# 2019 ECONOMIC IMPACT STUDY



CLUB MANAGEMENT ASSOCIATION oF AMERICA

# **2019** ECONOMIC IMPACT STUDY

The **2019 Economic Impact Study** presents a detailed report of key financial and operating data from the club management industry. Based on confidential data from 636 clubs, the report includes a compilation and analysis of key club finance and operations data to determine the economic impact of CMAA member managed clubs at the national and local levels in the United States.

This report is published by the Club Management Association of America, the professional Association for managers of membership clubs. With close to 6,800 members across all classifications, our manager members run more than 2,500 country, golf, city, athletic, faculty, yacht, town and military clubs. The objectives of the Association are to promote and advance friendly relations among persons connected with the management of clubs and other associations of similar character; to encourage the education and advancement of its members; and to assist club officers and members, through their managers, to secure the utmost in efficient and successful operations.

The **2019 Economic Impact Study** was compiled, tabulated and analyzed by Industry Insights Inc. (www.industryinsights.com), an independent professional research firm that specializes in conducting financial and operating benchmarking studies, compensation studies, market assessments, customer satisfaction research, educational programs and other forms of customized research.

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## About This Report

The **2019 Economic Impact Study** presents a detailed report of key financial and operating data from the club management industry. Based on confidential data from 636 clubs, the report includes a compilation and analysis of key club finance and operations data to determine the economic impact of CMAA member managed clubs at the national and local levels in the United States.

The focus of this study is on the *direct* economic impact provided by clubs managed by CMAA members. These are direct impacts that result from the expenditures of operating a club—payroll, costs of goods and services purchased by the club, supplies, materials, capital investments, taxes, etc. The direct economic impact is inherently a conservative measure as it does not include the impact of Indirect and induced impacts—the "ripple effects" of the suppliers' expenditures to operate *their* businesses, local governments utilizing the clubs' tax dollars, club employees further purchasing household goods and services, etc.

Based on the data provided in this report, it is clear that CMAA clubs are strong and stable pillars of the communities in which they reside. We at Industry Insights are proud to present the enclosed insights into the private club management industry. We wish to thank those clubs who provided data for the study. Their support was essential in making it a success.

## Methodology

The results in this study are reported as projections for the U.S. clubs managed by CMAA members. In order to arrive at the projections, Industry Insights followed a relatively straightforward approach. It favored this approach, because the included assumptions should remain stable over time and the results are expected to reflect true patterns, rather than aberrations caused by small variances within a model of many variables. The projections are derived utilizing averages for the responding clubs extrapolated to the population of clubs managed by CMAA members. Data were analyzed to adjust for outliers that may impact the results. The projections were segmented further by the various segments of the CMAA membership shown on the following page.

Please note, figures reported were not used unless they were in accordance with the survey instructions and definitions. Reported percentages are a percent of the total respondents to each question. Failure to respond to one specific question did not eliminate that respondent's answers from being included in other areas of the study. Finally, because numerical entries are rounded to the nearest significant digit, resulting figures may not always add to 100.



## ECONOMIC IMPACT STUDY | 2

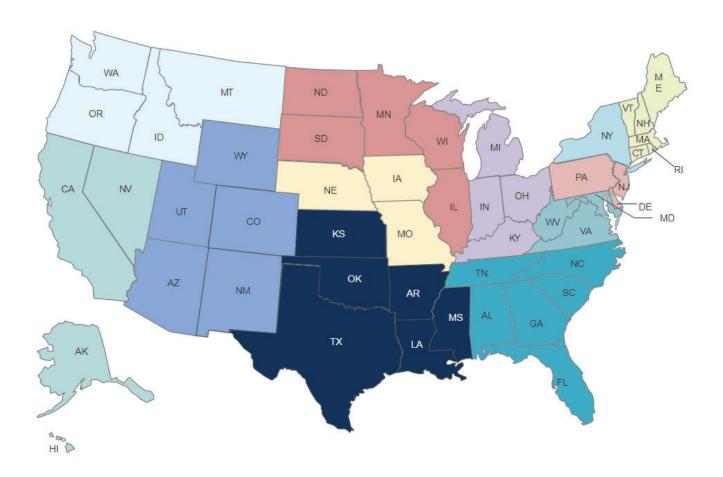
#### All Clubs

Club Type (Golf, Country, City/Athletic, Yacht, Other)

