

WAUKEGAN PARK DISTRICT  
WAUKEGAN, ILLINOIS

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GOLF OPERATIONS  
ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED  
APRIL 30, 2024

1324 Golf Road  
Waukegan, Illinois 60087  
Phone: 847-360-4756  
[www.waukeganparks.org](http://www.waukeganparks.org)

**WAUKEGAN PARK DISTRICT, ILLINOIS  
GOLF OPERATIONS**

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## **FINANCIAL SECTION**

## **INDEPENDENT AUDITOR'S REPORT**



## **INDEPENDENT AUDITOR'S REPORT**

October 10, 2024

Members of the Board of Commissioners  
Waukegan Park District  
Golf Operations  
Waukegan, Illinois

### **Opinions**

We have audited the accompanying financial statements of the Golf Operations of Waukegan Park District, Illinois, as of and for the year ended April 30, 2024, and the related notes to the financial statements, which collectively comprise the Golf Operations's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the the business-type activities, each major fund, and the aggregate remaining fund information of the Golf Operations of Waukegan Park District, Illinois, as of April 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Golf Operation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Golf Operation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor’s Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Golf Operation’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Golf Operation’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Management has omitted a Management’s Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

### **Other Matters**

As discussed in Note. 1, the financial statements presently only the Golf Operations of the Waukegan Park District, Illinois are not intended to present fairly, the financial position and results of the operations of the Waukegan Park District, Illinois in conformity with accounting principles generally accepted in the United States of America.

*Lauterbach & Amen, LLP*  
LAUTERBACH & AMEN, LLP

## **FINANCIAL STATEMENTS**

**WAUKEGAN PARK DISTRICT, ILLINOIS  
GOLF OPERATIONS**

**Combining Departmental Statement of Net Position  
April 30, 2024**

	Bonnie Brook	Greenshire	Totals
<b>ASSETS</b>			
Current Assets			
Cash	\$ 104,767	88,868	193,635
Accounts Receivable	21,660	—	21,660
Due from Other Golf Course	15,721	—	15,721
Inventory	62,406	439	62,845
Prepays	12,768	900	13,668
Total Assets	217,322	90,207	307,529
<b>LIABILITIES</b>			
Current Liabilities			
Accounts Payable	11,952	2,152	14,104
Accrued Payroll	78,458	148	78,606
Unearned Income	159,724	1,259	160,983
Due to Other Golf Course	—	15,721	15,721
Due to Waukegan Park District	706,424	91,500	797,924
Total Liabilities	956,558	110,780	1,067,338
<b>NET POSITION</b>			
Departmental Net Position	(739,236)	(20,573)	(759,809)
Total Liabilities and Net Position	217,322	90,207	307,529



**WAUKEGAN PARK DISTRICT, ILLINOIS  
GOLF OPERATIONS**

**Combining Statement of Activities  
For the Fiscal Year Ended April 30, 2024**

	Bonnie Brook	Greenshire	Totals
Revenues			
Greens Fees	\$ 693,326	83,298	776,624
Food and Beverage	525,692	3,169	528,861
Pro Shop Sales	52,317	2,099	54,416
Carts	141,729	16,920	158,649
Driving Range	22,222	—	22,222
Golf Passes	305,587	—	305,587
Miscellaneous	5,794	118	5,912
Total Revenues	1,746,667	105,604	1,852,271
Expenses			
Salaries and Wages	890,443	19,525	909,968
Contractual Services	151,087	4,118	155,205
Commodities	441,380	1,372	442,752
Utilities	140,551	9,894	150,445
Insurance	46,934	1,900	48,834
Repair	27,752	22,643	50,395
Total Expenses	1,698,147	59,452	1,757,599
Change in Net Position	48,520	46,152	94,672
Net Position - Beginning	(787,756)	(66,725)	(854,481)
Net Position - Ending	(739,236)	(20,573)	(759,809)

**WAUKEGAN PARK DISTRICT, ILLINOIS  
GOLF OPERATIONS**

**Statement of Cash Flows  
For the Fiscal Year Ended April 30, 2024**

	Bonnie Brook	Greenshire	Totals
Cash Flows from Operating Activities			
Received from Customers	\$ 1,731,675	107,298	1,838,973
Payments to Employees	(890,443)	(19,525)	(909,968)
Payments to Suppliers	(1,128,483)	(39,524)	(1,168,007)
	<u>(287,251)</u>	<u>48,249</u>	<u>(239,002)</u>
Cash and Cash Equivalents			
Beginning	<u>392,018</u>	<u>40,619</u>	<u>432,637</u>
Ending	<u>104,767</u>	<u>88,868</u>	<u>193,635</u>
Reconciliation of Changes in Departmental Balances to Net Cash			
Provided (Used) by Operating Activities			
Changes in Departmental Net Position	48,520	46,152	94,672
Adjustments to Reconcile Changes in Departmental Balances to Net Income to Net Cash			
Provided by (Used In) Operating Activities:			
(Increase) Decrease in Current Assets	(14,992)	1,694	(13,298)
Increase (Decrease) in Current Liabilities	(320,779)	403	(320,376)
Net Cash Provided by Operating Activities	<u>(287,251)</u>	<u>48,249</u>	<u>(239,002)</u>

**WAUKEGAN PARK DISTRICT, ILLINOIS  
GOLF OPERATIONS**

**Notes to the Financial Statements  
April 30, 2024**

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Waukegan Park District (the District) was incorporated in 1916. The District operates under a Board-Manager form of government, providing recreation and other services to the residents of Waukegan, which include: recreation programs, park management, capital development and general administration.

The District owns two golf courses, Bonnie Brook and Greenshire, which together comprise the Golf Operations of the District. The accounting policies of the Golf Operations conform to accounting principles generally accepted in the United States of America as applicable to government units. A more detailed explanation of the District's accounting policies can be found in the District's Annual Comprehensive Financial Report for the year ended April 30, 2024. The following is a summary of significant policies:

**AGREEMENT WITH GOLFVISIONS MANAGEMENT**

On December 1, 2012, the Park District entered into a management agreement with GolfVisions Management Inc. (GolfVisions). Under the terms of the agreement from January 13, 2015, GolfVisions will manage the golf operations of the District for a three-year term beginning May 1, 2015 and ending April 30, 2018. On August 7, 2017, this agreement was extended for a further four years beginning May 1, 2018 and ending April 30, 2022. On December 8, 2020 the agreement was extended and renewed for on year commencing on May 1, 2021 and expiring on April 30, 2022 and with optional years ending April 30, 2023 and April 30, 2024.

Under the terms of the agreement, the District will pay a management fee of \$4,250 per month in exchange for management services. In addition, the District must pay an incentive fee of 10% of the amount of net income in excess of \$100,000 received from golf operations in each fiscal year of the term.

**BASIS OF ACCOUNTING**

The financial statements reflect the accrual basis of accounting. The District reports unearned revenue on its balance sheet for funds collected in advance on golf programs.

**CASH AND CASH EQUIVALENTS**

Cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of purchase.

**DUE TO WAUKEGAN PARK DISTRICT**

The Golf Operations owes the Recreation Fund of the District \$797,924 as of April 30, 2024 for monies advanced and not yet repaid. The amount is interest free, unsecured and due on demand.