



Coal Creek Golf Course RAB – Subcommittee

Follow-up on Requested Financial Modeling Recreation Advisory Board, Subcommittee – July 27, 2026

Presented by:

James Franks, CPA – Deputy Finance Director

Ryder Bailey, CPA – Finance Director

Approach and Timeline

- At the June 22nd RAB Meeting, Staff presented financial background information and sought input on the following:
 - Annual Season Passes
 - 2027 Fees
 - Resident Preferences
- Staff met on July 14th with the RAB Subcommittee to provide the requested modeling of Golf Round rate changes.
- Staff has incorporated the Subcommittee's feedback and is returning to RAB for your recommendation(s)

Today's Agenda

- At RAB's direction, Finance ran the following models on:
 - 0% green fee increases
 - 5% green fee increases
 - \$5-\$10 increase per 18 Hole Round equivalent green fee increases
- At the Direction of the City Council Finance Committee, Staff also ran a model that would fund both operating and capital expenses.
- Staff produced a fifth model that included approx. \$200K/annually for capital

General Assumptions in Model

- Assumes 2026 Estimated/Budgeted rounds continue through the model
- Employee Costs
 - Wages –
 - FT: 2% market, 4% merit
 - Variable: 4% in 2027, 3% thereafter
 - Health Insurances – ~8.5% per year
- Supplies/Services/Insurance increases ~4% per year
- Fee Increases:
 - Green Fees - 0%, 5%, \$5-\$10 increase in 2027; 4.2% (inflation) Future Yrs
 - Other Fees – 3%

Assumptions modified since June 22nd

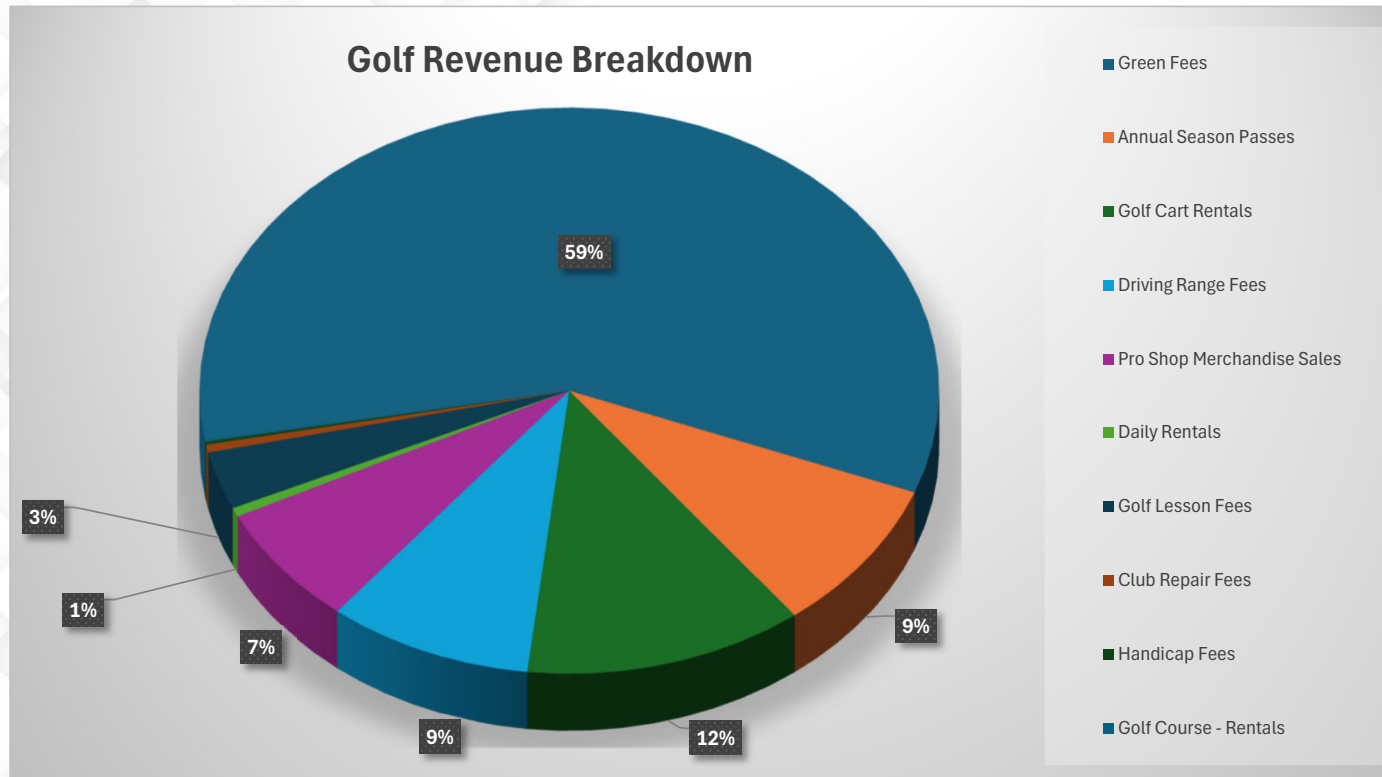
Staff has made the following changes from the model shared on June 22nd.