#### Club Gross Revenues

#### **CMAA** Regions

Region 1: Connecticut, New England
Region 2: City of New York, Metropolitan, New York State
Region 3: Central Pennsylvania, New Jersey, Philadelphia & Vicinity, Pittsburgh
Region 4: Greater Baltimore, National Capital, Virginias
Region 5: Alabama, Carolinas, Florida, Georgia, Volunteer
Region 6: Greater Cleveland, Greater Michigan, Ohio Valley
Region 7: Greater Chicago, Illini, Upper Midwest, Wisconsin Badger
Region 8: Iowa Tall Corn, Mid-America, Nebraska, St. Louis District
Region 9: Arkansas Razorback, Oklahoma-Kansas, Pelican, Texas Lone Star
Region 11: Dogwood, Evergreen, Inland Empire, Oregon
Region 12: Golden State, Aloha State





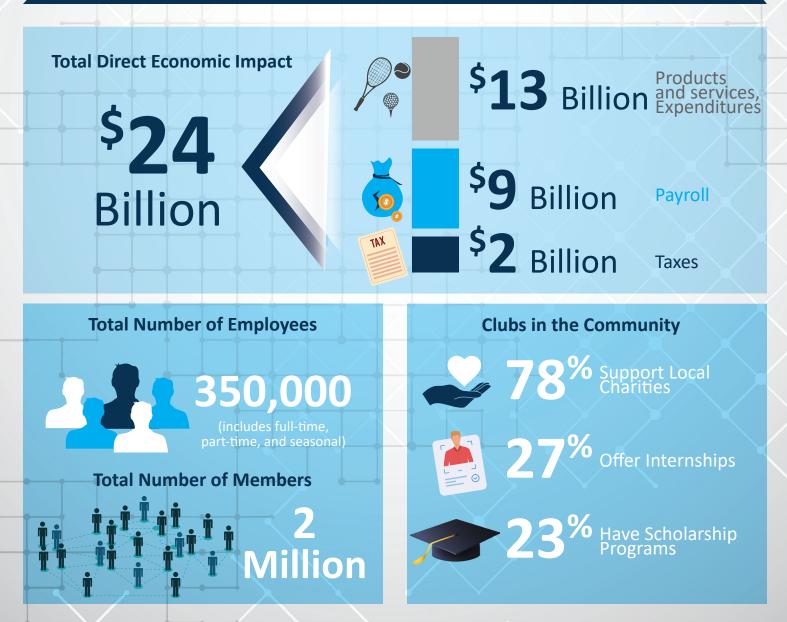
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# Total Revenue <sup>\$</sup>21 Billion



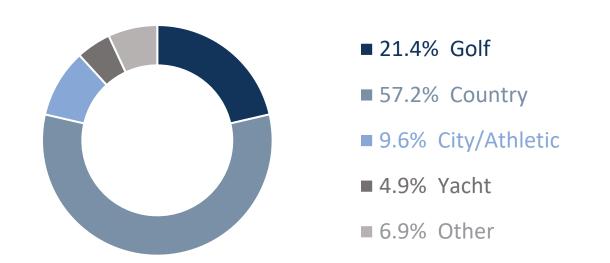


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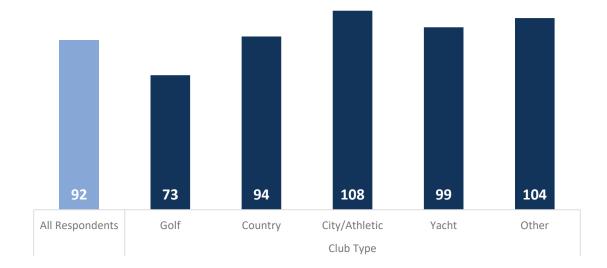
## General Information

Golf and country clubs account for the largest percentage of CMAA managed clubs at 78%. City and Athletic clubs account for about 10%. CMAA managed clubs are also extremely stable organizations in the community, with the average club having been founded over 92 years ago.

Figure 1: Club Type



#### Figure 2: Age of Club





## Revenue

Revenue for CMAA clubs in 2018 reached nearly \$21 billion. Country clubs accounted for nearly \$14 billion in revenue. Region 5—Alabama, North Carolina, South Carolina, Florida, Georgia, and Tennessee—represents the largest region in terms of revenue with over \$6.5 billion. This is due to the fact that this represents the largest constituency of CMAA members as well as the largest average club revenue reported by clubs. Region 12—Alaska, California, Hawaii, and Nevada—was the second largest region at \$2.6 Billion in revenue.

