

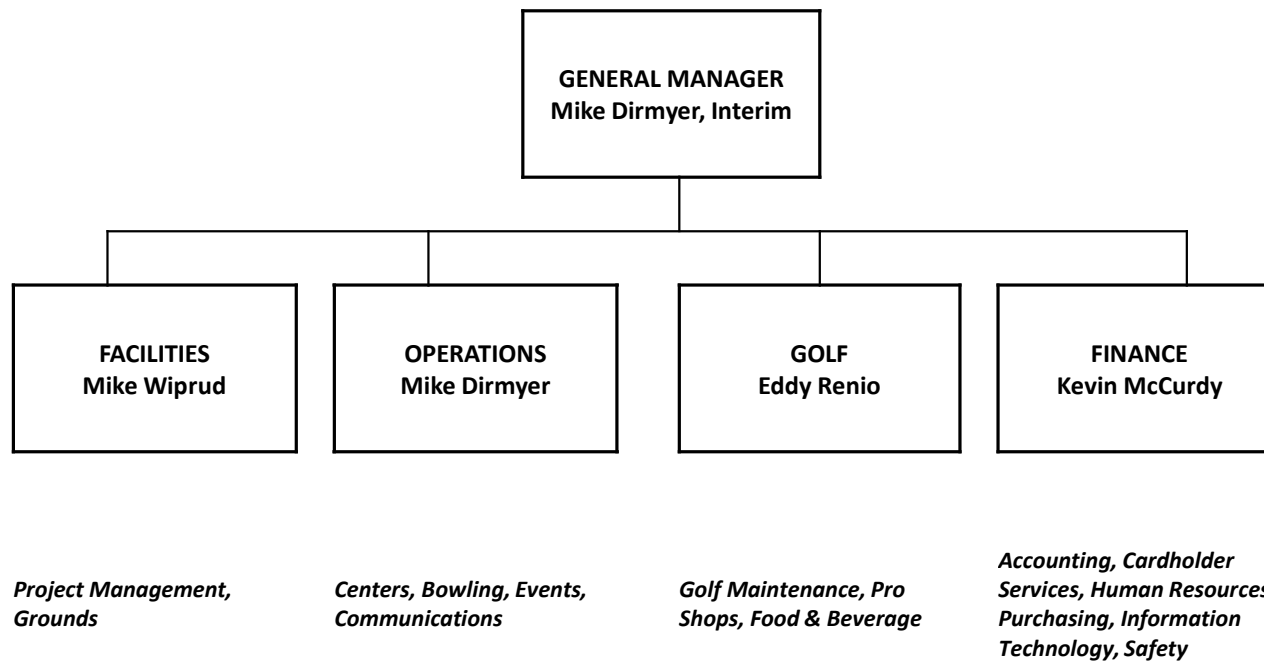
2026 RCSC BUDGET

OCTOBER 13, 2025

2026 RCSC Budget



RCSC ORGANIZATION CHART



2026 Budget – 5 YEAR PLAN



	5 YEAR PLAN					BUDGET	
	2023	2024	2025		2026	2026	% Var
Annual Assessment per Property:	\$525	\$575.00	\$650.00	5.0%	\$682.00	\$680	-0.3%
Operating Income:							
Property Assessments	13,639,238	\$14,621,889	\$15,781,285		\$16,709,000	16,705,361	0.0%
less Capital Impr. Fund Contribution			(473,438)	-4.0%	(668,360)	(668,217)	0.0%
Transfer & Access Fees	750,000	660,000	600,000	5.0%	630,000	940,331	49.3%
Privilege & Guest Cards	820,995	952,054	852,284	5.0%	894,898	903,997	1.0%
Golf Fees	7,600,339	7,967,590	9,386,538	5.0%	9,855,865	9,290,189	-5.7%
Bowling Fees	810,842	884,510	998,483	4.0%	1,038,422	1,045,837	0.7%
Food/Liquor Sales	917,704	989,507	1,152,067	4.0%	1,198,150	1,076,454	-10.2%
Rental Income	576,600	290,722	308,336	4.0%	320,669	291,235	-9.2%
Merchandise Sales		179,095	166,905	4.0%	173,581	169,320	-2.5%
Event Ticket Sales		339,000	454,000	4.0%	472,160	440,000	-6.8%
Other	68,190	41,866	28,150	4.0%	29,276	79,684	172.2%
Total Operating Income	25,183,908	26,926,233	29,254,610	4.8%	30,653,662	30,274,191	-1.3%
Operating Expenses:							
Wages	10,878,004	12,956,605	13,805,906	5.0%	14,496,201	14,218,447	-1.9%
Payroll Taxes & Benefits	2,505,144	2,676,727	3,010,359	5.0%	3,160,877	2,940,792	-7.0%
Repairs & Maintenance	2,386,148	2,912,748	3,056,698	5.0%	3,209,533	3,467,431	8.0%
Projects	964,982	343,731	196,058	4.0%	203,900	207,865	1.9%
Utilities	2,581,438	2,858,924	3,033,224	4.0%	3,154,553	3,321,895	5.3%
General Operating Expenses	2,949,859	3,163,925	3,359,920	5.0%	3,527,916	3,538,583	0.3%
Cost of Goods Sold	638,505	676,094	804,779	4.0%	836,970	725,213	-13.4%
Total Operating Expenses	22,904,080	25,588,754	27,266,944	4.9%	28,589,951	28,420,226	-0.6%
Net Operating Excess/(Deficit)	2,279,828	1,337,479	1,987,666	3.8%	2,063,711	1,853,965	-10.2%

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%
* - 18 Hole Regulation Winter Round			

2026 Budget Assumptions



<u>EXPENSES</u>	<u>2025</u>	<u>2026 (bud)</u>	<u>Change</u>
Headcount (Full Time)	187	175	-6.4%
Minimum Wage	\$14.70	\$15.15	3.1%
Total Wages (000's)	\$13,806	\$14,218	3.0%
Benefits (000's)	\$3,010	\$2,941	-2.3%
Utilities (000's)	\$3,033	\$3,322	9.5%
Projects:			
Repair & Maintenance	\$3,057	\$3,492	14.2%
Projects (R&M)	\$196	\$183	-6.6%

