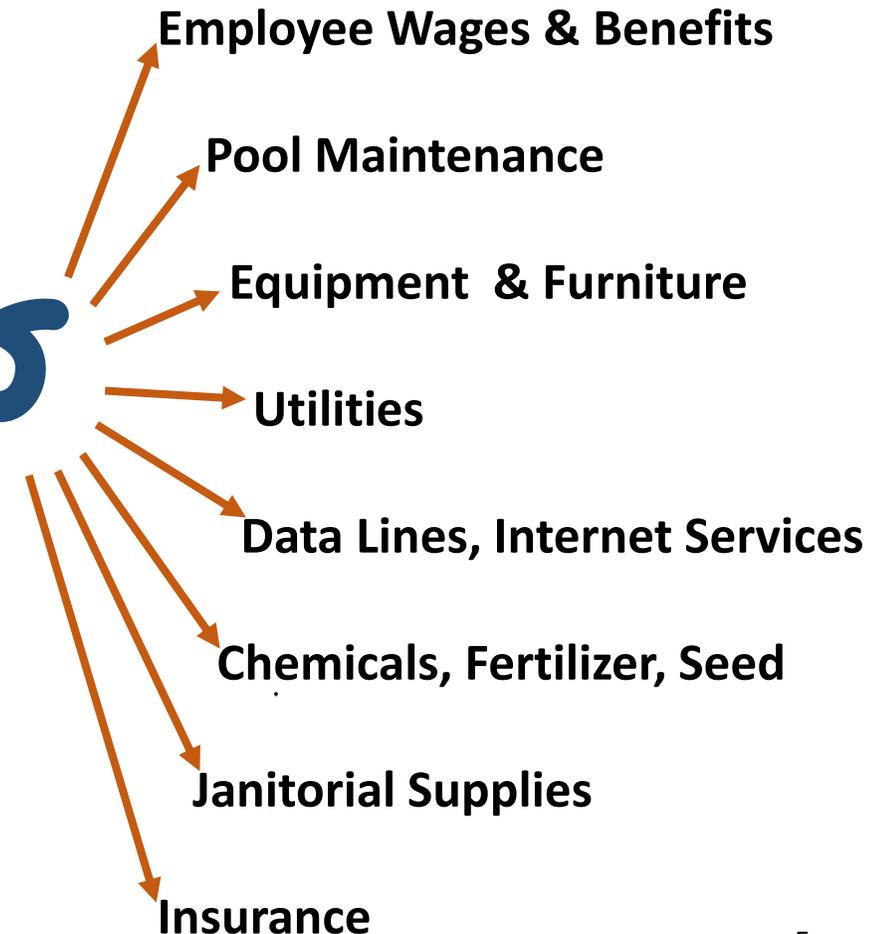


2025 Operating Funds

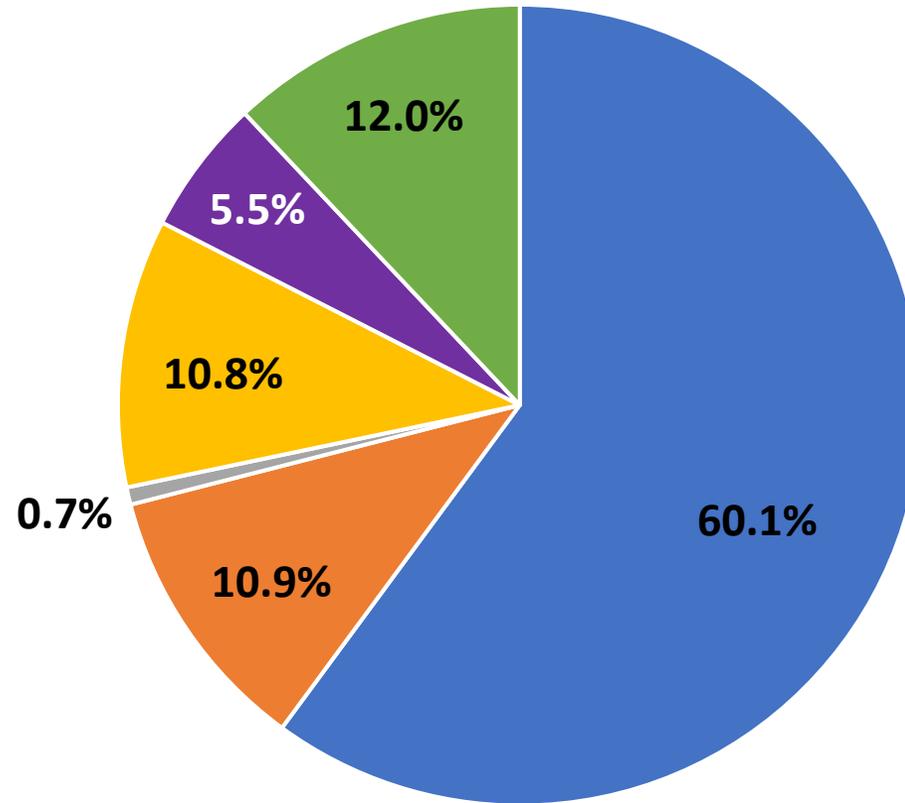
Incoming Funds:



Outgoing Funds:



2025 Budgeted Operating Expenses



■ WAGES & BENEFITS

■ REPAIRS & MAINTENANCE

■ PROJECTS

■ UTILITIES

■ INSURANCE

■ GENERAL OPERATING EXPENSES

2025 Budget – Capital Projects (Reserve Study)



<u>Category</u>	<u>Projects</u>	<u>Amount</u>
HVAC	43	\$1,077,583
Paving	13	861,551
Golf Equipment	1	800,000
Roofing	15	745,613
Pool Decking/Equipment	18	424,517
Games – Fairway Lawn Bowling	1	309,000
Fences	6	251,500
IT Network Upgrades	1	200,000
All Other (Equip, Plumbing, Signage, Etc.)	<u>33</u>	<u>1,063,306</u>
	131	\$5,733,070

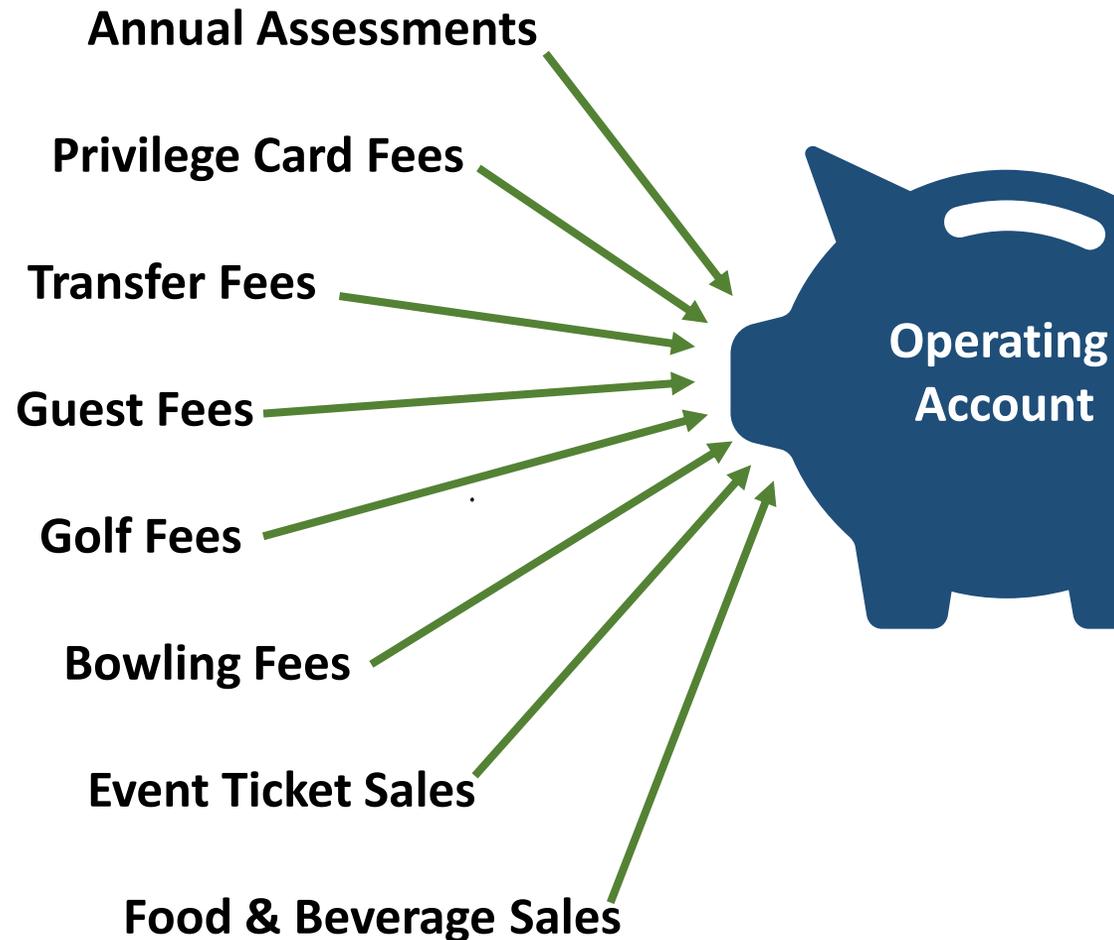