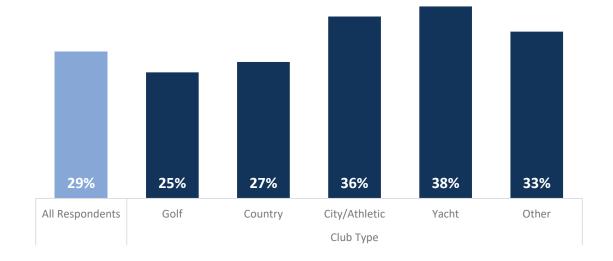
#### Figure 3: Revenue

All Clubs \$20.8 Billion					
Club Type			CMAA Regions		
Golf	\$3,381M	_	Region 1	\$1,123M	
Country	\$13,671M		Region 2	\$2,039M	
City/Athletic	\$2,283M		Region 3	\$1,595M	
Yacht	\$811M		Region 4	\$827M	
Other	\$655M		Region 5	\$6,588M	
Gross Revenue			Region 6	\$1,348M	
Less Than \$3.5 Million	\$894M		Region 7	\$1,343M	
\$3.5 - \$4.9 Million	\$1,705M		Region 8	\$479M	
\$5.0 - \$7.49 Million	\$3,062M		Region 9	\$1,122M	
\$7.5 - \$9.9 Million	\$4,009M	-	Region 10	\$1,138M	
\$10.0 - \$14.9 Million	\$4,261M	-	Region 11	\$517M	
\$15.0 Million or More	\$6,870M		Region 12	\$2,680M	



Food, beverage, and social events revenue is a core revenue source for most clubs accounting for 29% of gross revenue on average. Yacht clubs (38%) and city/athletic clubs (36%) reported even higher percentages of revenue derived from food, beverage and social events.





#### Figure 5: Food, Beverage, and Social Events Revenue

All Clubs \$6.0 Billion					
Club Type			CMAA Regions		
Golf	\$851M		Region 1	\$320M	
Country	\$3,784M	-	Region 2	\$600M	
City/Athletic	\$838M	-	Region 3	\$528M	
Yacht	\$309M	-	Region 4	\$273M	
Other	\$218M	-	Region 5	\$1,572M	
Gross Revenue			Region 6	\$462M	
Less Than \$3.5 Million	\$341M	-	Region 7	\$456M	
\$3.5 - \$4.9 Million	\$560M	-	Region 8	\$159M	
\$5.0 - \$7.49 Million	\$954M	-	Region 9	\$363M	
\$7.5 - \$9.9 Million	\$1,188M	-	Region 10	\$291M	
\$10.0 - \$14.9 Million	\$1,191M		Region 11	\$159M	
\$15.0 Million or More	\$1,766M		Region 12	\$819M	

## Products and Services Expenditures

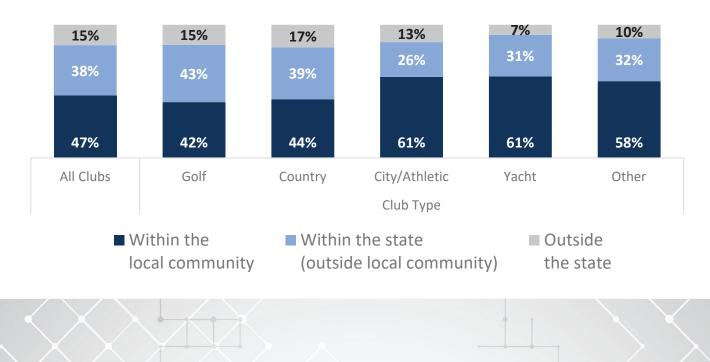
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Clubs purchased nearly \$13 billion of goods and services in 2018. Of these expenditures over 85% are expenditures that remain in the state in which the club operates—47% within the local community and 38% within the state but outside the local community.