- One additional downward revision to projected lesson revenues in 2026 and one upward revision to projected variable expenses to align with two prior years, for the following line items based on the latest data, which becomes a new basis for future revenue growth in out years.
 - Lesson Revenue: Reduced by \$180K, impacts are partially offset by a \$58k reduction in Golf Contractors.
 - Variable Personnel: Increased by \$120K, to align with recent actual data.
- This model also incorporates the latest Capital Requests and Needs. (Over the next two slides). The previous model utilized the 2025-2030 CIP; we are currently developing the 2027-2032 CIP for adoption this Fall.

Golf Fund – Operational Deficits/Surpluses

0% Increase in 2027						
	2027	2028	2029	2030	2031	2032
Revenues	2,936,500	3,043,000	3,154,000	3,269,000	3,388,500	3,512,500
Expenses	3,095,000	3,197,000	3,332,500	3,474,000	3,622,500	3,777,000
Oper. Deficit	(158,500)	(154,000)	(178,500)	(205,000)	(234,000)	(264,500)
5% Increase in 2027						
	2027	2028	2029	2030	2031	2032
Revenues	3,021,500	3,132,000	3,246,500	3,365,500	3,489,000	3,617,000
Expenses	3,095,000	3,197,000	3,332,500	3,474,000	3,622,500	3,777,000
Oper. Deficit	(73,500)	(65,000)	(86,000)	(108,500)	(133,500)	(160,000)
\$10 per 18 holes Increase in 2027						
	2027	2028	2029	2030	2031	2032
Revenues	3,174,500	3,291,500	3,412,500	3,538,500	3,669,000	3,805,000
Expenses	3,095,000	3,197,000	3,332,500	3,474,000	3,622,500	3,777,000
Oper. Surplus	79,500	94,500	80,000	64,500	46,500	28,000
21% (~\$15) to provide Capital Increase in 2027						
	2027	2028	2029	2030	2031	2032
Revenues	3,293,500	3,415,500	3,542,000	3,673,000	3,809,500	3,951,000
Expenses	3,095,000	3,197,000	3,332,500	3,474,000	3,622,500	3,777,000
Oper. Surplus	198,500	218,500	209,500	199,000	187,000	174,000

Golf Fund – 2026 Revenue Break Down



2026 Adjusted Revenues (Est)	
Green Fees	1,700,000
Season Passes	253,000
Golf Cart Rentals	355,000
Driving Range Fees	260,000
Pro Shop Sales	200,000
Daily Rentals	14,700
Golf Lesson Fees	96,000
Club Repair Fees	13,000
Handicap Fees	5,000
Golf Course - Rentals	3,000
Total	2,899,700

Golf Fund – CIP Summary (Not Final)

