



Agenda
Village of Glen Ellyn
Recreation Commission Meeting
Friday, September 26, 2025
7:00 AM
Village Links/Reserve 22
Ed Posh Boardroom

Visitors are welcome to attend all meetings of the Recreation Commission.

- A. Call To Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Minutes - August 22, 2025
- D. Standing Reports**
 - 1) Financial - Noel Allen
 - 2) Manager's Report
 - a. Golf - Mike Campbell
 - b. Reserve 22 - Noel Allen / David Manseau
 - c. Grounds - Andrew Cross
 - 3) Trustee Liaison - Steve Thompson
- E. Old Business**
 - 1) CDGA - Playing Conditions Calculation Response
 - 2) Golf Cart Fleet Replacement
- F. New Business**
 - 1) 2026 Annual Budget
- G. Next Meeting - October 31, 2025**
- H. Adjourn**

Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.



Minutes
 Village of Glen Ellyn
 Recreation Commission
 Regular Meeting
 August 22, 2025
 7:00 AM
 Village Links/Reserve 22

Board or Commission: Recreation
Meeting: Regular
Quorum: Yes

Date: August 22, 2025
Called to Order: 7:04 a.m.
Adjourned: 8:18 a.m.

MEMBER ATTENDANCE:

Carol Scott	Chairperson	Present
Nancy Carter	Commissioner	Present
Tony Coconate	Commissioner	Present
Scott Coldiron	Commissioner	Absent
James Ozog	Commissioner	Present
Rick Quoss	Commissioner	Present
Tom Slowinski	Commissioner	Present
Also Present:		
Noel Allen	General Manager Village Links	
Andrew Cross	Golf Course Superintendent	
Steve Thompson	Village Trustee	
Elisa Pollina	Recording Secretary	
Public		

A. CALL TO ORDER/ROLL CALL

The August 22, 2025 meeting of the Recreation Commission was called to order at 7:04 a.m. at the Village Links of Glen Ellyn; 485 Winchell Way; Glen Ellyn, Illinois by Chairperson Scott.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES FROM July 25, 2025

APPROVAL OF MINUTES FROM July 25, 2025 MEETING
MOTION BY: Commissioner Carter
SECONDED BY: Commissioner Coconate
RESULT: Unanimous

D. STANDING REPORTS

1. Financial – *Noel Allen* – Manager Allen provided several updates. July began strong but ended with a decline in revenues, which were down 4% due to reduced food sales and grounded carts. Operating expenses for July increased by 3%, largely because of higher administrative expenses, including accounting service charges and insurance. Golf operating supplies also appeared higher this month due to the purchase of range balls, and Reserve 22 labor costs saw a slight increase. Pro shop revenues were down; however, related costs were significantly lower due to invoice payment timing.

Year-to-date, total revenues are down 1% (approximately \$40,000), primarily driven by a decline in revenue from Reserve 22. Operating expenses are up 1%, while the year-to-date change in position has increased by 1%.

For capital projects, the remaining balance on the HVAC system will be paid, and approximately \$60,000 has been allocated for the purchase and installation of security cameras, which are scheduled to be installed at the end of the year. Additionally, \$100,000 is due to the Park District for Panfish Park; if that payment is not made, the funds will be transferred to the Village by year's end.

2. Manager's Report

A. Golf – *Noel Allen* – Manager Allen provided an update on golf operations, noting that Director Campbell has been out following an ATV accident a few weeks ago and is now recovering well. July was an active month for golf, with junior camps running Monday through Friday and achieving near full capacity, making it a very successful season. However, the intense heat during the second half of July slowed overall golf activity.

This year, 21 juniors participated in the junior tournament, which is fewer than in past years, reflecting a lower interest among youth in competitive play. Participation in championships overall has been declining, with some golfers potentially not wanting to have their scores posted. The Champions Dinner was held again this year, and the Couples Championship saw participation from seven couples, an increase from the 2 couples last year, but significantly less than our top years. Efforts are being made to rebuild interest in these events.