#### Figure 6: Products and Services Expenditures

All Clubs \$12.7 Billion					
Club Type			CMAA Regions		
Golf	\$2,486M		Region 1	\$557M	
Country	\$8,016M		Region 2	\$939M	
City/Athletic	\$1,047M		Region 3	\$1,024M	
Yacht	\$491M		Region 4	\$646M	
Other	\$661M		Region 5	\$3,629M	
Gross Revenue			Region 6	\$778M	
Less Than \$3.5 Million	\$421M		Region 7	\$1,052M	
\$3.5 - \$4.9 Million	\$1,086M		Region 8	\$288M	
\$5.0 - \$7.49 Million	\$2,113M		Region 9	\$693M	
\$7.5 - \$9.9 Million	\$2,623M		Region 10	\$733M	
\$10.0 - \$14.9 Million	\$2,671M		Region 11	\$303M	
\$15.0 Million or More	\$3,787M		Region 12	\$2,059M	

#### Figure 7: Products and Services Expenditures by Location





## Taxes

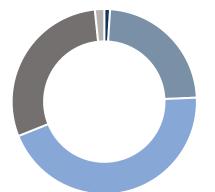
Clubs continue to be important tax resources in the communities in which they and their employees reside. Clubs paid out over \$2 billion in taxes in 2018, with payroll taxes accounting for 45% of those tax dollars. Sales taxes (29%) and real estate/property taxes (23%) accounted for over half of the tax dollars paid out by clubs.

### Figure 8: Tax Expenditures

All Clubs \$2.1 Billion			
Club Type			CMAA Regions
Golf	\$335M		Region 1
Country	\$1,290M		Region 2
City/Athletic	\$329M		Region 3
Yacht	\$86M		Region 4
Other	\$60M		Region 5
Gross Revenue			Region 6
Less Than \$3.5 Million	\$91M		Region 7
\$3.5 - \$4.9 Million	\$181M		Region 8
\$5.0 - \$7.49 Million	\$277M		Region 9
\$7.5 - \$9.9 Million	\$447M		Region 10
\$10.0 - \$14.9 Million	\$461M		Region 11
\$15.0 Million or More	\$643M		Region 12

CMAA Regions	
Region 1	\$106M
Region 2	\$399M
Region 3	\$141M
Region 4	\$63M
Region 5	\$563M
Region 6	\$160M
Region 7	\$190M
Region 8	\$52M
Region 9	\$118M
Region 10	\$68M
Region 11	\$45M
Region 12	\$197M

## Figure 9: Taxes by Type



## ■ 1% Corporate income taxes

- 23% Real-estate/property taxes
- 45% Payroll taxes
- 29% Sales taxes
- 2% Other



## Figure 10: Payroll Taxes

## All Clubs \$956 Million

Club Type	
Golf	\$163M
Country	\$584M
City/Athletic	\$137M
Yacht	\$38M
Other	\$35M
Gross Revenue	
Less Than \$3.5 Million	\$45M
\$3.5 - \$4.9 Million	\$90M
\$5.0 - \$7.49 Million	\$139M
\$7.5 - \$9.9 Million	\$197M
\$10.0 - \$14.9 Million	\$195M
\$15.0 Million or More	\$290M

CMAA Regions	
Region 1	\$47M
Region 2	\$132M
Region 3	\$82M
Region 4	\$31M
Region 5	\$261M
Region 6	\$76M
Region 7	\$76M
Region 8	\$24M
Region 9	\$54M
Region 10	\$38M
Region 11	\$28M
Region 12	\$107M



## Employment

## Payroll

Clubs' combined payroll and payroll tax dollars amounted to over \$10 billion in 2018. Clubs provided over \$9 billion in salaries, wages, and employee benefits to their employees. This is an important statistic as it shows the direct economic benefit to the community in the form of jobs. Additionally, there are the indirect economic benefits of these payroll dollars being deployed by the employees to purchase additional goods and services in the local communities in which they reside.

#### Figure 11: Salaries, Wages, and Employee Benefits

All Clubs \$9.1 Billion						
Club Type		CMAA Regions				
Golf	\$1,536M	Region 1	\$470N			
Country	\$5,858M	Region 2	\$1,020N			
City/Athletic	\$1,121M	Region 3	\$718N			
Yacht	\$318M	Region 4	\$354N			
Other	\$267M	Region 5	\$2,660N			
Gross Revenue		Region 6	\$582N			
Less Than \$3.5 Million	\$389M	Region 7	\$594N			
\$3.5 - \$4.9 Million	\$754M	Region 8	\$196N			
\$5.0 - \$7.49 Million	\$1,349M	Region 9	\$512N			
\$7.5 - \$9.9 Million	\$1,695M	Region 10	\$482N			
\$10.0 - \$14.9 Million	\$1,843M	Region 11	\$241			
\$15.0 Million or More	\$3,070M	Region 12	\$1,2721			



## Employees

Clubs are vital parts of their communities due to the payroll dollars and tax dollars they provide to help support the local governments. Additionally, for many clubs, in particular golf and country clubs, they put less strain on the government resources necessary in a community. For example, they may take up a large area of land that otherwise might be occupied by multi-family housing that would bring additional residents that would put additional strains on limited government resources (i.e. schools, roads, emergency services, etc.). In this regard, clubs are net contributors to their local communities.