2025 Clubs Projects



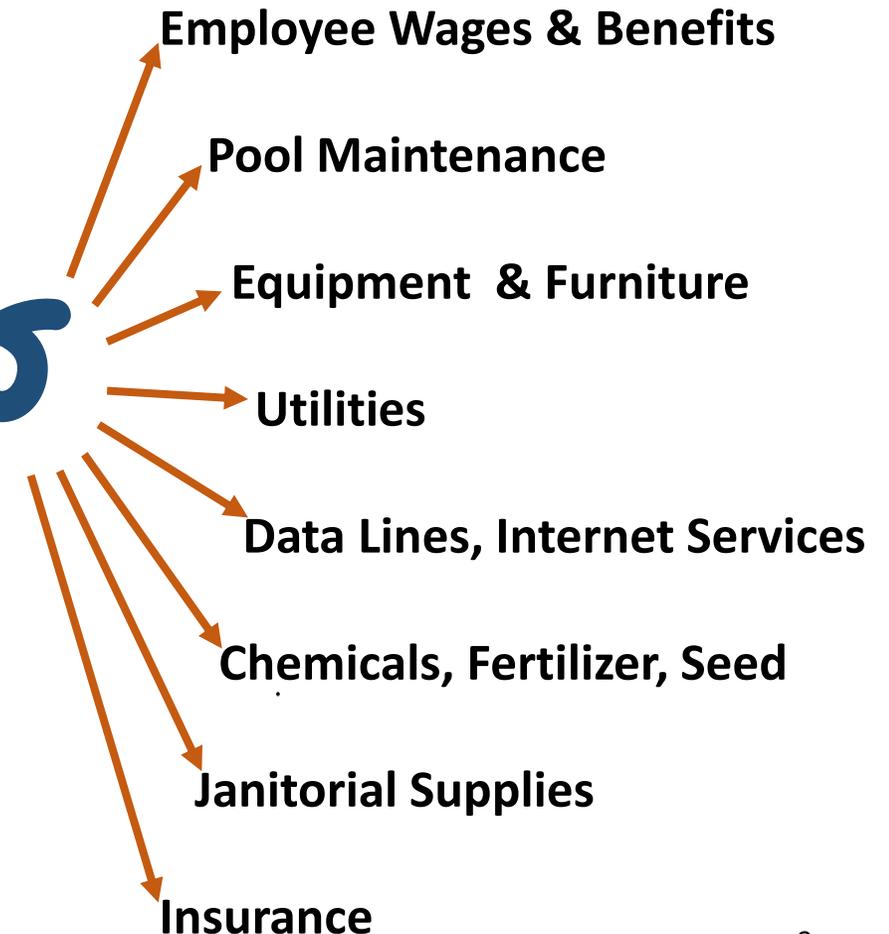
<u>Description</u>	<u>Club</u>	<u>Amount</u>
Swamp Cooler Upgrade	Vintage Vehicles	\$200,000
Repainting and LED Lighting	Lakeview Woodworking	70,000
Base Cabinet Sinks, Countertops	Sterling & Stones	25,000
Ventilation System with Collection Bag	Silvercraft	15,000
Exhaust System Removal of Dust	Jewelry, Stain Glass	15,000
Exhaust Fan Needed in Kiln Room	Clay Club	15,000
Paint Museum and Member Rooms	Rockhounds	12,500
All Other	20 items	<u>136,900</u>
Total		\$489,400

2026 Operating Funds

Incoming Funds:



Outgoing Funds:



2026 Budget - Revenue Assumptions



<u>REVENUE</u>	<u>2025</u>	<u>2026 (bud)</u>	<u>Change</u>
Annual Assessment	\$650	\$680	4.6%
Privilege Card	\$325	\$340	4.6%
Transfer Fee	\$300	\$500	66.7%
Golf Pass - Non-Resident No Cart	\$3,500	\$3,500	0.0%
Golf Pass - Resident - No Fee	\$2,500	\$2,800	12.0%
Golf Pass - Resident - Surcharge	\$1,200	\$1,300	8.3%
Greens Fees * - Public	\$61.00	\$61.00	0.0%
Greens Fees * - Guest	\$53.00	\$55.00	3.8%
Greens Fees * - Cardholder	\$41.00	\$43.00	4.9%
Open Bowling Game - Resident	\$2.90	\$3.00	3.4%
Open Bowling Game - Non-Resident	\$3.75	\$4.00	6.7%
Events - Show Ticket	\$25.00	\$25.00	0.0%
<i>* - 18 Hole Regulation Winter Round</i>			

2026 RCSC Budget Summary

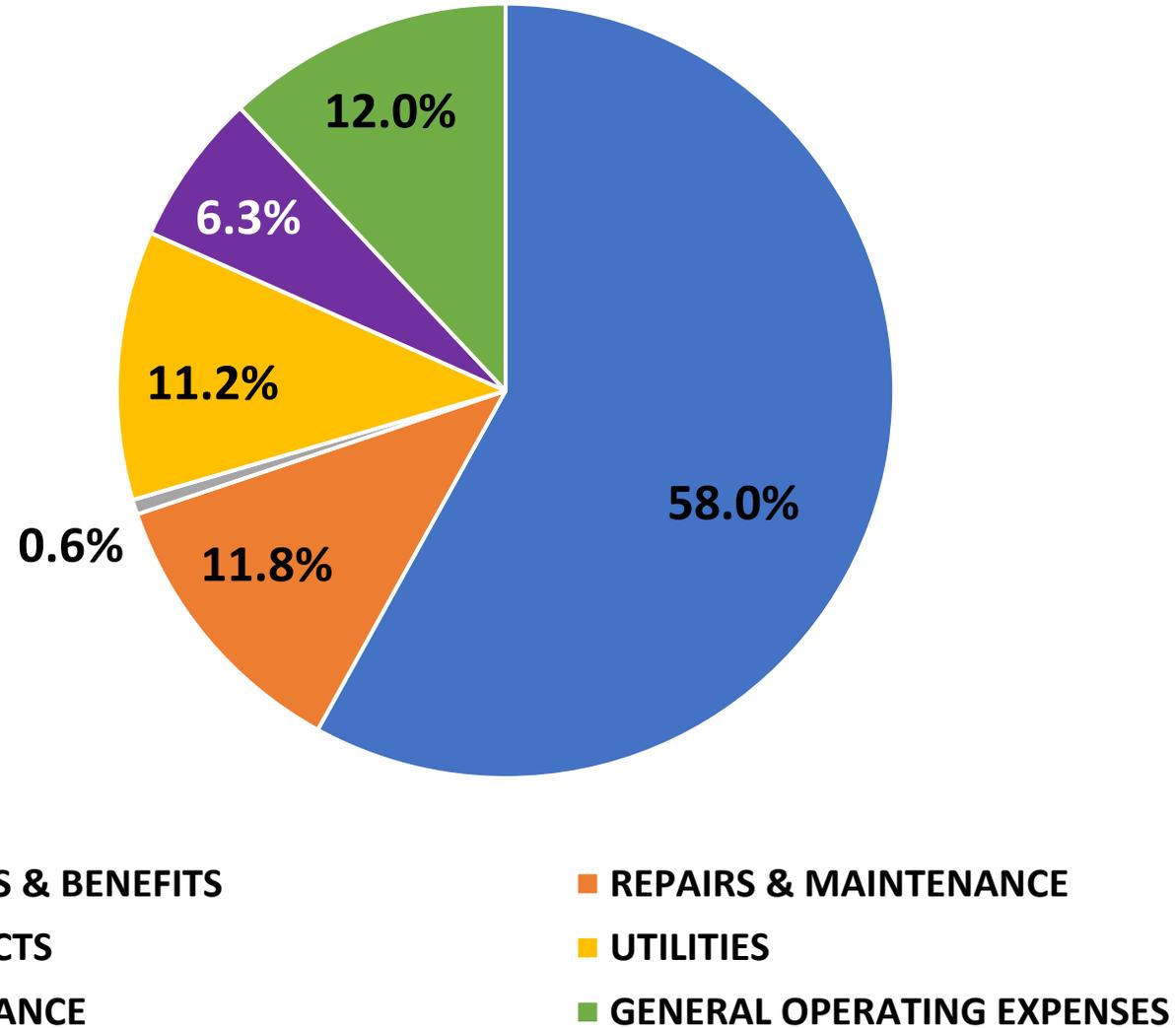
(\$000's)	2025 (bud)	2026 (bud)	VARIANCE		NOTES
			\$	%	
Operating Income	29,255	30,274	1,019	3.5%	
Cost of Sales	(805)	(725)	80	-9.9%	
Gross Profit	28,450	29,549	1,099	3.9%	
Wages & Benefits	16,816	17,159	343	2.0%	
Repairs & Maintenance	3,057	3,492	435	14.2%	
Utilities	3,033	3,322	289	9.5%	
Projects	196	183	(13)	-6.6%	
General Operating Expenses	3,360	3,539	179	5.3%	
	26,462	27,695	1,233	4.7%	
Net Operating Excess	1,988	1,854	(134)	-6.7%	
Other Income / (Expense)	(1,431)	(1,413)	18	-1.3%	
Net Excess Before Depreciation	557	441	(116)	-20.8%	

