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Description	Funding	FY25	FY26	FY27	FY28	FY29	FY30+
Greens Mower	CAPITAL	\$65,000					
Bridges	CAPITAL	\$50,000					
Remzi Tent	CAPITAL		\$20,000				
Golf Course Bathrooms	CAPITAL		\$20,000				
Parking Lot	CAPITAL				\$30,000		
Fairway Mower	CAPITAL						\$80,000
Ventrac Mower	CAPITAL	\$75,000					
Clubhouse	CAPITAL						\$10,000,000
	CAPITAL						
	CAPITAL						
	CAPITAL						
	CAPITAL						
TOTAL	CAPITAL	\$190,000.00	\$40,000.00	\$0.00	\$30,000.00		\$10,080,000.00

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BERLIN GOLF COMMISSION ANNUAL REPORT

FYE 2024

Timberlin Golf Course continues to be an integral and important asset for the Town of Berlin. Continuity of play has increased at all levels from juniors to seniors. The Golf Commission continues to identify ways to increase play and reduce operating costs and while still maintaining a high standard of play for all participants.

Highlights:

- The Golf Course was the recipient of the Walter Lowell Public Course Distinguished Award. This award is presented to a public golf course for their dedication, promotion advancement and accessibility to the game of golf. Timberlin previously earned the award in 2005.
- The number of golf rounds continue to increase and the course continues to run in a surplus. The course has been self-sustaining since the inception of the Golf Commission.
- The bunker damage that was caused by severe weather and excessive amounts of rain has been assessed. A Golf Architect has been retained to assist with the RFP and construction once a vendor has been selected.
- Quotes on bridge replacement are being solicited. The condition of the existing bridges poses many safety issues.
- We are in year 2 of our gas-powered golf carts. This is currently a 5-year lease. The Director of Golf is researching the requirements necessary for electric carts. Discussions are underway to build a storage shed for carts to be completed by the end of the 4th year of the lease. This will allow us to purchase electric carts and have them installed with on screen GPS for golfers. This capability will also allow golfers to communicate with the restaurant while playing golf.
- The 50th Anniversary Clock was installed the original plans for the 50th Anniversary of the course were put on hold due to Covid restrictions.
- The Golf course was able to obtain new Greens Mower and Multi-Purpose Ventrac Mower.

Respectfully submitted,

James Norton

Chair, Golf Commission

Timberlin Golf Course Financial Results
YTD JANUARY

FY 2024-25

(Does not include indirect cost of Town staff providing services that would otherwise be purchased by Timberlin)

	FY 2025			FY 2024			FY25 to FY24 Variance to Budget	NOTES
	Budget	YTD Act	% of Budget	Budget	YTD Act	% of Budget		
Revenue:								
Daily Passes (Greens Fees)	\$914,655	\$537,969	58.8%	\$814,918	\$478,980	58.8%	0.0pp	
Season Passes	\$199,545	\$0	0.0%	\$205,578	\$515	0.3%	-0.3pp	
Golf Carts	\$476,405	\$316,123	66.4%	\$476,693	\$276,258	58.0%	8.4pp	
Driving Range	\$28,000	\$16,498	58.9%	\$20,000	\$13,246	66.2%	N/A	
Restaurant Rent	\$49,749	\$29,849	60.0%	\$47,600	\$28,980	60.9%	-0.9pp	
	\$1,668,354	\$900,439	54.0%	\$1,564,789	\$797,978	51.0%	3.0pp	
Expenditure:								
Wages/Salaries	\$636,637	\$372,709	58.5%	\$613,365	\$336,186	54.8%	-3.7pp	
Fringe Benefits	\$217,857	\$159,159	73.1%	\$216,698	\$149,350	68.9%	-4.1pp	
53102 - Electricity	\$69,400	\$36,206	52.2%	\$56,105	\$26,144	46.6%	-5.6pp	
53105 - Natural Gas	\$24,107	\$9,037	37.5%	\$22,500	\$11,389	50.6%	13.1pp	
53106 - Vehicle Fuel	\$51,750	\$11,526	22.3%	\$39,750	\$16,123	40.6%	18.3pp	
53201 - Supplies	\$4,500	\$2,154	47.9%	\$4,500	\$1,611	35.8%	-12.1pp	
53202 - Irrigation Materials	\$35,000	\$20,741	59.3%	\$22,500	\$15,593	69.3%	10.0pp	
53208 - Equipment (New)	\$10,000	\$1,037	10.4%	\$8,663	\$4,532	52.3%	41.9pp	
53219 - Operating Materials	\$12,500	\$2,396	19.2%	\$7,500	\$1,969	26.3%	7.1pp	
53233 - Auto Parts	\$35,500	\$14,949	42.1%	\$35,500	\$19,020	53.6%	11.5pp	
53241 - Sand & Stone	\$17,500	\$3,978	22.7%	\$13,000	\$4,667	35.9%	13.2pp	
53243 - Fertilizer, Seed, Chem.	\$150,000	\$142,973	95.3%	\$130,000	\$126,474	97.3%	2.0pp	
53245 - Maintenance & Repair	\$40,000	\$16,342	40.9%	\$46,500	\$14,327	30.8%	-10.0pp	
53510 - Golf Pro Contr. Serv.	\$90,000	\$45,000	50.0%	\$90,000	\$45,000	50.0%	0.0pp	
53513 - Green, Trap, Tee, Cart Paths	\$5,000	\$0	0.0%	\$0	\$0	N/A	N/A	
53603 - Golf Cart Lease	\$80,087	\$80,077	100.0%	\$80,087	\$80,077	100.0%	0.0pp	
53730 - Insurance	\$28,778	\$28,778	100.0%	\$29,289	\$21,583	73.7%	-26.3pp	
53813 - Computer Support	\$15,000	\$5,277	35.2%	\$11,020	\$4,620	41.9%	6.7pp	
53814 - Contractual Services	\$0	\$0	N/A	\$0	\$0	N/A	N/A	
53823 - Refuse Disposal	\$8,679	\$3,616	41.7%	\$7,890	\$3,431	43.5%	1.8pp	
53902 - Telephone	\$2,950	\$1,078	36.5%	\$4,000	\$1,030	25.7%	-10.8pp	
53917 - Water & Sewer	\$17,500	(\$2,284)	-13.1%	\$36,940	\$17,626	47.7%	60.8pp	
53932 - Waterways Treatment	\$7,500	\$5,775	77.0%	\$6,700	\$1,925	28.7%	-48.3pp	
53940 - Advertising	\$10,000	\$0	0.0%	\$10,000	\$0	0.0%	0.0pp	
53941 - Bank charges	\$38,241	\$15,173	39.7%	\$38,241	\$13,086	34.2%	-5.5pp	
53944 - Organizational Fees	\$1,385	\$360	26.0%	\$2,000	\$1,243	62.2%	36.2pp	
53945 - Training	\$615	\$525	85.4%	\$300	\$125	41.7%	-43.7pp	
53950 - Internet Service	\$3,200	\$2,017	63.0%	\$3,863	\$2,458	63.6%	0.6pp	
Capital Items	\$97,359	\$4,000	4.1%	\$12,500	\$10,000	80.0%	N/A	
	\$1,711,045	\$982,598	57.4%	\$1,549,411	\$929,587	60.0%	2.6pp	
NET INCOME	(\$42,691)	(\$82,160)	192.5%	\$15,378	(\$131,609)	-855.8%	1048.3pp	

FY25 - BUDGET VS ACTUAL for January (1/31/25)

GENERAL FUND - EXPENSE

DEPT/ACCOUNT	DESCRIPTION	ADOPTED	BUDGET AMENDS	AMENDED	JAN EXPENSE	YTD EXPENSE	ENCUM	ENCUM+EXP	BALANCE	% REMAIN.
2543 - Golf Course										
51 Wages-Salaries										
001.25.2543.0.51100.00000	Department Head	77,626	7,328	84,953.75	6,534.92	46,511.75	0.00	46,511.75	38,442.00	45.3%
001.25.2543.0.51125.00000	Mid-Managers Personnel	107,434	0	107,434.00	8,264.16	61,981.20	0.00	61,981.20	45,452.80	42.3%
001.25.2543.0.51135.00000	Blue Collar Personnel	205,718	0	205,718.00	10,494.40	117,325.96	0.00	117,325.96	88,392.04	43.0%
001.25.2543.0.51305.00000	Sitrs, Rings, Golf Carts	159,708	0	159,708.00	208.47	95,483.19	0.00	95,483.19	64,224.81	40.2%
001.25.2543.0.51400.00000	Commission Secretaries	1,625	0	1,625.00	100.00	600.00	0.00	600.00	1,025.00	63.1%
001.25.2543.0.51400.00000	Overtime	31,226	0	31,226.00	50.31	14,744.52	0.00	14,744.52	16,481.48	52.8%
001.25.2543.0.51510.00000	Part time & Summer Help	50,000	(5,000)	45,000.00	0.00	34,412.15	0.00	34,412.15	10,587.85	23.5%
001.25.2543.0.51805.00000	Longevity	3,300	0	3,300.00	0.00	1,650.00	0.00	1,650.00	1,650.00	50.0%
Wages-Salaries Total		636,637	2,328	638,964.75	25,652.26	372,708.77	0.00	372,708.77	266,255.98	41.7%
52 Fringe Benefits										
001.25.2543.0.52010.00000	Worker's Compensation	13,492	0	13,492.00	0.00	9,807.36	0.00	9,807.36	3,684.64	27.3%
001.25.2543.0.52100.00000	Social Security	48,819	178	48,997.07	1,781.65	27,256.27	0.00	27,256.27	21,740.80	44.4%
001.25.2543.0.52110.00000	Unemployment Compensation	17,500	0	17,500.00	2,582.00	17,482.00	0.00	17,482.00	18.00	0.1%
001.25.2543.0.52200.00000	Pension	29,099	140	29,238.67	2,267.96	16,910.16	0.00	16,910.16	12,328.51	42.2%
001.25.2543.0.52220.00000	Insurance, Life, Disability	1,703	0	1,703.00	103.34	713.96	989.04	1,703.00	0.00	0.0%
001.25.2543.0.52235.00000	Health Insurance	99,844	0	99,844.00	0.00	99,844.00	0.00	99,844.00	0.00	0.0%
001.25.2543.0.52300.00000	Uniforms	7,400	0	7,400.00	307.08	2,045.00	3,790.00	5,835.00	1,565.00	21.1%
Fringe Benefits Total		217,857	318	218,174.74	7,042.03	159,158.75	19,679.04	178,837.79	39,336.95	18.0%
53 Professional/Technical										
001.25.2543.0.53102.00000	Electricity	70,350	(950)	69,400.00	5,534.08	36,206.08	14,203.92	50,410.00	18,990.00	27.4%
001.25.2543.0.53105.00000	Natural Gas	24,107	0	24,107.00	2,382.87	9,036.81	13,463.19	22,500.00	1,607.00	6.7%
001.25.2543.0.53106.00000	Vehicle Fuel	51,750	0	51,750.00	220.09	11,526.37	10,973.63	22,500.00	29,250.00	56.5%
001.25.2543.0.53201.00000	Supplies	4,500	0	4,500.00	410.19	2,154.08	1,490.92	3,645.00	855.00	19.0%
001.25.2543.0.53202.00000	Irrigation	35,000	0	35,000.00	2,938.00	20,740.74	6,509.26	27,250.00	7,750.00	22.1%
001.25.2543.0.53208.00000	Equipment	10,000	0	10,000.00	0.00	1,036.50	0.00	1,036.50	8,963.50	89.6%
001.25.2543.0.53219.00000	Operating Materials	12,500	0	12,500.00	0.00	2,395.50	2,899.50	5,295.00	7,205.00	57.6%
001.25.2543.0.53231.00000	Auto Parts	35,500	0	35,500.00	5,973.61	14,949.18	17,725.82	32,675.00	2,825.00	8.0%
001.25.2543.0.53243.00000	Sand & Stone	17,500	0	17,500.00	0.00	3,978.45	5,521.55	9,500.00	8,000.00	45.7%
001.25.2543.0.53243.00000	Fertilizer, Seed, Chem.	150,000	0	150,000.00	0.00	142,973.01	1,468.54	144,441.55	5,558.45	3.7%
001.25.2543.0.53245.00000	Maintenance & Repair	40,000	0	40,000.00	3,229.94	16,341.81	12,276.19	28,618.00	11,382.00	28.5%
001.25.2543.0.53510.00000	Golf Pro Contr. Serv.	90,000	0	90,000.00	0.00	45,000.00	45,000.00	90,000.00	0.00	0.0%
001.25.2543.0.53513.00000	Range, Green, Trap, Tee, Cart F	5,000	0	5,000.00	0.00	0.00	0.00	0.00	5,000.00	100.0%
001.25.2543.0.53730.00000	Insurance	80,087	0	80,087.00	0.00	80,076.83	10.00	80,086.83	0.17	0.0%
001.25.2543.0.53813.00000	Computer Support	28,778	0	28,778.00	0.00	28,778.00	0.00	28,778.00	0.00	0.0%
001.25.2543.0.53823.00000	Refuse Disposal	15,000	0	15,000.00	670.00	5,277.47	5,610.60	10,888.07	4,111.93	27.4%
001.25.2543.0.53902.00000	Telephone	8,679	0	8,679.00	723.25	3,616.25	5,062.75	8,679.00	0.00	0.0%
001.25.2543.0.53917.00000	Water & Sewer	2,000	950	2,950.00	331.21	1,078.21	1,871.79	2,950.00	0.00	0.0%
001.25.2543.0.53932.00000	Waterways Treatment	17,500	0	17,500.00	0.00	(2,284.00)	12,549.00	10,265.00	7,235.00	41.3%
001.25.2543.0.53940.00000	Advertising	7,500	0	7,500.00	0.00	5,775.00	1,275.00	7,050.00	450.00	6.0%
001.25.2543.0.53941.00000	Bank charges	10,000	0	10,000.00	0.00	0.00	9,500.00	9,500.00	500.00	5.0%
001.25.2543.0.53944.00000	Organizational Fees	38,241	0	38,241.00	9.26	15,173.09	0.00	15,173.09	23,067.91	60.3%
001.25.2543.0.53945.00000	Training	1,500	(115)	1,385.00	120.00	360.00	115.00	475.00	910.00	65.7%
001.25.2543.0.53950.00000	Internet Service	500	115	615.00	125.00	525.00	0.00	525.00	90.00	14.6%
001.25.2543.0.53950.00000	Internet Service	3,200	0	3,200.00	731.65	2,016.55	1,183.45	3,200.00	0.00	0.0%
Professional/Technical Total		759,192	0	759,192.00	24,790.65	446,730.93	168,710.11	615,441.04	143,750.96	18.9%
54 Capital Outlays										
001.25.2543.0.54000.00128	Greens Mower	67,359	0	67,359.00	0.00	61,726.39	61,726.39	28,000.00	5,632.61	8.4%
001.25.2543.0.54000.01503	Bunker Renovation	0	30,000	30,000.00	4,000.00	4,000.00	24,000.00	2,000.00	2,000.00	6.7%
Capital Outlays Total		67,359	30,000	97,359.00	4,000.00	4,000.00	85,726.39	89,726.39	7,632.61	7.8%

Golf Course Report

February 20, 2025

30-Day Recap of Operations and Benchmarks

- Bunker Project Update
 - We hope to have the RFP out by March.
 - Once the RFP is out, we will wait at least a month for bids.
 - Once bids are received, we can get on someone's schedule for a Fall project. We will spend the spring/summer to seek funding from town.
 - Outcome 1
 - We get funding from Town (\$600K) plus the insurance money (\$400K) for total bunker renovation.
 - We can still get on schedule for October 2025.
 - My thoughts 40% chance of happening.
 - Outcome 2
 - We do not get money from town. We only use the insurance money (\$400K)
 - Renovation would be at least most of the greenside bunkers.
 - We can still get on schedule for October 2025.
 - My thoughts 60% chance of happening.
- Donated Bridge
 - Will be installed before opening day 2025.
 - Earth Contractors will be the installers.
- CIP Projects
 - 2025 Winter –
 - Phase 1 for Hole #2 has begun.
 - Slight tree clearing on left side with recommendation from Doug Smith.
 - Need to clear rocks from area.
 - Add mounds to create more hitting surface.
 - Hole # 9 cart path by the forward tee box.
 - Driving Range/ Hole 18 trees.
 - Short Game Area
 - Will work with Earth Contractors to design a short game area.

Staff Update

- Winter Hours: Monday – Friday 9am to 3pm.

Looking Ahead/Goals

- Getting ready for 2025.
- Retaining most of the staff from 2025.



Golf Pro Report

To: Golf Commission

From: Marc S. Bayram, PGA

February 2025

30-Day Recap of Operations and Benchmarks

- The Golf Course was closed during the month of January.
- We have added 1 new league and multiple new outings to our 2025 calendar. I expect to have another good year financially and with rounds weather permitting.
- Rates for the 2025 season have been updated on the Timberlin website.
- Registered team Timberlin for Summer PGA Jr League.
- I have been working with outings and leagues on getting commitments and dates set for events. Contracts have been sent to outing and league coordinators.
- Spring instruction information for Juniors and Adults will be marketed through blast email, website, and social media.
- Contacted girls high school coach to finalize their schedule.
- Merchandise for the Golf Shop will start coming in late March. Cleaning of the Golf Shop will take place in March.

Successes and Challenges

- It is always a challenge putting together the schedules for organizations at Timberlin. Balancing outings, leagues, and association schedules can be difficult, but the associations are flexible and cooperative.

Looking Ahead/Goals

- Set up the tee sheet for 2025
- Work with Remzi on setting dates for our special events and mixed league.
- Start getting displays ready for Golf Shop merchandise arrival in March.
- Work with marketing team on any content they need.
- Continue posting on social media.
- Order office supplies for the start of the season.
- Update the website with any new content and the calendar.