Clubs employed 350,000 employees in 2018. This figure is a total "headcount"—it includes year-round and seasonal employees and both full-time and part-time. Region 5 and region 12 employed the largest number people at 95,000 and 31,000, respectively. This is primarily due to the fact that these locations have the most clubs.

All Clubs 350,000 Employees					
Club Type					
Golf	61,000				
Country	233,000				
City/Athletic	32,000				
Yacht	13,000				
Other	11,000				
Gross Revenue					
Less Than \$3.5 Million	23,000				
\$3.5 - \$4.9 Million	42,000				
\$5.0 - \$7.49 Million	62,000				
\$7.5 - \$9.9 Million	73,000				
\$10.0 - \$14.9 Million	67,000				
\$15.0 Million or More	84,000				

#### Figure 12: Total Employees (i.e. headcount--year-round, seasonal, full and part time)



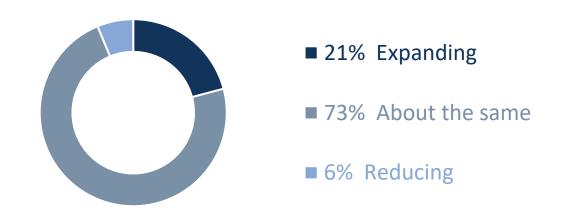
Over 40% of those employed by clubs are employed full-time year-round. Many of the core services that clubs provide (golf, tennis, swimming) are seasonal in a large portion of the United States. Therefore, it comes as no surprise, that the jobs associate with these areas have a higher number of seasonal employees than year-round.

While clubs are great employers in their communities, in this period of near full employment they face pressures like all businesses in finding and retaining quality employees. Over 80% of respondents indicated that hiring and retaining staff is a top issue that they are facing. The outlook for staffing at clubs shows that most clubs (73%) have managed to keep their staffing levels about the same, while 21% indicate they are expanding vs. only 5% indicating they are reducing staff.

#### Figure 13: Total Employees by Department

	Year-I	Round	Seasonal		
Department	Full-time Part-time Employees Employees		Full-time Employees	Part-time Employees	
General and Administration	17,600	2,800	1,000	1,100	
Food & Beverage	59,500	40,200	21,300	30,800	
Golf Operations and Golf Shop	11,000	8,100	6,400	14,200	
Course Maintenance	28,600	2,500	11,200	7,700	
Tennis/Racquet Sports	4,000	3,000	1,500	3,100	
Fitness/Spa	3,800	7,500	1,300	1,200	
Swimming/Aquatics	700	1,600	3,800	14,300	
Other	19,800	8,300	5,500	6,600	
Total	145,000	74,000	52,000	79,000	

#### Figure 14: Staffing Growth (All Clubs)





## Membership

Members are the lifeblood of any private club. As such, it's no surprise that attracting new members (62%) and retaining members (49%) were two of the top issues that clubs indicate they are facing.

Golf and country clubs accounted for over half of the 2 million club members. City and athletic clubs had 530,000 members and yacht clubs reported over 100,000 members. Again, regions 5 and 12 had the highest number of members represented at 530,000 and 259,000, respectively.

#### Figure 15: Number of Members

Club Type

## All Clubs 2,000,000 Members CMA

246,000
1,050,000
530,000
107,000
67,000
166,000
228,000
302,000
344,000
351,000
608,000

CMAA Regions	
Region 1	93,000
Region 2	191,000
Region 3	148,000
Region 4	122,000
Region 5	530,000
Region 6	152,000
Region 7	121,000
Region 8	44,000
Region 9	136,000
Region 10	73,000
Region 11	130,000
Region 12	259,000