Golf Course Fund

	2027	2028	2029	2030	2031	2032	Total
Bunker Renovation	205,000						205,000
New Trees		15,000		15,000			30,000
Golf Operations Office Furn				50,000			50,000
Maintenance Facility Paving Improvements			227,000	35,000			262,000
Foley 673 Bedknife Grinder	56,400						56,400
Foley 653 Accu-Master Reel Grinder		84,000					84,000
175 Gallon Sprayer Replacement	50,000						50,000
Echo Robotic Ball Picker		30,000					30,000
Driving Range Porous Pave			65,000				65,000
Cart Path Repairs		35,000	35,000	35,000	35,000		140,000
PROS(G) Integrated Weed Management Plan Updates	%	7,500					7,500
Vault and valve replacement	%	30,000					30,000
Triplex Mowers						230,000	230,000
Clubhouse Redesign		125,000					125,000
Booster Pump Isolation	11,000						11,000
Work Carts		34,000	50,500				84,500
Replace Tee Line on Range	91,737						91,737
Fencing		17,000					17,000
Rough Mowers			170,000				170,000
Total Golf Course Fund	414,137	377,500	547,500	135,000	35,000	230,000	1,739,137

Golf Fund – CIP Unfunded Projects

Golf Course Fund - Unfunded

		2027	2028	2029	2030	2031	2032	Total
CCGC Water Rights	%	50,000	75,000					125,000
Clubhouse Replacement						20,000,000		20,000,000
Golf Course Maintenance Roof Replacement and Solar		10,000	172,500	-	57,500	-	-	240,000
Golf Clubhouse Prkng Lot Light		132,000	-	-	-	-	-	132,000
Total Golf Course Fund		192,000	247,500	-	57,500	20,000,000	-	20,497,000