2026 Budget - COST CENTERS



<i>(\$000's)</i>	Facilities	Finance	Operations	Subtotal	Golf	Food	TOTAL
Operating Income			19,737	19,737	9,516	1,021	30,274
Cost of Sales			(214)	(214)	(235)	(276)	(725)
Gross Profit	0	0	19,523	19,523	9,281	745	29,549
Wages & Benefits	1,752	2,692	6,691	11,135	5,496	528	17,159
Repairs & Maintenance	128	680	1,571	2,379	982	131	3,492
Projects	0	50	133	183	0	0	183
Utilities	25	280	1,884	2,189	1,023	110	3,322
General Op Expenses	187	582	1,116	1,885	1,594	60	3,539
Total Op Expenses	2,092	4,284	11,395	17,771	9,095	829	27,695
Net Operating Excess	(2,092)	(4,284)	8,128	1,752	186	(84)	1,854
Other Income / (Expense)			(1,413)	(1,413)			(1,413)
Net Excess Before Depr	<u>(2,092)</u>	<u>(4,284)</u>	<u>6,715</u>	<u>339</u>	<u>186</u>	<u>(84)</u>	<u>441</u>

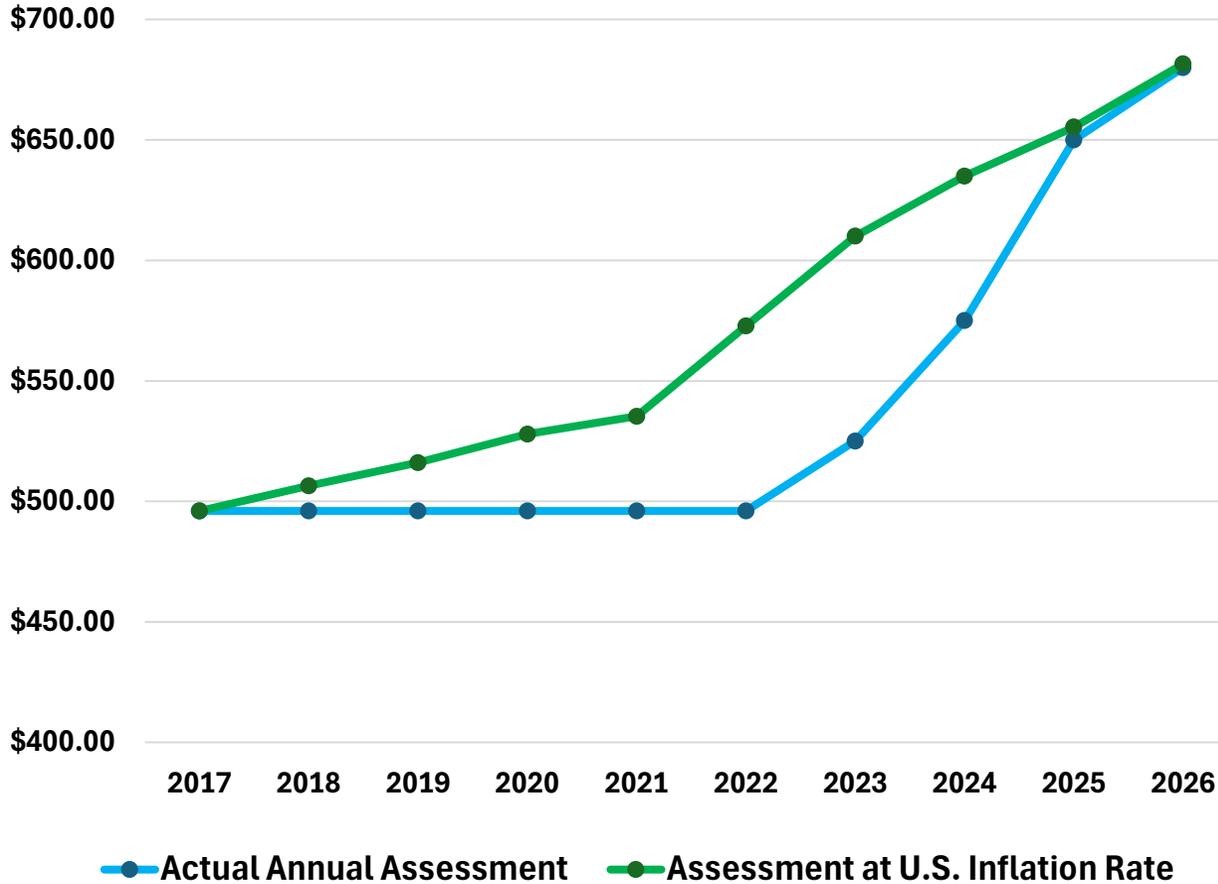
2026 Budgeted Operating Expenses



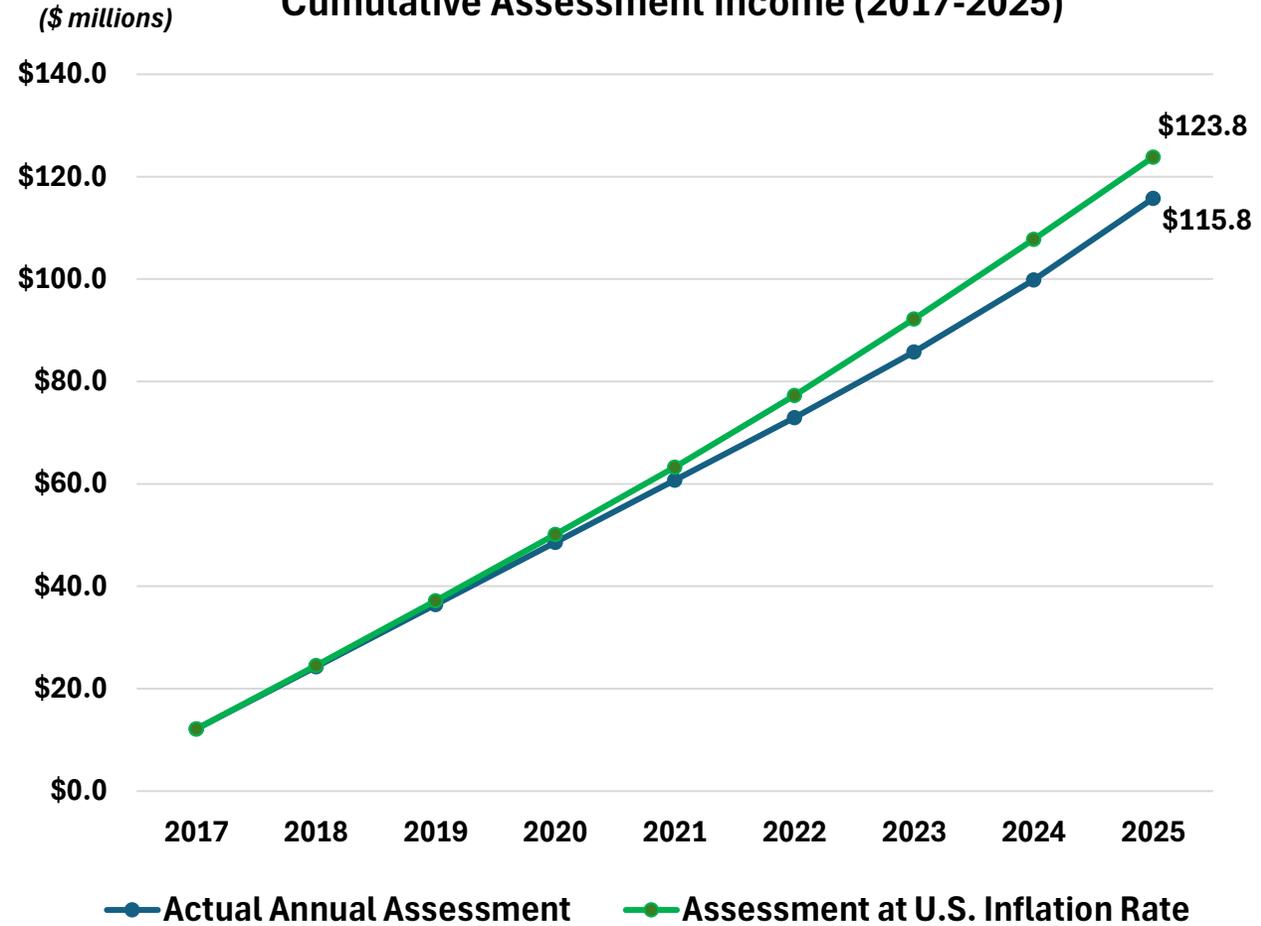
2026 Assessment Fee



RCSC Annual Assessment Rates 2017-2025



Cumulative Assessment Income (2017-2025)



2026 What Do You Get?*

- Events – Free and Ticketed Entertainment