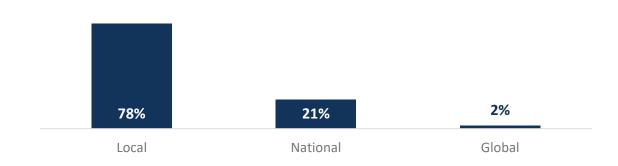


## Fundraising, Scholarships, and Foundations

## Fundraising

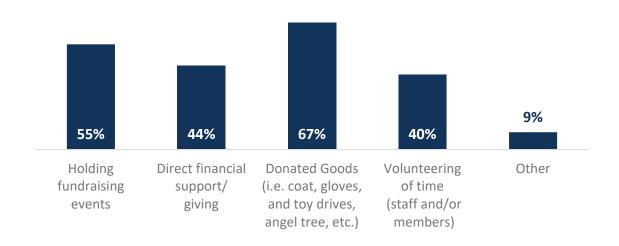
Over three-fourths of CMAA clubs support charities at the local, national, and/or global level. The majority of clubs support local charities in their communities. It is estimated that fundraising events held by CMAA clubs in 2018 raised over \$170 million for charities. On average, over 80% of these funds went directly towards charities in the clubs' local communities. Some of the more common charities supported by CMAA clubs and their members are charities that provide:

- Support for cancer survivors and funding for cancer research,
- Meals for struggling families and toys for under privileged children,
- Support for veterans and active-duty troops and their families, and
- Support for many other local charities such as hospitals, schools, and children's charities.



### Figure 16: Charities Supported









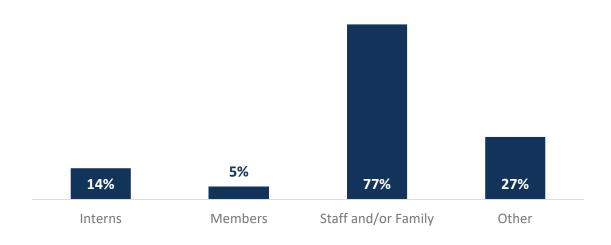
## Internships and Scholarships

Over one-fourth (27%) of CMAA clubs offer internship opportunities and 23% offer scholarships. The majority of the scholarships are offered to staff members or their families. It's estimated that over \$24 million in scholarship funding was distributed in 2018 from CMAA clubs.





#### Figure 19: Scholarship Beneficiaries (All Clubs)



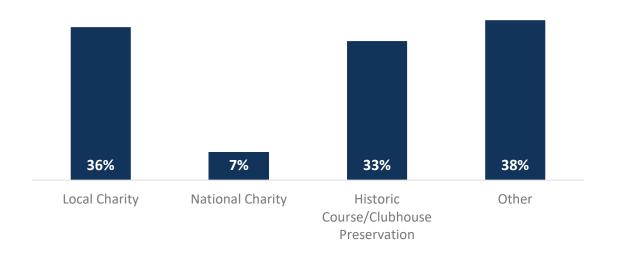




## Foundations

About 20% of CMAA managed clubs have a foundation. The purposes of the clubs' foundations are varied. They typically serve a local charity or the preservation of an historic course/clubhouse, or a scholarship program. Club foundations distributed \$46 million in charitable donations in 2018.







## Capital Spending

Successful clubs tend to make ongoing capital investments to improve, expand, and maintain the amenities and levels of service private club members expect. Clubs made over \$3.2 billion in capital investments in FY2018 and plan to invest another \$3 billion in 2019. Additionally, over the next three years (2019-2021) clubs plan to invest over \$7.6 billion in capital spending.

On the following page, the top capital investment priorities for clubs are listed for 2019 as well as the next three years. While the top three are the same in both periods, but in a different order, there are some differences in the capital spending priorities next year vs. the next three years. Fitness Center was a top priority for 11% of clubs next year vs. 18% over the next three years. Swimming Pool was a top spending priority for 12% of clubs next year vs. 16% over the next three years. Golf Course Irrigation System was a top spending priority for 12% of clubs next year vs. 15% over the next three years.