2026 Budget Assumptions – Headcount



	2026 ADDITIONS	2026 DELETIONS
FINANCE & SUPPORT		Assistant to GM Couriers (2 - PT) Buyer (Budgeted in '25, not filled) Contracts Specialist (PT) Safety Technical Specialist (Budgeted in '25, not filled) IT Technician (Budgeted in '25, not filled) Fitness Coordinator (Budgeted in '25, not filled) Benefits Coordinaor (Budgeted in '25, not filled)
FACILITIES		Project Manager
GOLF	Snack Shop Cook (PT) Snack Shop Cook (PT)	
OPERATIONS	Events Marketing Coord. (PT) Bowling Shop Worker (PT) Marketing Coordinator	Centers Co-Leader Facility Attendants (6 - PT)

2026 Budget Assumptions



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?)
- Replacement of TEG
- Replacement of Marquee Screens (~\$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 Silverstones Flooring (~\$100k)

2026 RCSC Budget Summary



(\$000's)		VARIANCE			NOTES
	2025 (bud)	2026 (bud)	\$\$	%	
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



(\$000's)	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 Budget – FACILITIES



(\$000's)		VARIANCE		NOTES
	2025 (bud)	2026 (bud)	\$\$ %	
Operating Income			0	
Cost of Sales			0	
Gross Profit	0	0	0	
Wages & Benefits	1,764	1,752	(12) -0.7%	Reduced staff (Project Coordinator) w/benefits and moved Asset Coordinator to Accounting Aging equipment increased Rolling Stock Parts and Repair
Repairs & Maintenance	108	128	20 18.5%	
Utilities	25	25	0 0.0%	
General Operating Expenses	188	187	(1) -0.5%	
	2,085	2,092	7 0.3%	
Net Operating Excess	(2,085)	(2,092)	(7) 0.3%	
Other Income / (Expense)				
Net Excess Before Depreciation	<u>(2,085)</u>	<u>(2,092)</u>	<u>(7) 0.3%</u>	

2026 Budget – FINANCE



(\$000's)		VARIANCE		NOTES
	2025 (bud)	2026 (bud)	\$ \$ %	
Operating Income			0	
Cost of Sales			0	
Gross Profit	0	0	0	
Wages & Benefits	2,732	2,692	(40)	-1.5% Add Res Analyst, Remove Couriers, Buyer
Repairs & Maintenance	486	680	194	39.9% Software Subs: Cisco \$82k, Rapid 7 \$70k, MS Office \$50k
Projects	0	50	50	0.0% IT Projects
Utilities	173	280	107	61.8% Converted Data Lines from Copper to Fiber
General Operating Expenses	437	582	145	33.2% Rapid Scale \$60k, Legal Fees increased \$80k
	3,828	4,284	456	11.9%
Net Operating Excess	(3,828)	(4,284)	456	-11.9%
Other Income / (Expense)				
Net Excess Before Depreciation	(3,828)	(4,284)	456	-11.9%

FINANCE: Software Maintenance Fees



FINANCE SOFTWARE MAINTENANCE FEES 2026 BUDGET

DEPT	SOFTWARE	AMOUNT	DEPT	SOFTWARE	AMOUNT	DEPT	SOFTWARE	AMOUNT
BOD	Board Source	\$ 1,200	Safety	SPW	\$ 12,000	IT	MS Azure Cloud Portal	\$ 2,500
Acct	Sage	\$ 48,000	Safety	Telematics	\$ 15,600	IT	Scalefusion MDM	\$ 12,000
Acct	Concur	\$ 30,000	Safety	Everon - Duffeelanc	\$ 1,140	IT	Barracuda Offsite Backup	\$ 5,000
Acct	Smart Property	\$ 24,000	Safety	Everon - Grand	\$ 2,400	IT	Rapid7 (Security Software)	\$ 70,000
HR	Paylocity	\$ 94,650	IT	SQL	\$ 8,000	IT	Cisco License	\$ 82,453
HR	Clear Company	\$ 14,400	IT	VEEAM	\$ 4,000	IT	GoDaddy	\$ 1,320
HR	Simpliverified	\$ 6,000	IT	Symantec	\$ 4,000	IT	Monday.com	\$ 1,080
HR	Multi-Card	\$ 395	IT	OPManager	\$ 3,000	IT	Jitbit	\$ 2,000
Purch	Business Credentialing Service	\$ 2,040	IT	Simple Text	\$ 1,000	IT	Microsoft Teams Room	\$ 1,620
Safety	SDS Service	\$ 18,200	IT	Eset	\$ 4,000	IT	TEG Invoice	\$ 31,000
Safety	Real Connect	\$ 3,874	IT	Microsoft Office	\$ 50,000	IT	Adobe	\$ 18,000
Safety	Cushion	\$ 1,594	IT	Vmware Essentials	\$ 5,000			
Safety	Pro Mobi NVR Monitoring	\$ 1,149	IT	Active Directory	\$ 1,400	Total Soft. Maint Fees (Fianace)		\$ 584,015

2026 Budget – OPERATIONS



(\$000's)		VARIANCE			NOTES
	2025 (bud)	2026 (bud)	\$\$	%	
Operating Income	19,053	20,404	1,351	7.1%	Annual Assessment increased to \$680/year
Capital Allocation	(473)	(668)	(195)	41.2%	4% of Annual Assessment allocated to Capital Projects
Cost of Sales	(214)	(214)	0	0.0%	
Gross Profit	18,366	19,522	1,156	6.3%	
Wages & Benefits	6,512	6,691	179	2.7%	
Repairs & Maintenance	1,415	1,571	156	11.0%	Pool Chemicals up 25k, Bldg Repair 85k,
Projects	150	133	(17)	-11.3%	
Utilities	1,799	1,884	85	4.7%	
General Operating Expenses	1,097	1,115	18	1.6%	
	10,973	11,394	421	3.8%	
Net Operating Excess	7,393	8,128	735	9.9%	
Other Income / (Expense)	(1,431)	(1,413)	18	-1.3%	
Net Excess Before Depreciation	5,962	6,715	753	12.6%	