Additionally, the course hosted the Illinois PGA Qualifier, which brings in slight revenue and attracts a high caliber of players. Golf outings represented 6% of total rounds and 11% of total revenues, with seven shotgun starts this year, three more than last year. Driving range pricing was increased, and revenues have not been negatively affected. Improvements to the driving range tees have enhanced the practice facility, with thanks extended to Andrew and his team for their work.

B. Reserve 22 – *Noel Allen* – Manager Allen reported that Jon Satinover has resigned to accept a position as Director of Food & Beverage at Glen Oak. Congratulations were extended to him on his new role. The search for a new Food & Beverage Director is underway, with interviews currently in progress.

In July, restaurant and bar revenues were down 11.4%, while banquets saw a 3.7% increase; however, banquet performance is still below target, and efforts are ongoing to improve this area. Brittney and Kim have stepped up to help manage operations during this transition.

A new AC unit was installed in July, and a new sous chef has joined the team. Noel noted that with each change in Food & Beverage leadership, the restaurant has continued to improve, and he anticipates this positive trend will continue with the next director.

C. Grounds – Andrew Cross - Superintendent Cross provided several updates. July presented challenging weather conditions—hot and muggy early in the month, followed by hot and wet conditions as it progressed, which affected bunker maintenance. Despite this, the course received excellent feedback from participants in the Illinois Open qualifier.

Tree crowns were raised on holes 7–18, generating a significant amount of mulch, and options for its use are being considered. A door on the roof required repairs due to improper sealing. Early July also required extensive hand watering, and a rainfall of 4.6 inches was recorded on a Sunday.

The bunkers have since been restored, and the team will begin seeding fairways moving forward. Overall, the course is doing very well compared to other golf facilities.

3. Trustee Liaison – Steve Thompson – Trustee Thompson shared several updates, beginning with the sudden and sad passing of Trustee Steve Szymanski a few weeks ago. The board attended his funeral, and his loss has been deeply felt. Trustee Szymanski's years of service on the Capital Improvement Commission and his recent election to the Village Board in April were recognized and appreciated. Applications are currently being accepted through Monday to fill his seat for the remainder of his term, which will run for two years until the next election.

Thompson also noted that on Monday the board will discuss a proposed change to the village speed limit, currently 30 MPH, after receiving a request from residents to lower it to 25 MPH. The decision will be based on input from the police, fire department, and the community.

Additional updates included Starbucks moving in next to Andy's and feedback received on playground equipment at Panfish Park. A meeting to discuss equipment for children ages 2–5 and the removal of the teeter-totter will be held on September 4 at 5:30 PM at the police station. Budget discussions are also expected to begin soon.

E. OLD BUSINESS – Manager Allen announced the reappointment of Carol Scott as Chairperson for a one-year term and Nancy Carter as Commissioner for a three-year term.

F. NEW BUSINESS

1. Golf cart fleet replacement - Manager Allen reported that a little over a month ago, three different cart models were reviewed, and the Yamaha carts were the preferred choice. Noel provided a draft proposal (attached) outlining the reasoning and cost analysis for this recommendation, which will be presented to the board. He noted that

cart pricing is likely to increase by approximately \$2 per cart when the new fleet is added, similar to a green fee adjustment. Financially, a four-year replacement cycle is more beneficial than a six-year cycle, as carts in their fifth and sixth years tend to become noisy and unsightly. The facility often utilizes up to 95 carts in a single day.

Trustee Thompson inquired about the aftermarket for the current fleet, and Noel stated that the trade-in value is approximately \$342,000, with the carts likely to be sent to lower-tier golf courses. He added that this replacement plan makes sense from both maintenance and warranty standpoint, as the current warranty expires after four years.

Commissioner Coconate asked whether there were plans to transition to electric carts. Noel explained that, at this time, electrification is not planned due to the need for additional infrastructure such as a building and charging stations, as well as an increase in fleet size to 120 carts to allow for charging. Although the current fleet is slightly below the recommended number, scheduling adjustments have made it workable.

Staff recommended purchasing 95 2026 Yamaha carts in Bluestone Metallic with upgraded grey touring seats and upgraded batteries, to provide the most premium gas cart experience possible.

Commissioner Coconate moved to approve the staff recommendation as outlined in the proposal, and Commissioner Slowinski seconded the motion. The motion unanimously passed.

G. NEXT MEETING - September 26, 2025

H. ADJOURNMENT

Commissioner Coconate motioned and Commissioner Slowinski seconded to adjourn the meeting. The meeting was adjourned at 8:18 a.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Noel Allen, Staff Liaison



**Glen Ellyn Recreation
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/26/2025 7:00 AM
Department: Village Links
Department Head: Noel Allen
Category: Report
Prepared By: Ann Pedersen, Noel Allen

**AGENDA ITEM (ID
2025-572)**

DOC ID: 2025-572

Financial - Noel Allen

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Village Links - Financial Statements - August 2025
2. Cash Balance Scenarios



VILLAGE LINKS / RESERVE 22
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
As of August 31, 2025

ORG	DESCRIPTION	2025 BUDGET	MONTH				YEAR-TO-DATE			
			2025	2024	DIFF	% DIFF	2025	2024	DIFF	% DIFF
REVENUES:										
5500	Village Links Revenues	\$ 4,391,100	\$ 794,785	\$ 753,105	\$ 41,680	6%	\$ 3,516,246	\$ 3,446,018	\$ 70,228	2%
5520	Reserve 22 Revenues	3,748,450	442,292	451,412	(9,120)	-2%	2,352,450	2,428,056	(75,605)	-3%
Total Revenues		\$ 8,139,550	\$ 1,237,077	\$ 1,204,517	\$ 32,560	3%	\$ 5,868,696	\$ 5,874,073	\$ (5,377)	0%
EXPENDITURES:										
55700	Administration	\$ 802,432	\$ 57,535	\$ 48,454	\$ 9,081	19%	\$ 519,606	\$ 403,698	\$ 115,908	29%
55710	Golf Course Maintenance	1,485,560	114,071	119,080	(5,009)	-4%	936,147	961,782	(25,635)	-3%
55720	Golf Services	1,111,406	116,269	119,934	(3,665)	-3%	705,045	756,066	(51,021)	-7%
55730	Reserve 22	3,358,636	392,982	355,345	37,637	11%	2,217,933	2,193,296	24,637	1%
55740	Stormwater Management	51,585	1,425	1,328	97	7%	41,925	9,904	32,021	323%
55750	Pro Shop Merchandise	175,053	35,224	28,989	6,235	22%	132,059	132,889	(829)	-1%
55780	Motorized Carts	68,060	10,556	11,749	(1,193)	-10%	41,123	44,595	(3,472)	-8%
557X5	Mechanical Maintenance	417,756	43,458	33,244	10,214	31%	259,115	264,150	(5,035)	-2%
Total Operating Expenses		\$ 7,470,488	\$ 771,520	\$ 718,124	\$ 53,396	7%	\$ 4,852,953	\$ 4,766,380	\$ 86,573	2%
Operating Income		\$ 669,062	\$ 465,557	\$ 486,394	\$ (20,836)	-4%	\$ 1,015,744	\$ 1,107,693	\$ (91,949)	-8%
Debt Service		303,100	-	-	-	0%	36,550	40,950	(4,400)	-11%
Capital Expenditures		498,520	13,235	218,387	(205,152)	-94%	455,445	727,722	(272,277)	-37%
CHANGE IN NET POSITION		\$ (132,558)	\$ 452,322	\$ 268,007	\$ 184,315	69%	\$ 523,749	\$ 339,021	\$ 184,728	54%

KEY METRICS

	<u>Goal</u>							
Personnel Expenses as % of Sales	50%	33%	32%	1%	46%	45%	1%	
Cash Balance (End of Month, in \$000's)	\$ 1,860	\$ 3,029	\$ 3,165	\$ (136)				



RESERVE
22
TWENTY-TWO

VILLAGE LINKS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
GOLF
(Including Administration, Grounds, & Mechanical Maintenance)
As of August 31, 2025

ORG/ OBJECT	DESCRIPTION	2025 BUDGET	MONTH				YEAR-TO-DATE						
			2025	2024	DIFF	% DIFF	2025	2024	DIFF	% DIFF			
5500	VILLAGE LINKS REVENUES:												
440550	Green Fees	\$ 2,800,000	\$ 519,875	\$ 488,228	\$ 31,647	6%	\$ 2,197,426	\$ 2,153,235	\$ 44,190	2%			
440554	Pro Shop - Sales	200,000	34,374	31,237	3,138	10%	161,299	158,171	3,127	2%			
440555	Motor Carts	650,000	116,442	128,734	(12,292)	-10%	486,633	513,284	(26,651)	-5%			
440556	Driving Range	500,000	102,075	86,027	16,048	19%	443,652	421,544	22,108	5%			
440557	Resident Cards	35,000	840	740	100	14%	34,145	35,215	(1,070)	-3%			
460100	Investment Income	60,000	7,433	5,839	1,594	27%	56,394	47,257	9,137	19%			
489000	Miscellaneous Revenue	146,100	13,873	12,354	1,519	12%	137,290	117,465	19,825	17%			
489100	Miscellaneous - Over/Short	-	(127)	(54)	(73)	136%	(593)	(155)	(438)	284%			
	Total Revenues	\$ 4,391,100	\$ 794,785	\$ 753,105	\$ 41,680	6%	\$ 3,516,246	\$ 3,446,018	\$ 70,228	2%			
	COST OF GOODS SOLD:												
520945	Cost of Goods Sold - Pro Shop	\$ 140,000	\$ 32,272	\$ 25,877	\$ 6,395	25%	\$ 111,311	\$ 108,339	\$ 2,972	3%			
	Total Cost of Goods Sold	\$ 140,000	\$ 32,272	\$ 25,877	\$ 6,395	25%	\$ 111,311	\$ 108,339	\$ 2,972	3%			
	Gross Profit	\$ 4,251,100	\$ 762,513	\$ 727,228	\$ 35,285	5%	\$ 3,404,935	\$ 3,337,679	\$ 67,256	2%			
	OTHER OPERATING EXPENSES:												
510100	Salaries - Pensionable	\$ 1,314,522	\$ 109,360	\$ 106,630	\$ 2,730	3%	\$ 848,337	\$ 849,274	\$ (937)	0%			
510120	Salaries - Non-Pensionable	488,163	73,302	71,848	1,454	2%	335,074	309,731	25,344	8%			
510200	Salaries - Overtime	23,500	4,539	2,749	1,790	65%	23,008	11,303	11,706	104%			
510400	FICA Taxes	139,705	14,116	13,642	473	3%	90,704	87,765	2,938	3%			
510500	IMRF	68,670	5,775	4,793	982	20%	44,065	37,844	6,221	16%			
590600	Health Insurance	146,100	11,552	11,072	480	4%	90,655	94,265	(3,610)	-4%			
52XXXX	Contractual Services	1,211,242	105,896	110,447	(4,551)	-4%	747,636	685,268	62,368	9%			
53XXXX	Commodities	579,950	21,726	15,720	6,006	38%	344,229	389,296	(45,067)	-12%			
	Total Operating Expenses	\$ 3,971,852	\$ 346,266	\$ 336,902	\$ 9,364	3%	\$ 2,523,708	\$ 2,464,745	\$ 58,963	2%			
	Operating Income	\$ 279,248	\$ 416,247	\$ 390,326	\$ 25,921	7%	\$ 881,226	\$ 872,933	\$ 8,293	1%			
	Operating Income Percentage	6%	52%	52%			25%	25%					

KEY METRICS

	Goal								
Rounds Played	80,000	15,116	14,733	383	64,935	67,086	(2,151)		
Revenue Per Round	\$ 54.89	\$ 52.58	\$ 51.12	\$ 1.46	\$ 54.15	\$ 51.37	\$ 2.78		
Resident Cards Sold	N/A	45	38	7	2,597	2,808	(211)		
Cost of Goods Sold % - