



WYCLIFFE  
GOLF & COUNTRY CLUB

2025  
Dues and Fees Packet

*Wycliffe Golf & Country Club  
2024 – 2025 Board of Directors*

Burt Kleinman, President  
Andrew Nesvet, Vice President  
Sheryl Brown, Treasurer  
Leslie Gross, Secretary  
Robert Guarino, Member at Large

Lee Kroll  
John Miranda  
Murray Palent  
Stewart Schulein  
Mickey Schwartz  
Mark Stern



November 21, 2024

Dear Member,

Statement

Enclosed you will find your Club statement for November 2024. The statement reflects the first of nine billing periods for Club dues and fees established for 2025. The entire payment schedule for 2025 is detailed in the attached information package. As required by the Florida Department of Revenue, 7% sales tax on the amount of applicable 2025 dues must be charged in the first installment. No sales tax is charged on base level dues, thus Silver members pay no sales tax on their dues. Platinum and Gold members pay sales tax only on the incremental golf portion of their dues.

Budget

Budgeting remains a continuing challenge as competition for limited labor, increased wages, increased prices for food and materials, insurance, golf maintenance expenses, and the cost of enhancing services for our members must be addressed.

Management and the Finance Committee have developed a fiscally responsible budget for 2025 that is focused on providing the level of robust member services and amenities our members expect. We continue to align our operating and capital budgets with our disciplined approach to strategic planning. This process builds upon the progress made over the past few years in enhancing Wycliffe's position as a premier South Florida country club community, culminating in our recently being named as one of only 150 country clubs in the country to have earned the recognition as a Platinum Club of America.

The following highlights several key initiatives incorporated in the 2025 budget:

1. We have increased the golf course maintenance budget to reflect the necessary level of labor, supplies, fertilizer, and machinery required to successfully onboard our new premier East course. The course has 11 more acres to maintain with new slopes, contours, bunker features and landscaping beds to manicure consistently. This budget ensures that we

have the resources necessary to maintain both of our courses in superior condition for our members.

2. We have budgeted for a level of labor and related costs required to ensure that our management team and staff are best positioned to deliver exceptional service to our members.
3. The budget reflects stretch, but attainable goals for Food and Beverage revenue and discipline over related cost of sales and the cost-of-service delivery. Incorporated are additional member offerings and events designed to enhance member social opportunities. Also included is incremental staffing to support these dining and social activities.
4. We have budgeted a level of capital that invests in our club facilities and common areas and protects our most important assets. This includes our clubhouse, golf courses, tennis, perimeter completion and infrastructure with the mindset of not deferring necessary maintenance and equipment replacements identified in our 10-Year capital plan.
5. The budget reflects an appropriate allocation of shared resources provided by various operating departments (e.g., golf course maintenance, administration, facilities maintenance, etc.) to areas such as common area maintenance and the HOA that depend on and utilize such resources.

To develop the budget for 2025, a very rigorous and detailed process was employed. Each Department Head was tasked by Management to create efficiencies in their operations and seek opportunities to provide incremental and enhanced services to improve the overall member experience. Each department's budget submission was reviewed in detail, first by Management, then by the Finance Committee. Questions were raised, feedback was provided, and suggestions were incorporated. We assure you that Management and the Finance Committee will closely monitor financial performance vs. budget on a monthly basis.

In summary, the 2025 budget provides the tools and resources necessary to achieve our mission and vision, with a deep focus on enhanced member experience and social and recreational enjoyment.



Rob Martin, General Manager/COO



Burt Kleinman, President



Sheryl Brown, Treasurer, Chair-Finance Committee

## 2025 Operating Costs

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### Club Operating Costs

Shown below are the budgeted costs of operating our club facilities after we deduct the revenue budgeted to be generated by each department. The total operating cost, net of revenue is \$15,668,229, which is made up by the dues, charges and fees paid by all members.

Operating Departments:			
Dining Room/Grille Room	\$5,420,849		
Racquet Sports	734,248		
Fitness	375,479		
Spa	349,969		
			\$6,880,545
Overhead Departments:			
General & Administrative	2,906,674		
Club House Grounds Maintenance	500,711		
Membership/Marketing	597,964		
Clubhouse	1,769,992		
Facility Maintenance	1,384,813		
Laundry	152,103		
Pool	74,925		
Energy	426,592		
			7,813,773
Fixed Charges:			
Non Advolorem & Drainage	87,048		
General Insurance	591,773		
HOA Fees/Lake Maintenance	20,100		
Contingency	275,000		
			973,921
Total Shared Cost by all Members			\$15,668,239

Total Cost Shared by all Members	\$15,668,239
Total Average Members	1013
Total Cost per Member - Base Dues	\$15,467

### Golf Operating Costs

Shown below are the budgeted costs of operating our golf facilities after we deduct the revenue budgeted to be generated by the golf department. The total operating cost net of revenue is \$5,068,490 which is made up by the dues and fees attributable only to golf members.

Golf Operations:			
Pro Shop	\$81,272		
Golf Operations	127,003		
Golf Course Maintenance & Energy	4,066,196		
Administration, Membership and Marketing Allocation	623,808		
Non Advolorem	2,314		
Golf General Insurance	167,897		
Total Golf Operations			\$5,068,490
Total Cost Shared by Golf Members			\$5,068,490
Total Platinum Equivalent Golf Members			788
Total Cost per Platinum Member			\$6,432

Golf dues for Platinum members for 2025 is \$6,432 and the golf dues for the Gold members is \$4,348.

## 2025 Membership Prices, Dues, Fees and Contributions (excludes sales tax)

### Membership Equity Contribution (Mandatory) <sup>1</sup>

Platinum (Golf)	\$ 1,000
Gold (Limited Golf)	\$ 1,000
Silver (All amenities except Golf)	\$ 1,000

### Initiation Fee for all Membership Levels \$ 124,000

Non-Refundable Initiation Contribution

### Annual Dues – Member <sup>2</sup>

Platinum (Golf)	\$21,899
Gold (Limited Golf)	\$19,815
Silver (All amenities except Golf)	\$15,467

### Annual Capital Reserve Fees <sup>2</sup>

Annual Capital Fund – 11% of respective dues

Platinum	\$ 2,409
Gold	\$ 2,180
Silver	\$ 1,701

### Club and Golf Course Renovations

All Membership Levels will pay \$127/month starting April 1, 2021 through November 30, 2032

Platinum	\$ 127
Gold	\$ 127
Silver	\$ 127

### Annual Food & Beverage Minimum

Family	\$ 1,200
Single	\$ 600

### Monthly Service Charge

Family	\$ 111
Single	\$ 74

### Membership Processing Fee

Processing fee to transfer equity privileges to lessee and/or corporate memberships	\$ 2,000
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### Delinquent Accounts

Will incur a 1.5% late fee per month

### Locker Fees

Annually	\$ 95
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### HOA

Quarterly Assessment	\$ 1,265
Capital Contribution for home buyers	\$ 5,000

### Golf Fees

Annual Trail Fees	\$ 2,100
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### Cart Fees

18-holes	\$ 39
9-holes	\$ 23

### Gold Member Golf Fees

For Saturday and Sunday play after 12:30 p.m. plus applicable cart fee for non-Trail Fee members

November 15 – April 15

18-holes	\$ 20
9-holes	\$ 10

### House Guest Golf Fees: Nov 1 – Apr 30

Green Fee: 18-holes (incl cart fee)	\$ 110
Green Fee: 9-holes (incl cart fee)	\$ 60

### House Guest Golf Fees: May 1 – Oct 31

Green Fee: 18-holes (incl cart fee)	\$ 70
Green Fee: 9-holes (incl cart fee)	\$ 40

### After 2:00 P.M.

Green Fee: 18-holes (incl cart fee)	\$ 60
Green Fee: 9-holes (incl cart fee)	\$ 35

### Immediate Family Golf Fees: Nov 1 – April 30

18-Daily (incl cart fee)	\$ 70
9-Daily (incl cart fee)	\$ 40

### Immediate Family Golf Fees: May 1 – Oct 31

18-Daily (incl cart fee)	\$ 60
9-Daily (incl cart fee)	\$ 35

### Golf Club Storage

Annually	\$ 125
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### Golf Club Rental

18-holes	\$ 30
9-holes	\$ 20

### Racquet Sport Fees

Daily Guest Court Fee	\$ 14
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### Fitness Fees

Daily Guest Fee	\$ 12
Guest Fee for classes	\$ 12

<sup>1</sup> A transfer fee will be charged against the proceeds due to a Member who transfers Membership in connection with the sale of a Unit or whose surrendered equity is sold from the waiting list. The transfer fee is 20% of the purchase price of the surrendered equity; 10% for Membership Certificates dated prior to January 1, 2012.

<sup>2</sup> For Unit closings on or before January 31, the outgoing Member pays one month of the annual dues and annual capital reserve fees. For closings on or before February 28, the outgoing member pays 1/3 of the annual dues and annual capital reserve fees. For closings that occur after February 28, the outgoing member is responsible for the entire annual dues and annual capital reserve fees. The new Member pays pro-rated dues and fees from the actual date of closing.

### 2025 Dues & Capital Reserve Fee Payment Schedule

		Statement Date	Statement Date	Statement Date	Statement Date	Statement Date	Statement Date	Statement Date	Statement Date	Statement Date
2025		11/30/2024	12/31/2024	1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025
ANNUAL DUES		15%	15%	10%	10%	10%	10%	10%	10%	10%
<b>Platinum Dues</b>	<b>\$21,899.00</b>	\$3,284.85	\$3,284.85	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90
<b>Sales Tax on Dues</b>	<b>450.24</b>	<u>450.24</u>								
<b>Subtotal</b>	<b>\$22,349.24</b>	\$3,735.09	\$3,284.85	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90	\$2,189.90
<b>Capital Reserve Fee</b>	<b>2,409.00</b>	<u>361.35</u>	<u>361.35</u>	<u>240.90</u>	<u>240.90</u>	<u>240.90</u>	<u>240.90</u>	<u>240.90</u>	<u>240.90</u>	<u>240.90</u>
<b>Total</b>	<b>\$24,758.24</b>	\$4,096.44	\$3,646.20	\$2,430.80	\$2,430.80	\$2,430.80	\$2,430.80	\$2,430.80	\$2,430.80	\$2,430.80
<b>Gold Dues</b>	<b>\$19,815.00</b>	\$2,972.25	\$2,972.25	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50
<b>Sales Tax on Dues</b>	<b>304.36</b>	<u>304.36</u>								
<b>Subtotal</b>	<b>\$20,119.36</b>	\$3,276.61	\$2,972.25	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50	\$1,981.50
<b>Capital Reserve Fee</b>	<b>2,180.00</b>	<u>327.00</u>	<u>327.00</u>	<u>218.00</u>	<u>218.00</u>	<u>218.00</u>	<u>218.00</u>	<u>218.00</u>	<u>218.00</u>	<u>218.00</u>
<b>Total</b>	<b>\$22,299.36</b>	\$3,603.61	\$3,299.25	\$2,199.50	\$2,199.50	\$2,199.50	\$2,199.50	\$2,199.50	\$2,199.50	\$2,199.50
<b>Silver Dues</b>	<b>\$15,467.00</b>	\$2,320.05	\$2,320.05	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70
<b>Sales Tax on Dues</b>		<u>0.00</u>								
<b>Subtotal</b>	<b>\$15,467.00</b>	\$2,320.05	\$2,320.05	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70	\$1,546.70
<b>Capital Reserve Fee</b>	<b>1,701.00</b>	<u>255.15</u>	<u>255.15</u>	<u>170.10</u>	<u>170.10</u>	<u>170.10</u>	<u>170.10</u>	<u>170.10</u>	<u>170.10</u>	<u>170.10</u>
<b>Total</b>	<b>\$17,168.00</b>	\$2,575.20	\$2,575.20	\$1,716.80	\$1,716.80	\$1,716.80	\$1,716.80	\$1,716.80	\$1,716.80	\$1,716.80
<b>Trail Fees</b>	<b>\$2,100.00</b>	\$315.00	\$315.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00
<b>Sales Tax</b>	<b>147.00</b>	<u>147.00</u>								
<b>Dues &amp; Tax</b>	<b>\$2,247.00</b>	\$462.00	\$315.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00

<u>Dues</u>	<u>2025</u>	<u>2024</u>	<u>Increase</u>	<u>% Incr.</u>	<u>Capital Reserve</u>	<u>2025</u>	<u>2024</u>	<u>Increase</u>
Platinum	\$21,899	\$19,984	\$1,915	9.58%	Platinum	\$2,409	\$2,198	\$211
Gold	\$19,815	\$18,149	\$1,666	9.18%	Gold	\$2,180	\$1,996	\$184
Silver	\$15,467	\$14,320	\$1,147	8.01%	Silver	\$1,701	\$1,575	\$126
Trail Fee	\$2,100	\$1,950	\$150	7.69%				

**SELECTED COUNTRY CLUB FEES**  
2024/2025

Name of Club	# Homes	Equity & Initiation Fee		Golf Dues Amount	Trail Fees	DR Min	Annual Gratuity	Social/Tennis Dues
		Full Joining Fee	Refundable					
Ballenisesles	1,575	210,000	Zero	26,581	2,250	N/A	N/A	18,566
Gleneagles	1,082	105,000	Zero	24,097	N/A	1,750	N/A	19,454
Hunter's Run	1,649	105,000	Zero	23,700	2,200	1,400	965	22,200
Ibis	1,864	160,000	Zero	24,648	2,050	N/A	N/A	15,484
Mirasol	1,170	230,000	80,000	27,817	2,200	N/A	N/A	18,544
Mizner	471	200,000	Zero	36,547	1,950	2,000	N/A	33,990
Stonebridge	398	125,000	800	25,353	1,430	2,000	2,000	20,796
Woodfield	1,297	175,000	11,250	27,494	N/A	2,500	N/A	21,912
<b>Wycliffe</b>	<b>1,045</b>	<b>125,000</b>	<b>800</b>	<b>21,899</b>	<b>2,100</b>	<b>1,200</b>	<b>1,332</b>	<b>15,467</b>
<b>Average</b>	<b>1,199</b>	<b>159,444</b>		<b>26,460</b>				<b>20,713</b>



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