2026 Budget – Operations Depts.



(\$000's)	Centers	Bowling	Events	Welcome	Clubs	Total
Operating Income	18,002	1,183	538		13	19,736
Cost of Sales		(62)	(152)			(214)
Gross Profit	18,002	1,121	386	0	13	19,522
Wages & Benefits	5,134	690	501	183	183	6,691
Repairs & Maintenance	1,459	66	23	22	1	1,571
Projects	133					133
Utilities	1,727	138	2	17		1,884
General Op Expenses	880	56	123	48	8	1,115
Total Op Expenses	9,333	950	649	270	192	11,394
Net Operating Excess	8,669	171	(263)	(270)	(179)	8,128
Other Income / (Expense)	(1,413)					(1,413)
Net Excess Before Depr	7,256	171	(263)	(270)	(179)	6,715

2026 Budget – CENTERS ONLY



(\$000's)		VARIANCE			NOTES
	2025 (bud)	2026 (bud)	\$	%	
Operating Income	16,864	18,002	1,138	7%	Annual Assessment increased to \$680/year
Cost of Sales			0		4% of Annual Assessment allocated to Capital Projects
Gross Profit	16,864	18,002	1,138	7%	
Wages & Benefits	5,034	5,134	100	2%	
Repairs & Maintenance	1,334	1,459	125	9%	Pool Chemicals up 25k, Bldg Repair 85k,
Projects	150	133	(17)	-11%	
Utilities	1,663	1,727	64	4%	
General Op Expenses	888	880	(8)	-1%	
	9,069	9,333	264	3%	
Net Operating Deficit	7,795	8,669	874	11%	
Other Income / (Expense)	(1,431)	(1,413)	18	-1%	
Net Deficit Before Depr	6,364	7,256	892	14%	

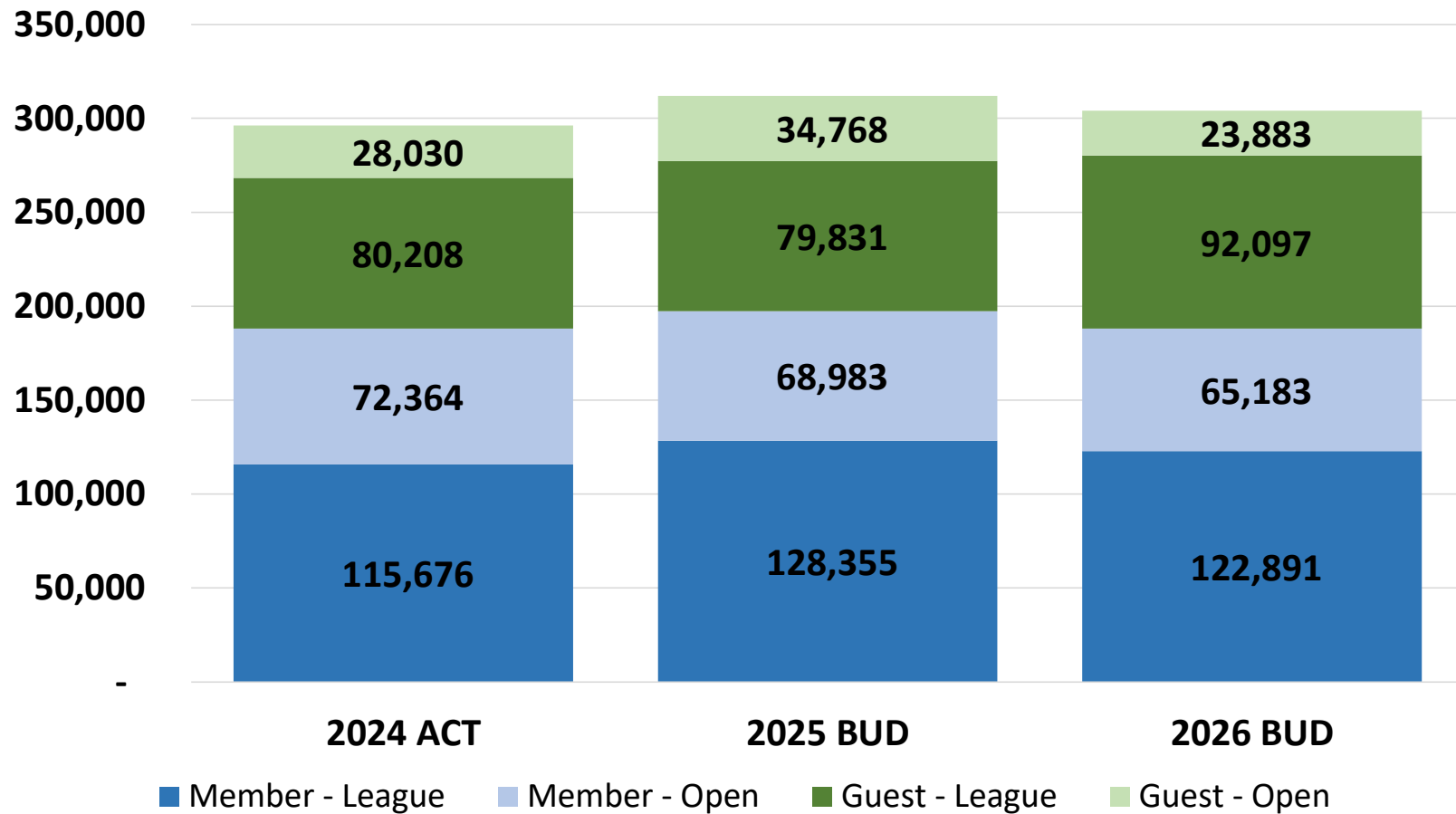
2026 Budget – BOWLING



(\$000's)

	2025 (bud)	2026 (bud)	VARIANCE		NOTES
			\$\$	%	
Operating Income	1,165	1,183	18	2%	<i>Added add'l leagues</i>
Cost of Sales	(65)	(62)	3	(5%)	
Gross Profit	1,100	1,121	21	2%	
Wages & Benefits	698	690	8	1%	<i>Disposal of lane machine waste tank</i>
Repairs & Maintenance	54	66	(12)	(22%)	
Utilities	128	138	(10)	(8%)	
General Op Expenses	50	56	(6)	(12%)	<i>New bowling pins every other year</i>
	930	950	(20)	(2%)	
Net Operating Excess	170	171	1	1%	
Other Income / (Expense)	0	0	0		
Net Excess Before Depr	170	171	1	1%	

BOWLING LINEAGE



2026 Budget – EVENTS



		VARIANCE		NOTES
		2025 (bud)	2026 (bud)	
Operating Income	537	538	1	0%
Cost of Sales	(149)	(152)	(3)	-2%
Gross Profit	388	386	(2)	-1%
Wages & Benefits	437	501	64	15%
Repairs & Maintenance	23	23	0	0%
Utilities	2	2	0	0%
General Operating Expenses	115	123	8	7%
	577	649	72	12%
Net Operating Deficit	(189)	(263)	(74)	39%
Other Income / (Expense)				
Net Deficit Before Depreciation	(189)	(263)	(74)	39%

2026 Budget – EVENTS



TICKETED SHOWS:

- WINTER SHOW @ SUNDIAL - 12 SHOWS
- FALL MINI-SERIES @ SUNDIAL - 5 SHOWS

FREE SHOWS:

- SPRING SHOWS @ SUN BOWL - 8 SHOWS
- SUMMER SERIES @ SUNDIAL - 14-17 EVENTS
- FALL SHOWS @ SUN BOWL - 8 SHOWS
- OTHER EVENTS - 10-17 EVENTS
- EVENTS WITH UNTRACKED ATTENDANCE - 4-10 EVENTS

2026 Budget – GOLF (incl Food & Bev)



(\$000's)		VARIANCE		
	2025 (bud)	2026 (bud)	\$\$	%
Operating Income	10,674	10,538	(136)	-1.3%
Cost of Sales	(591)	(511)	80	-13.5%
Gross Profit	10,083	10,027	(56)	-0.6%
Wages & Benefits	5,808	6,024	216	3.7%
Repairs & Maintenance	1,047	1,113	66	6.3%
Projects	46	0	(46)	-100.0%
Utilities	1,036	1,133	97	9.4%
General Op Expenses	1,638	1,655	17	1.0%
	9,575	9,925	350	3.7%
Net Operating Excess	508	102	(406)	-79.9%
Other Income / (Expense)				
Net Excess Before Depr	508	102	(406)	-79.9%

2026 Budget – GOLF and FOOD



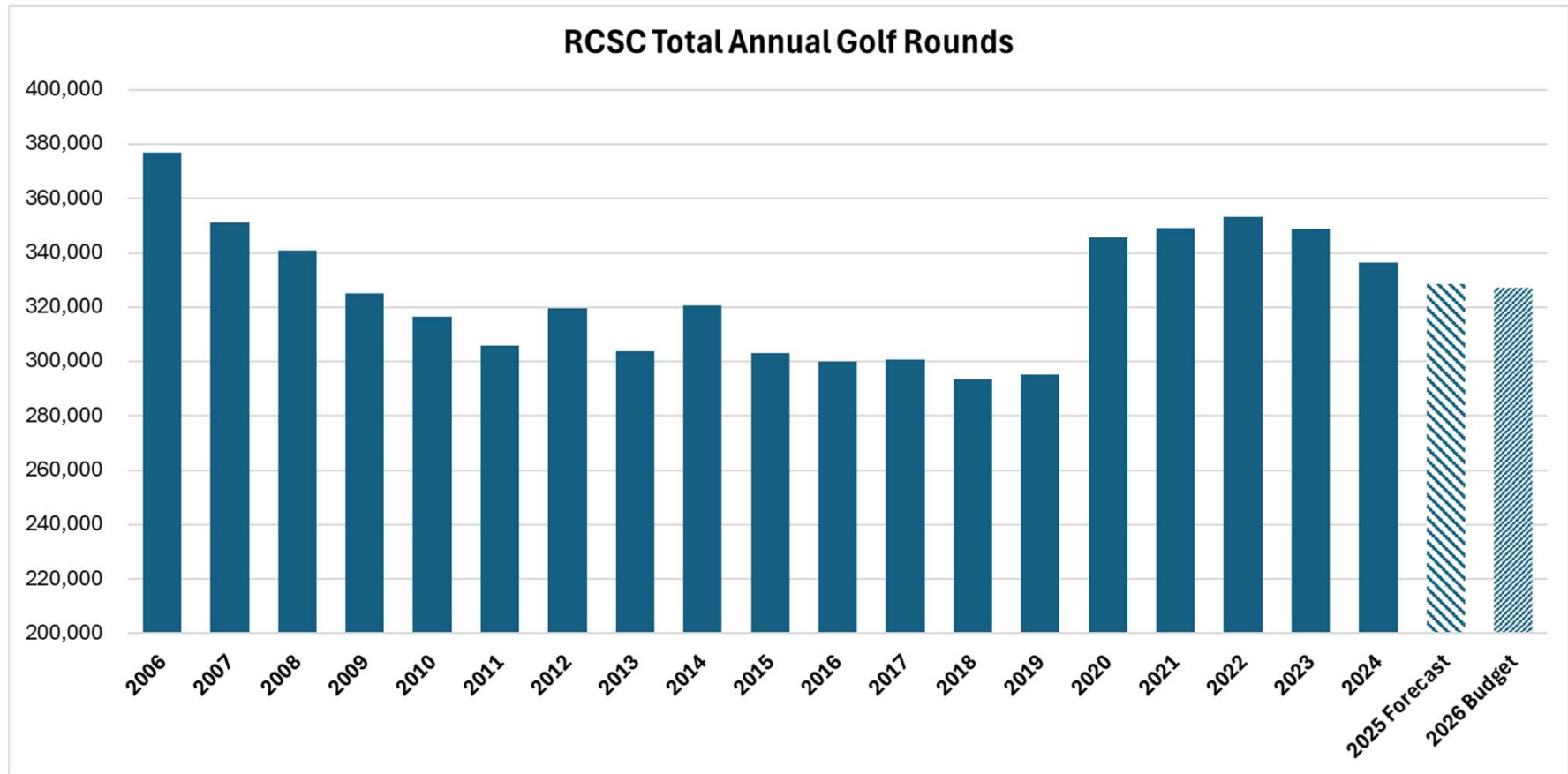
(\$000's)	Pro Shops	Maint	Golf	RCSC Grills	George's Cafes	F & B Sub-Total	Total
Operating Income	9,516		9,516	943	78	1,021	10,537
Cost of Sales	(235)		(235)	(276)		(276)	(511)
Gross Profit	9,281	0	9,281	667	78	745	10,026
Wages & Benefits	1,169	4,327	5,496	528	0	528	6,024
Repairs & Maintenance	95	887	982	57	75	132	1,114
Projects	0	0	0	0	0	0	0
Utilities	118	906	1,024	58	51	109	1,133
General Op Expenses	64	1,530	1,594	60	0	60	1,654
Total Op Expenses	1,446	7,650	9,095	703	126	829	9,924
Net Operating Excess	7,835	(7,650)	186	(36)	(48)	(84)	102
Other Income / (Expense)			0			0	0
Net Excess Before Depr	7,835	(7,650)	186	(36)	(48)	(84)	102