- Golf
 - Improved Course Playability
 - Rebranding – Grills and Merchandise
- IT – Ongoing Fiber and Network Upgrades
- Safety & Security Upgrades

**Operating Budget*

2026 Budget – CAPITAL PROJECTS



<u>Description</u>	<u>Amount</u>
Reserve Study Capital Items	\$4,009,183
New Capital Items	758,000
Golf Equipment & Well Pumps	1,000,000
Club Allocation	223,300
R&M Projects	<u>182,865</u>
	\$6,173,348

2026 Budget - Capital Projects (Reserve Study)

<u>Category</u>	<u>Projects</u>	<u>Amount</u>
Roofing	8	\$1,605,000
Pool/Spa Resurfacing/Decking/Equip	11	701,026
Fitness Equip	1	412,000
HVAC	15	405,512
Vehicle	6	241,000
Shade Structures	2	186,050
Paving/Painting	4	178,595
All Other (Equip, IT, Plumbing, Signage)	<u>8</u>	<u>280,000</u>
	57	\$4,009,183

2026 Clubs Projects

<u>Description</u>	<u>Club</u>	<u>Amount</u>
Countertops/Solder Tables (2)	Silverstone's	\$45,000
Overhead Cabinets & Counters/Outlet/Office Chairs (4)	Computer	27,300
Replace Tables (5)/Window Tint	Table Tennis	15,300
Metal Extension Cord Reels (6)/Keypad Entry	Calligraphy	11,000