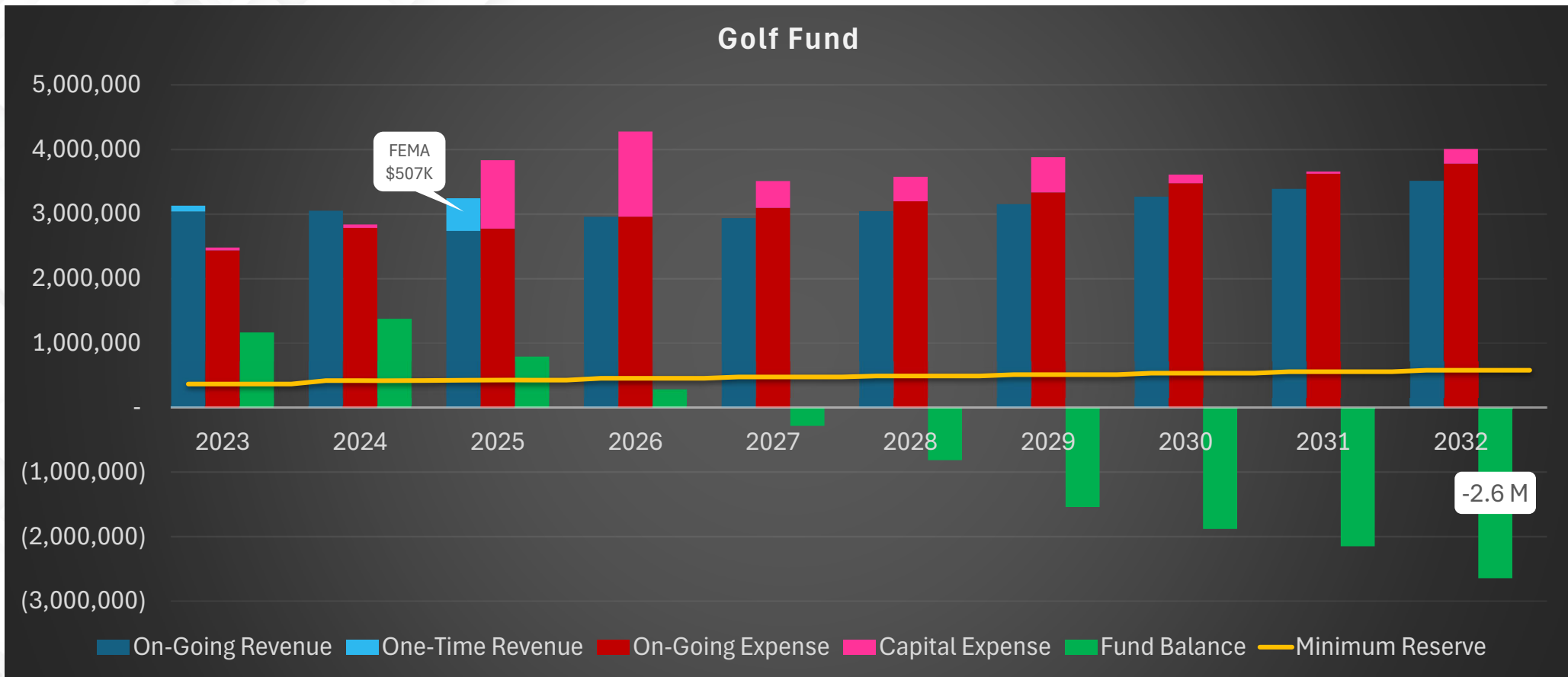
Golf Fund – 2025-2030 CIP Projects

City of Louisville, Colorado
Six-Year Capital Improvement Plan
2025 - 2030

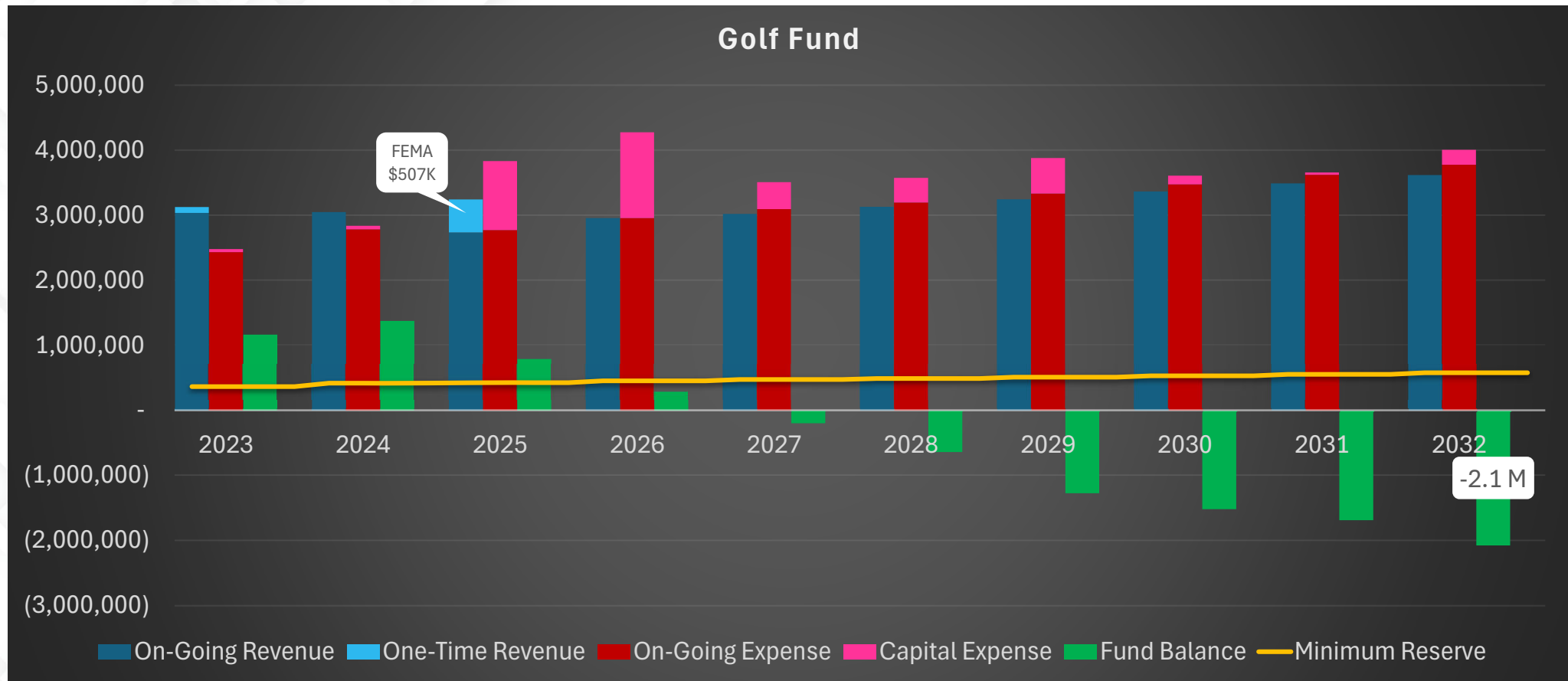
Golf Course Fund

Project Account	Project Description	2025 Planned	2026 Planned	2027 Planned	2028 Planned	2029 Planned	2030 Planned	6-Year Totals
520799-600027	CPTED Assesment Recommendations (%)	13,800						13,800
520799-620173	Clubhouse Exterior - Decking & Pergola		29,000					29,000
520799-620174	Maintenance Facility Storage Building	400,000						400,000
520799-620175	Golf Clubhouse - Basement Improvements	47,150						47,150
520799-620176	Golf Clubhouse - Interior Improvements	173,650						173,650
520799-620177	Golf Clubhouse Exterior Improvements	59,800						59,800
520799-630115	Cart Path Repairs	25,000	25,000					50,000
520799-630184	Pond Liner Replacement - Hole 11		309,241					309,241
520799-630184	Golf Clubhouse Parking Lot Lighting	37,375						37,375
520799-630185	Sunshade for Starter Station		22,000					22,000
520799-630186	Bunker Renovation		167,375	167,375				334,750
520799-640001	Electric for Robotic Mower	32,000						32,000
520799-640141	Golf Cart Fleet Replacement	270,140						270,140
520799-650127	Golf Operations Office Furniture	16,000						16,000
520799-660100	Tree Planting		15,000		15,000		15,000	45,000
Future Year Req	Golf Operations Office Furniture						50,000	50,000
Future Year Req	Maintenance Facility Paving Improvements					227,000	25,000	252,000
Future Year Req	Foley 673 Bedknife Grinder			46,465				46,465
Future Year Req	Foley 653 Accu-Master Reel Grinder				83,664			83,664
Future Year Req	175 Gallon Sprayer Replacement			49,515				49,515
Future Year Req	Echo Robotic Ball Picker				28,700			28,700
Future Year Req	Driving Range Porous Pave					65,000		65,000
Future Year Req	Cart Path Repairs			50,000	35,000	35,000	35,000	155,000
	Total Golf Course Fund	1,074,915	567,616	313,355	162,364	327,000	125,000	2,570,250

