	9-Holes As-Is	9-Holes As-Is + Range	9-Holes Restored + Range		18-Holes As-Is	18-Hole Restored		Notes
Capital Costs								
Bridges (Front 9)	$0	$0	$0		$90,000	$90,000		New bridges for Front 9. Pedestrian only in 9-Hole options.
Facility Demo	$0	$0	$0		$0	$0		Demo existing maintenance building on Front 9. Expenses covered by state grant. Assumes no budget overruns.
New Facilities	$0	$0	$50,000		$50,000	$150,000		Includes matching funds, repairs, and renovation of existing facilities. New maint. building covered primarily by state grant.
New Maint. Equip.	$150,000	$150,000	$150,000		$150,000	$150,000		Includes grinder, top dresser, pro core, core picker
Landscape	$0	$0	$65,000		$25,000	$100,000		Includes treework, plantings, etc.
Greens	$0	$0	$50,000		$0	$500,000		Includes rebuilds and repairs.
Tees	$0	$0	$100,000		$0	$200,000		Includes rebuilds and repairs.
Bunkers	$0	$0	$25,000		$25,000	$100,000		Includes rebuilds and repairs.
Irrigation	$25,000	$25,000	$50,000		$100,000	$150,000		2 booster pump replacements, 20 sprinkler heads $500 each, main line failure from 14 pump house caused by stream bank wash
Paving	$25,000	$25,000	$75,000		$100,000	$250,000		Re-paving and patching of cart paths.
Driving Range	$0	$50,000	$50,000		$0	$0		Estimated build-out cost.
Cart Sales	-$100,000	-$100,000	-$100,000		$0	$0		Sale of ~30 golf carts in 9-Hole Options $3500 per valuation
Total CapEx Required	$100,000	$150,000	$515,000		$540,000	$1,690,000		Cost over a 5-10 year update cycle
Annual Costs								
Debt Service	-$7,783	-$11,674	-$40,080		-$42,026	-$131,525		Not including FEMA reimbursed funds or state grant coverage. Assumes CapEx funds come from a state bond loan.
Operating Cost	-$210,000	-$240,000	-$275,000		-$350,000	-$400,000		Covers marketing, maintenance, chemicals, materials, etc.
Staff Cost	-$388,700	-$408,100	-$428,500		-$422,500	-$541,750		9 Holes has 1 less FT and 2 less PT than 18 holes restored. Only 2 less PT than 18 holes as is.
Equipmen Cost	-$150,000	-$150,000	-$150,000		-$150,000	-$150,000		Covers equipment leasing and repairs.
Total Annual Cost	-$756,483	-$809,774	-$893,580		-$964,526	-$1,223,275		
Revenues								
Golf (Members/Fees/Cart)	$650,000	$650,000	$768,000		$1,050,000	$1,340,000		
Driving Range	$0	$150,000	$150,000		$0	$0		
Total Annual Revenue	$650,000	$800,000	$918,000		$1,050,000	$1,340,000		
Profit								
NET	-$106,483	-$9,774	$24,420		$85,474	$116,725		Total annual NET (Revenue less Costs)
CapEx. Payback (Yrs.)	-0.939121035	-15.34711987	21.08937318		6.317692541	14.47848101		Payback years for capital only (CapEx/NET Profit)

Notes					
	Min Updates to Existing	Min updates to Existing	Updates to Exist Buildings	Min Updates to Existing	Updates to Exist Buildings
	Min Repairs	Min Repairs	Recommended Hole Repairs	ESSENTIAL Hole Repairs	Recommended Hole Repairs
	Min Cart Path Patching	Min Cart Path Patching	Repaved Cart Paths	ONLY Cart Path Patching	Repaved Cart Paths
	15 Years at 5% Rate	15 Years at 5% Rate	New Driving Range	15 Years at 5% Rate	15 Years at 5% Rate
	Lower Flood Risk	Lower Flood Risk	15 Years at 5% Rate	Future Flood Risk	Future Flood Risk
	Understaffed	Understaffed	Lower Flood Risk	Understaffed	Properly Staffed
	Degradation Continues	Degradation Continues	Properly Staffed	Degradation Continues	Properly Maintained
	Gained Park/Green Space	Gained Park/Green Space	Properly Maintained		
			Gained Park/Green Space		