### Figure 21: Total Capital Investment in FY2018 and FY2019

All Clubs FY2018: \$3.2 Billion FY2019 (Planned): \$3.0 Billion						
	2018	2019			2018	2019
Club Type				CMAA Regions		
Golf	\$659M	\$412M		Region 1	\$124M	\$192M
Country	\$2,028M	\$2,076M		Region 2	\$276M	\$211M
City/Athletic	\$276M	\$319M		Region 3	\$302M	\$195M
Yacht	\$66M	\$146M		Region 4	\$104M	\$83M
Other	\$171M	\$46M		Region 5	\$1,075M	\$1,092M
Gross Revenue				Region 6	\$216M	\$294M
Less Than \$3.5M	\$113M	\$71M		Region 7	\$301M	\$181M
\$3.5 - \$4.9 Million	\$377M	\$340M		Region 8	\$59M	\$70M
\$5.0 - \$7.49 Million	\$560M	\$359M		Region 9	\$121M	\$214M
\$7.5 - \$9.9 Million	\$551M	\$623M		Region 10	\$145M	\$174M
\$10.0 - \$14.9 Million	\$709M	\$685M		Region 11	\$81M	\$97M
\$15.0 Million +	\$891M	\$921M		Region 12	\$395M	\$198M



## Figure 22: Total Planned Capital Investment in Next 3 Years (FY2019 - FY2021)

All Clubs \$7.6 Billion					
Club Type			CMAA Regions		
Golf	\$1,244M	-	Region 1	\$539M	
Country	\$4,942M		Region 2	\$655M	
City/Athletic	\$860M	-	Region 3	\$632M	
Yacht	\$391M	-	Region 4	\$298M	
Other	\$163M	-	Region 5	\$2,864M	
Gross Revenue			Region 6	\$506M	
Less Than \$3.5 Million	\$316M	-	Region 7	\$484M	
\$3.5 - \$4.9 Million	\$656M	-	Region 8	\$153M	
\$5.0 - \$7.49 Million	\$1,053M	-	Region 9	\$263M	
\$7.5 - \$9.9 Million	\$1,494M		Region 10	\$311M	
\$10.0 - \$14.9 Million	\$1,764M	-	Region 11	\$212M	
\$15.0 Million or More	\$2,318M	-	Region 12	\$684M	

Figure 23: Top 3 Capital Spending Priorities FY2019 and FY2019 - FY2021

	FY 2019	FY2019 - FY2021
General Clubhouse	45%	49%
General Golf Course	48%	48%
Informal Dining	24%	25%
Fitness Center	11%	18%
Swimming Pool	12%	16%
Golf Course Irrigation System	12%	15%
Formal Dining	10%	12%
Tennis Court	10%	10%
Men's Locker Room	7%	9%
Pool Building	5%	7%



## Appendix





## Demographics

In all, 636 are represented in the "source data" to derive the industry economic impact. In particular, the statistical sample consists of the following:

All Respondents	
Club Type	
Golf	136
Country	
City/Athletic	
Yacht	31
Other	44
Gross Revenue	
Less Than \$3.5 Million	<u>94</u>
\$3.5 - \$4.9 Million	104
\$5.0 - \$7.49 Million	
\$7.5 - \$9.9 Million	118
\$10.0 - \$14.9 Million	
\$15.0 Million or More	75
Region	
Region 1: Connecticut, New England	29
Region 2: City Of New York, Metropolitan, New York State	
Region 3: Central Pennsylvania, New Jersey, Philadelphia & Vicinity, Pittsburgh	
Region 4: Greater Baltimore, National Capital, Virginias	
Region 5: Alabama, Carolinas, Florida, Georgia, Volunteer	
Region 6: Greater Cleveland, Greater Michigan, Ohio Valley	
Region 7: Greater Chicago, Illini, Upper Midwest, Wisconsin Badger	
Region 8: Iowa Tall Corn, Mid-America, Nebraska, St. Louis District	
Region 9: Arkansas Razorback, Oklahoma-Kansas, Pelican, Texas Lone Star	
Region 10: Greater Southwest, Mile High, Utah	
Region 11: Dogwood, Evergreen, Inland Empire, Oregon	
Region 12: Golden State, Aloha State	72

## Disclaimer

The statistical information contained in this report is believed to be representative of the clubs responding to the survey. All reasonable efforts were taken by Industry Insights, Inc. to assure data comparability within the limitations of reporting procedures. However, the data used in this report are not necessarily based on audited data and the statistical validity of any given number varies depending upon sample sizes and the amount of consistency among responses for that particular figure. Industry Insights and CMAA, therefore, make no representations or warranties with respect to the results of this study and shall not be liable to clients or anyone else for any information inaccuracies, or errors or omissions in contents, regardless of the cause of such inaccuracy, error or omission. In no event shall Industry Insights and/or CMAA be liable for any consequential damages.

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