

SUGAR CREEK ADMINISTRATIVE BOARD MINUTES

SEPTEMBER 23, 2025

Mr. Howe called the meeting at 6:00 P.M.

PRESENT: Joe Colmone, Pete Foran, Tim Howe, Kent Johnson, Brian McDermott, Vince Spaeth, Charlie Van Slyke (arriving at 6:06) and Bob White

ALSO PRESENT: Cory Ferrell, Manager, Kevin Goss, Superintendent, and Jean Paprocki, the Recording Secretary

ADDITIONS AND/OR CORRECTIONS TO THE AGENDA:

None

APPROVAL OF MINUTES FOR AUGUST 26, 2025

The motion to accept the minutes for August 26, 2025 was made by **Vince Spaeth** and seconded by **Pete Foran**. All were in favor and the motion passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS:

None

NEW BUSINESS

MANAGER'S REPORT:

Cory began with an update on August's numbers which includes 6 more playable days with an incredible streak of 52 consecutive playable days ending on September 15th. August ended with 5,620 rounds, greens fees and cart revenue at \$169,914 and the range revenue exceeding last year's revenue by \$22,862 with a total of \$50,912. Looking at numbers for September ending on September 22nd, 3059 rounds have been played with greens fees and cart revenue at \$88,535, and range revenue continuing strong at \$26,087. Seasonal activities are coming to an end: Tuesday Morning Ladies League finishes next Tuesday with golf and a brunch awards banquet, Fall Youth programs from Mondays and Tuesdays ends next week, and the high school teams from Willowbrook, York, Nazareth, and Timothy Christian finish their regular seasons at the end of September. Other events for the month include 4 shotgun golf outings, and 7 tee time events in which 3 of those events included banquets. In September we hosted 14 total banquets with October hosting 6 banquets and 3 tee time golf events. A question about our marketing for banquets brought responses including mainly word of mouth through exposure to our golf course or attendance at clubhouse events and brochures and ads from Villa Park or Elmhurst Park District.

SUPERINTENDENT'S REPORT:

September began with temperatures well below average but slowly temperatures warmed to well above average often by double digits with drier than normal conditions. Presently we are 2 inches below average in precipitation causing challenges for growing but perfect conditions for golf. The loss of our seasonal help also makes it difficult to keep up with our daily maintenance schedule including mowing, filling divots, changing cups and cleaning debris. Projects this month included sodding low areas of the course which often required hand watering due to the dry conditions and various planning meetings involving future and current projects. There was a meeting with architects about the future maintenance building and the DuPage County Stormwater about meeting requirements for the Creek Restoration Project. The auction for the 4 pieces of old equipment has 3 days left of bidding but has already secured \$1,500.

FINANCIAL REPORTS:

APPROVAL OF BUDGET COMPARISON REPORT

The Board considered the Income Statement for Period 8, 2025. **Brian McDermott** highlights areas which are significantly different in revenues and expenses. He began with the \$30,000 increase in Jr. Golf due to not transferring the greens fees out of the program, another increase of \$22,000 in online purchases due to transferring cart rental to this category, and lastly substantial increases over last year already at 92% in greens fees and driving range revenue. Answering a question about cart rental, the staff explained our rationale for leasing including maintenance and replacement. Our lease is for 5 years and includes a service agreement. Expenses include lower utilities bills due to lower electric bills but an increase in supplies and chemicals due to the weather. The revenue is at plus \$458,000 not including capital purchase. A motion to accept the August income statement was made by **Kent Johnson** and seconded by **Joe Colmone**. All were in favor and the motion was passed.

2026 PROPOSED BUDGET RECOMMENDATION:

Two different packets were introduced, one including the budget worksheet and the other a narrative with a written explanation of the budget. Brian McDermott explained to the new members the flow of our budget worksheet with all the different categories beginning in 2022 showing actual budget versus budgeted all the way through 2025 using the data we have so far through September ending with our proposed budget for 2026 using the data from the past year and projecting our expectations for the 2026 budget. Reviewing that our revenue come from four areas : greens fees, cart rentals, driving range usage and the Jr. Golf Camp which comprises about 85% of overall revenues, the primary emphasis is maximizing available tee times, renting golf cars, easier accessibility to driving range and a quality instructional program. Using the information that golf demand is still strong, for the operating revenue for 2026, Sugar Creek should expect to maintain similar rounds participation which results in 27,000 rounds of golf on 159 playable days. For cart rental revenue, that equates to 18,090 rentals based on our current 67% ridership. For driving range revenue, there will be \$1.00 increase for both the medium and large size buckets. **Joe Colmone** asked if there was a difference in price between on line purchases versus paying in the clubhouse with the answer there is no difference as both are going through the Golf Now portal. A discussion ensued about the finance charges. The consensus is that our golf fees are at the top of the market in comparison to other neighboring golf courses. Another question involved the price of our chemicals with the answer that 80% of the suppliers set the price. At this point, all discussion ended. The total operating revenue for the 2026 budget is proposed at \$1,458,614 which is an increase of \$80,417 versus the 2025 budget with \$50,000 coming from the driving range. This is a conservative proposal considering our projection for this year is \$1,518,000. Operating expenses show an increase of \$29,691 versus 2025 budget at \$1,087,106 due to an increase primarily in wages. Wages are expected to increase by \$27,640. Looking at capital purchases, the increase is \$159,700 versus 2025. The equipment replacement plan includes the purchase of a sweeper and dethatcher for \$59,000, the repair of the central and east bridges(\$162,000) and the resurfacing of the cart path from Hole #1. Also, the engineering for the clubhouse entrance for the sidewalk, curbs, and Ada improvement will begin. Finally, the loans from the Elmhurst Park District and Village of Villa Park have not been resolved as to whether they need to be repaid so a total of \$100,000 is still in question. Completing the budget, due to strong financial performance over the last 5 years, Sugar Creek Golf Course has built up cash reserves. As a result, the Overall Net for the 2026 Budget is -\$49,192, an intentional spend down to complete essential capital projects in 2026. Total Capital Expense for the 2026 budget is \$321,700 an increase of \$159,700 versus 2025 budget. Looking at other notable adjustments to revenues, the total for the 2026 budget is proposed at \$1,459,614. Looking

at other notable adjustments to expenses, the total of all expenses including capital for the 2026 budget is projected at \$1,508,806 with the net surplus of all revenues less expenses for the 2026 budget -\$49,192. A motion to accept the 2026 Proposed Budget Recommendation was made by **Tim Howe** and seconded by **Joe Colmone**. All were in favor and the motion was passed. The recommendation will go to the **Parent Bodies** for approval.

NEXT MEETING

The next meeting will be scheduled for Tuesday, October 28, 2025 at 6:00 p.m.

ADJOURNMENT

The motion to adjourn the meeting was made by **Kent Johnson** and seconded by **Vince Spaeth**. All were in favor and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,