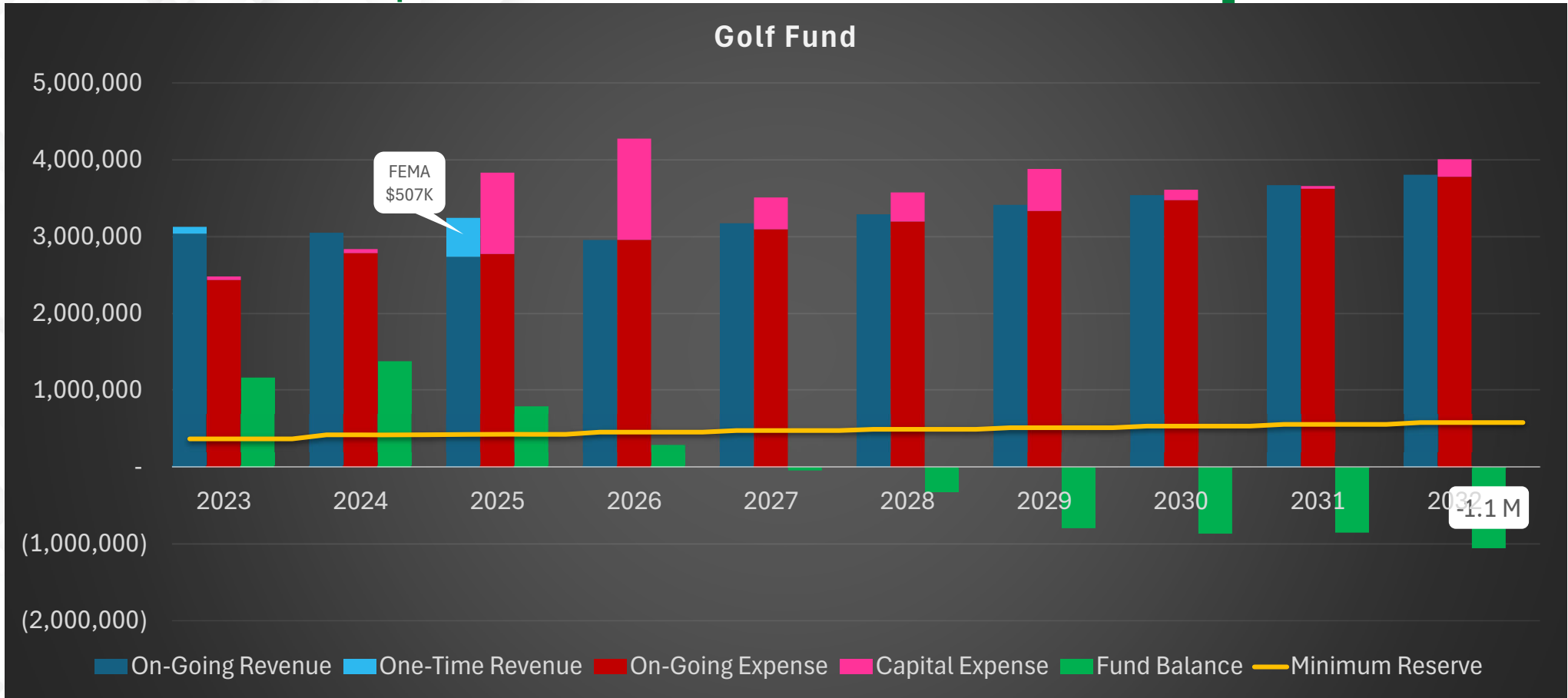
Model 1: 0% Annual Green Fee Incr.



Model 2: 5% Annual Green Fee Incr.

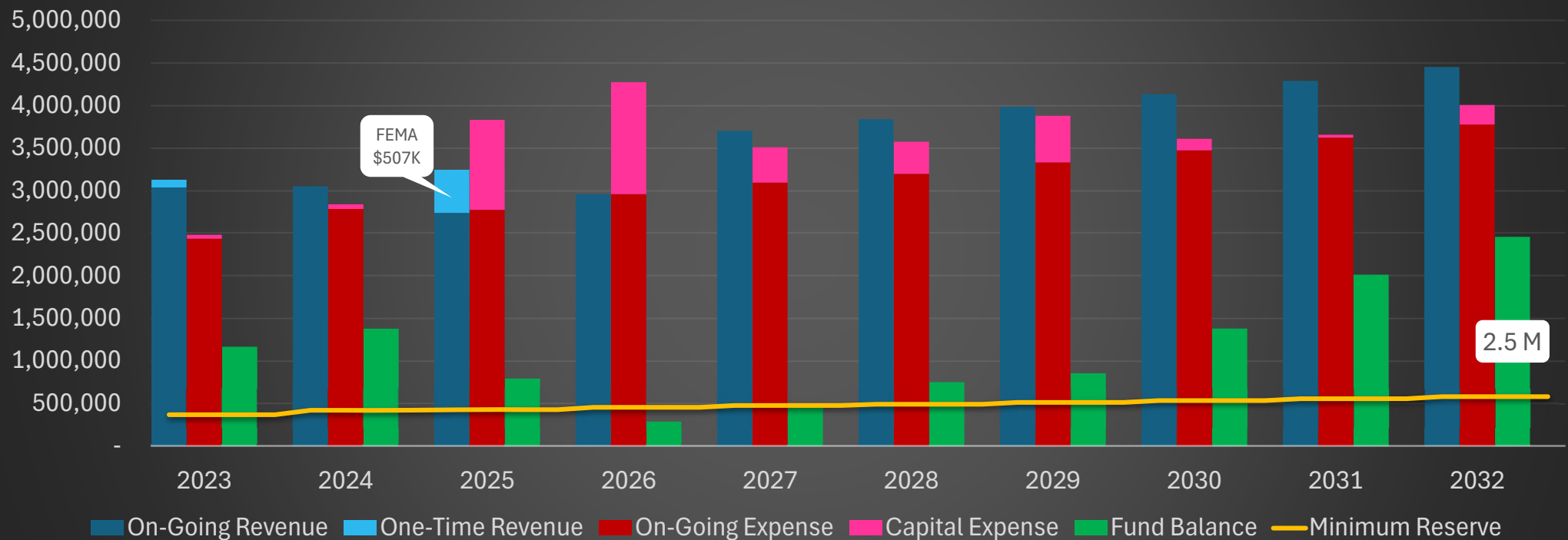


Model 3: \$10 Per 18 Hole Round Equivalent

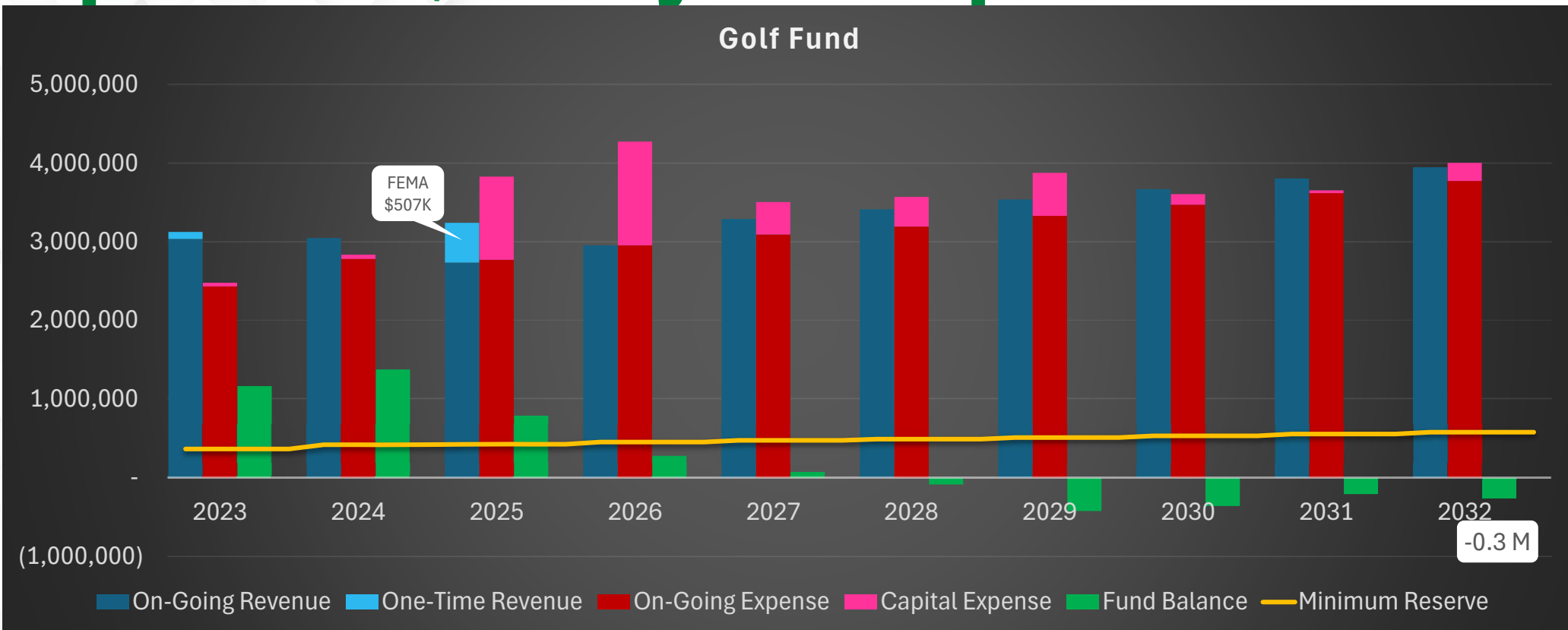


Model 4: Green Fee Increases req'd to maintain minimum reserve in 2027 – 45%

Golf Fund



Model 5: Green Fee Increases req'd to provide ~\$200k/yr for Capital – 21%



Questions?