2026 Budget – GOLF ONLY



(\$000's)		VARIANCE			NOTES
	2025 (bud)	2026 (bud)	\$\$	%	
Operating Income	9,580	9,516	(64)	-0.7%	Resident, Non-Resident Pass renewals down in 2025.
Cost of Sales	(254)	(235)	19	-7.5%	Liquor sales down
Gross Profit	9,326	9,281	(45)	-0.5%	
Wages & Benefits	5,314	5,496	182	3.4%	
Repairs & Maintenance	935	982	47	5.0%	Irrigation parts (North & South GC) \$40K, PM for F&B \$40K
Projects	46	0	(46)	-100.0%	
Utilities	933	1,023	90	9.6%	Pump & Well electric
General Operating Expenses	1,572	1,594	22	1.4%	
	8,800	9,095	295	3.4%	
Net Operating Excess	526	186	(340)	-64.6%	
Other Income / (Expense)					
Net Excess Before Depr	526	186	(340)	-64.6%	

2026 Budget – GOLF ROUNDS



2026 Budget – GOLF PRICING

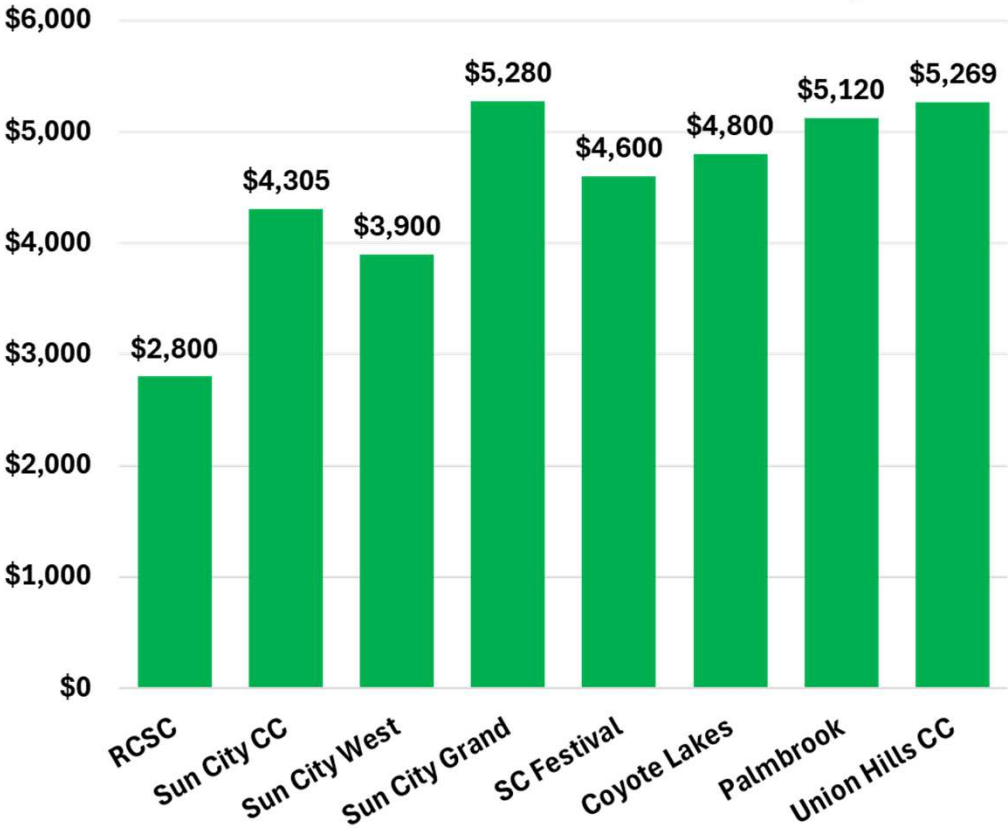


	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<i>Change '25-'26</i>	<i>Change since '18</i>
Pass Fees											
Resident Pass - No Fee	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550	\$1,800	\$2,500	\$2,800	12.0%	80.6%
Resident Pass - w/ Surcharge	\$800	\$800	\$800	\$800	\$800	\$800	\$925	\$1,200	\$1,300	8.3%	62.5%
Non Resident No Cart	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,750	\$3,250	\$3,500	\$3,500	0.0%	75.0%
18 Hole Regulation (Winter) Fees											
Cardholder Daily	\$31.00	\$31.00	\$33.00	\$33.00	\$35.00	\$35.00	\$39.00	\$41.00	\$43.00	4.9%	38.7%
Guest	\$40.00	\$40.00	\$42.00	\$42.00	\$44.00	\$44.00	\$49.00	\$53.00	\$55.00	3.8%	37.5%
Public	\$40.00	\$40.00	\$42.00	\$42.00	\$46.00	\$50.00	\$59.00	\$61.00	\$61.00	0.0%	52.5%
Surcharge Fees (Winter/Summer)	\$7/\$5	\$7/\$5	\$7/\$5	\$7/\$5	\$7/\$5	\$7/\$5	\$8/\$6	\$9/\$7	\$11/\$9	22.2%	57.1%
Golf Cart Rental (Summer/Winter)											
Member					\$6/\$12	\$6/\$12	\$6/\$12	\$8/\$15	\$10/\$15	0.0%	
Public					\$6/\$12	\$7/\$14	\$8/\$15	\$10/\$18	\$15/\$20	11.1%	

2026 Budget – GOLF PRICE COMPARISON

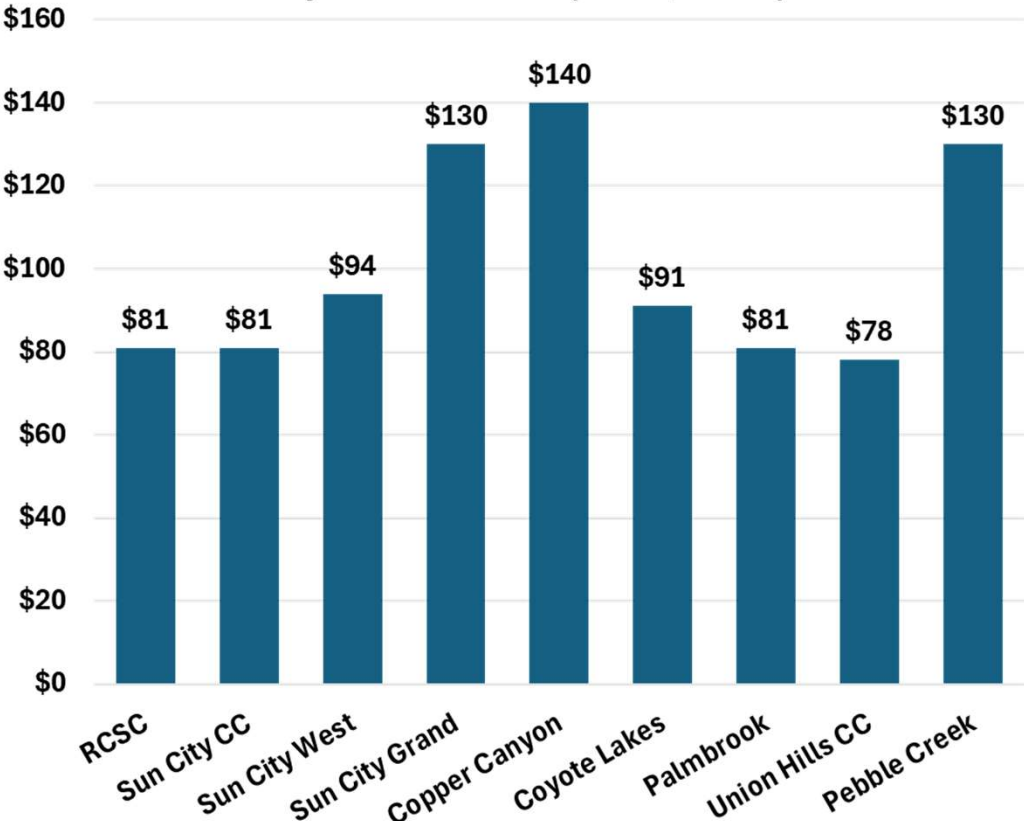


Annual All Inclusive Golf Pass Fees - West Valley



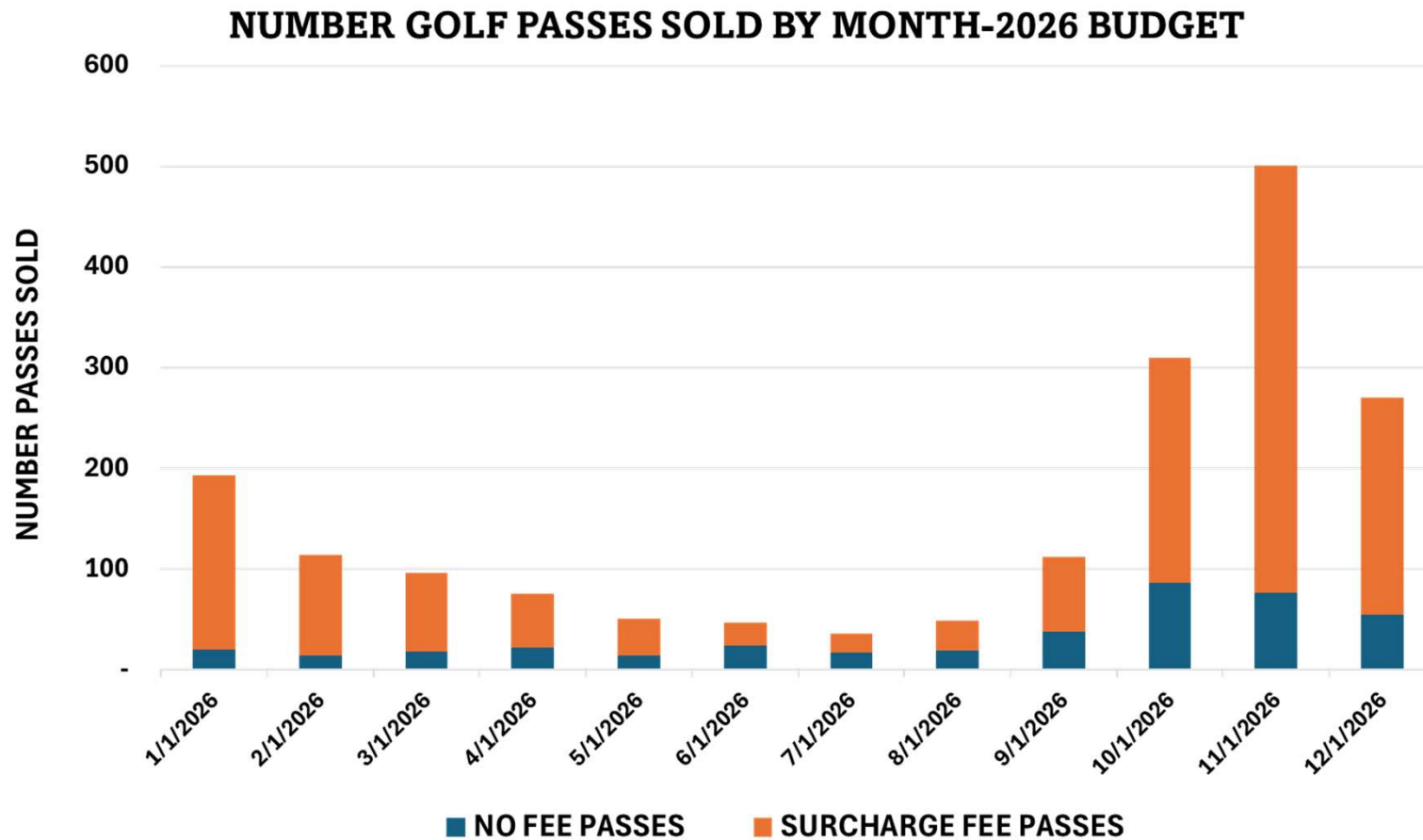
10/13/2025

Daily Public Golf Fees (winter, w/cart)