Court Floors Painting/Striping (Bell)	Shuffleboard	10,000
Repair or Replace Lighted Sign/Bottle-filled Water Units	Lawn Bowl (LV)	10,000
LED Lighting (20 Fixtures)/Countertops	Hatha Yoga	9,500
LED Lighting/Ergonomic Chairs (10)	Craft	8,000
All Other	35 items =<\$4K	<u>87,200</u>
Total		\$223,300

What is *NOT* included in this Budget:

- Price increases for Privilege Cards, Guest Passes
- No change to PIF or CIF fees
- Master Plan Cost (Op. Expense or Capital?) (\$400K to \$1M)
- Back-Office Infrastructure Upgrade (\$1M+)
- Marquee Screens Replacement (~\$750k)
- Multiple big-ticket Clubs Requests:
 - Multiple Club requests for additional space
 - Outdoor Shuffleboard resurfacing (~\$150k)
 - Lawnbowl outdoor LED lighting (~\$160k)
 - Ventilation at Bell Lapidary and Woodworking (~\$175k each)
 - Sundial Silverstone's Flooring (~\$100k)

- A 501 c(3) charitable organization
- Signature Program – Neighbors Helping Neighbors
- Other Fundraising Opportunities
- Individual Donations are tax deductible

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QUESTIONS?