

## Budgeting

*Deciding on a budget is as important as location and planning. Building a golf course can cost anywhere between \$5 million and \$50 million, depending on what the end-goal is and also which part of the population you envisage the end users to be. The average cost is between \$4 million and \$7 million.*

*If careful attention is paid in the initial stages to choosing the most appropriate site as well as designing the site utilizing much of the existing features, a lot can be saved in costs. How much of the land is useable is a very important consideration.*

*Earthwork on the site will be a significant expense, but the upside is that it is also the most manageable expense. **Professional Turf Maintenance** will assist in all aspects of this process.*

*Irrigation, drainage and cart paths are other major expenses. It involves various complicated components which **Professional Turf Maintenance** has current experience with. Careful consideration should be given to source water as well.*

*Depending on the size of the course and various other factors, cost for sod would cover an area between 100 – 200 acres. **Professional Turf Maintenance** has access to some of the best sod farms in the country to supply your course. The grow-in phase lasts about three to six months and would require labor expenses. Care should be taken during this phase to curb erosion expenses.*

*The finer details on the course could vary greatly depending on which end product you have in mind as well as the budget you have to work with.*

*These budgetary aspects are our everyday business and our knowledge will greatly influence your bottom line positively.*



## PLANNING

### PRIMARY EXPENSES

- Bunker Construction
- Cart Paths
- Dewatering
- Drainage pipes
- Drains
- Excavation
- Fairway Preparation and Float work
- Grading
- Green and Tee Construction
- Grow-in Costs
- Irrigation (Wells, Pumps, Sprinklers, Electricity, Timing Devices, etc.)
- Lake Liners
- Landscaping
- Miscellaneous
- Mobilization
- Pipes (Large and Small and inlets)
- Planting and Sodding
- Rock Features (Walls & Bridges)
- Sand for bunkers
- Shaping
- Site Clearing (Manual/Machine)
- Site Preparation
- Soil Fill
- Stripping Topsoil
- Swales
- Topsoil
- Trees
- Wood features (Walls & Bridges)

### SECONDARY EXPENSES

- Clubhouse facility
- Environmental mitigation (impact on sensitive areas)
- Equipment: Driving range
- Equipment: Maintenance
- Golf Carts
- Land cost
- Landscaping
- Maintenance Storage and Managing Complex
- Management Labor
- On course rest rooms
- Other recreational facilities
- Parking areas
- Rain Shelters
- Roads
- Signage, markers, flags, cups
- Soft Expenses (Professional fees, surveying, impact fees, permits, interest, etc.)
- Water
- Contingencies