RCSC 2026 Budget

2026 Budget - GOLF PASSES



2026 Budget – FOOD ONLY



(\$000's)					
	2025 (bud)	2026 (bud)	VARIANCE		NOTES
			\$\$	%	
Operating Income	1,091	1,021	(70)	-6%	Normalize Liquor Pricing between Bowling, Golf
Cost of Sales	(337)	(276)	61	18%	
Gross Profit	754	745	(9)	-1%	
Wages & Benefits	494	528	34	7%	
Repairs & Maintenance	113	131	18	16%	Building Repair Services/Preventative
Projects	0	0	0	0%	Maintenance (Includes George's Café)
Utilities	103	110	7	7%	
General Operating Expenses	65	60	(5)	-8%	Reduced Equipment purchases (19k),
	775	829	54	7%	Increased Janitorial Supplies 11K
Net Operating Excess	(21)	(84)	(63)	300%	
Other Income / (Expense)					
Net Excess Before Depreciation	(21)	(84)	(63)	300%	

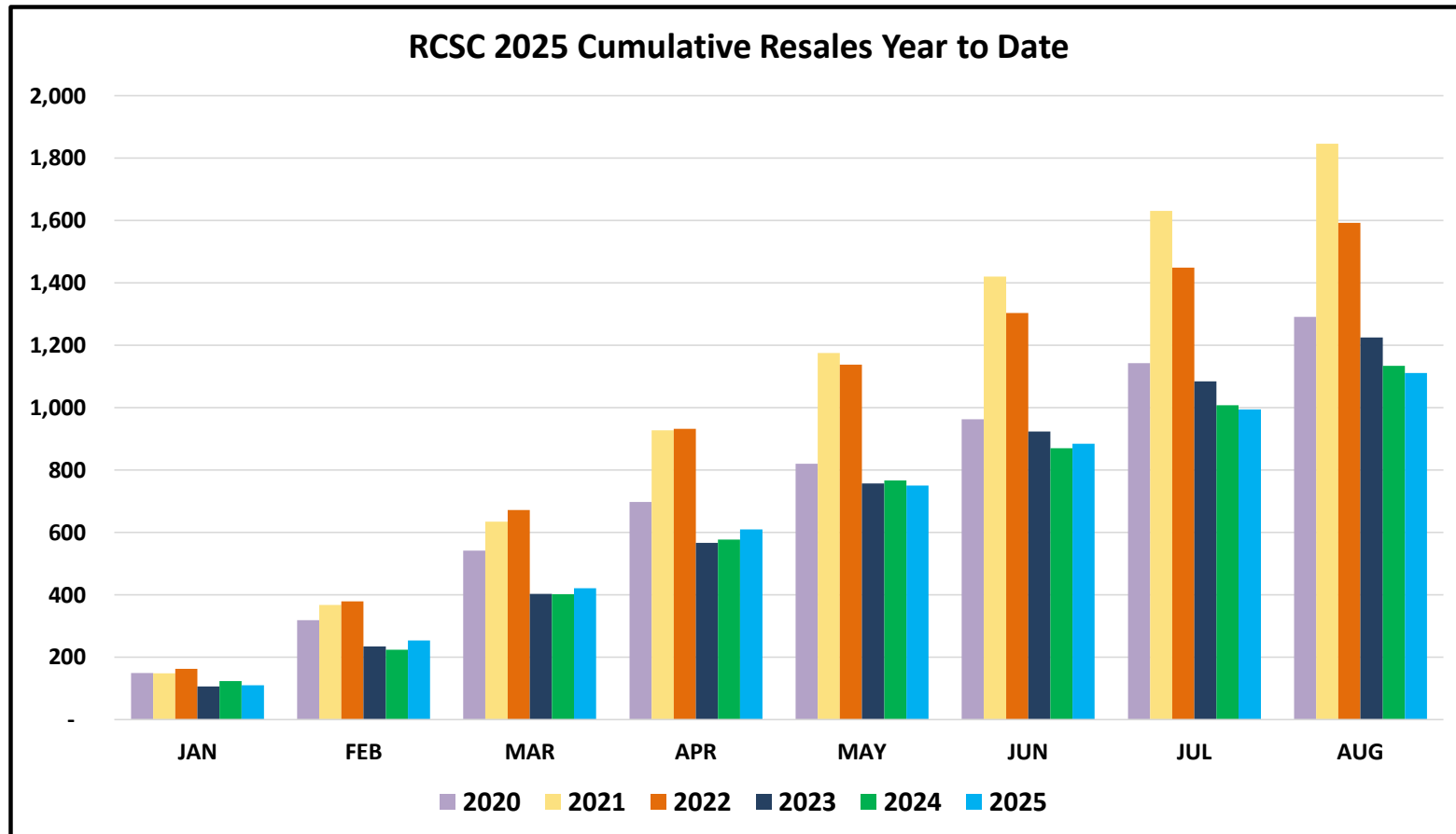
2026 Budget – RESTRICTED



(\$000's)

			VARIANCE		NOTES
	2025 (bud)	2026 (bud)	\$\$	%	
PIF Fees	6,000	3,000	(3,000)	-50.0%	Recognize PIF Rev when PIF funds spent on projects
CIF Fees	1,500	2,250	750	50.0%	2025 Budgeted CIF Fee = \$1,000
PIF Investment Income	1,192	1,404	212	17.8%	Increased PIF Fund balance
Capital Reserve Income	400	305	(95)	-23.8%	Decreased Capital Fund balance
Unrealized Gains/(Losses)	0	(66)	(66)		
Investment Fees	(93)	(88)	5	-5.4%	
	8,999	6,805	(2,194)	-24.4%	

2026 Budget - RESALES



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 Budget – Notable Projects (Reserve Study)



<u>Category</u>	<u>Description</u>	<u>Location</u>	<u>Amount</u>
Roofing	Foam Roof - Bowling Alley	Lakeview	\$822,198
HVAC	HVAC – 15 Units	Various	405,512
Fitness Equip	New Equipment and Flooring	Sundial	412,000
Pool Decking	Resurface with Kool Deck	Bell	303,919
Roofing	Foam Roof - Crafts Building	Bell	253,483
Vehicle	6 Vehicles	Various	241,000
Roofing	Foam Roof - Fitness/Spa Building	Bell	178,860
Shade Structures	Shade Poles at Walking Pool	Bell	150,000
Roofing	Foam Roofs - Lower-level Offices/Warehouse	Lakeview	138,196
Roofing	Tile Roof – Pro Shop/Cart Barn	Willow	120,700
Pool Resurfacing	Pebble-sheen Resurfacing of Pools	Sundial	110,614

2026 Budget – Capital Projects (non Reserve Study)



<u>Category</u>	<u>Description</u>	<u>Locations</u>	<u>Amount</u>
Equipment	Roof Hatches Up To Code (Regulatory)	All	\$250,000
HVAC	Complete Chilled Water Pipe	Bell	225,000
Fences & Walls	Wall Repair Along Grand Avenue	Quail Run	100,000
Plumbing	Additional Pipe Reline on West Side	Sundial	100,000
Plumbing	Sewer Pit Renovation	Sundial	50,000
All Other	3 Items	Various	<u>33,000</u>
			\$758,000

2026 Budget – Capital Projects (Golf)



<u>Category</u>	<u>Units</u>	<u>Average Age (Yrs)</u>	<u>Amount</u>
Mower	6	14	\$379,855
Utility Vehicle	11	15	259,220
Pull-Behind	5	15	84,400
Tractor	1	12	62,633
Sprayer	1	7	<u>13,892</u>
Total Golf Equipment Items			\$800,000
Well/Pump Replacement Allowance			<u>200,000</u>
Total Golf Capital Items			\$1,000,000

2026 Budget – Deferred Capital Projects



<u>Category</u>	<u>Volume (Units)</u>	<u>Av. Years in Excess</u>	<u>Amount</u>
Golf Carts	43	9	\$250,560
Vehicles	14	5	552,165
Utility Vehicles	35	6	672,845
Golf Equip	103	8	3,245,095
HVAC	8	4	193,817
Other	9	8	<u>558,469</u>
			\$5,472,950

2026 Budget – Deferred Capital Projects (Golf)



<u>Category</u>	<u>Units</u>	<u>Average Years in Excess</u>	<u>Amount</u>
Mowers	50	6	\$2,279,392
Pull-Behind	30	9	468,776
Tractor	3	5	124,843
Bunker Rakes	6	10	144,945
Shop Equip	5	9	87,130
Sprayer	5	7	93,756
Reels	<u>4</u>	<u>9</u>	<u>46,253</u>
	103	8	\$3,245,095

2026 Budget – Summary



SUMMARY

PROPERTY FEES - 2026



ANNUAL FEES:

**ASSESSMENT:
\$680**

Annual

Unrestricted, Used for
Operations (Wages,
Repairs, Utilities,
Supplies)

ONE-TIME FEES:

**CIF Fee:
\$1,500**

One-Time

Restricted, Used only for
Capital Projects (Projects
that cost between \$5k
and \$300k)

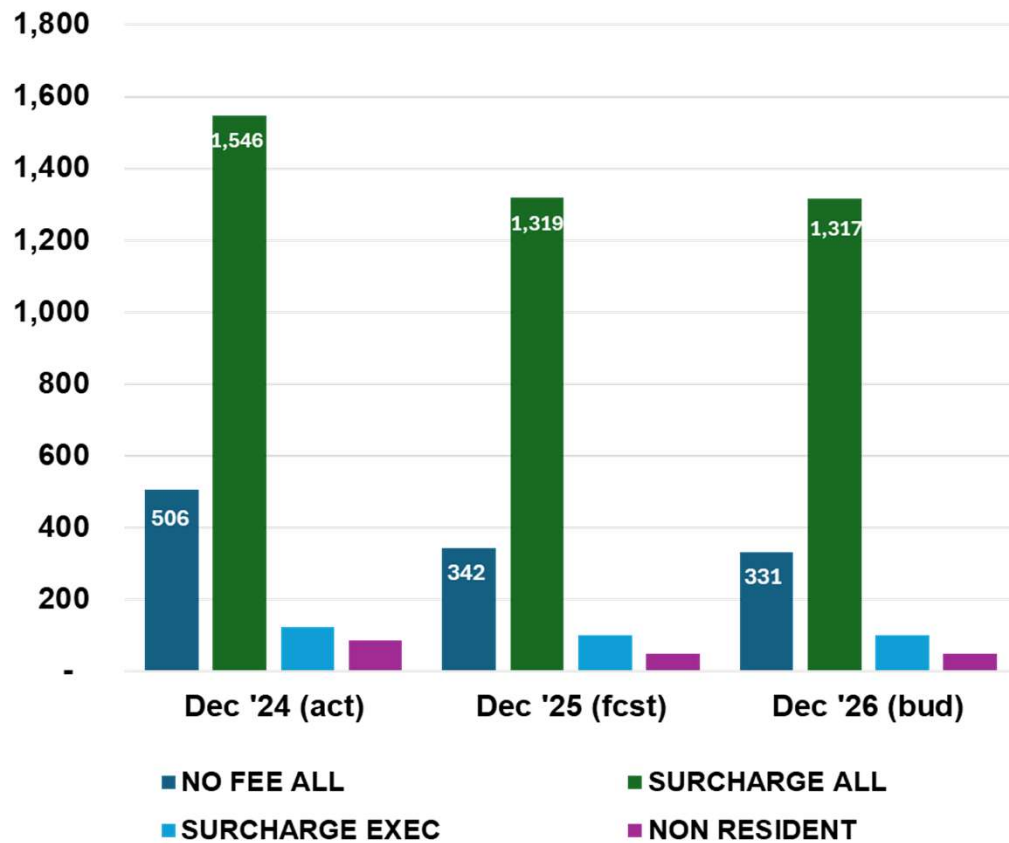
**PIF Fee:
\$4,000**

One-Time

Restricted, Used only for
PIF Projects (Projects
that cost over \$300k)

RCSC GOLF PASSES 2024 – 2026

NUMBER OF PASS HOLDERS



PASS REVENUE

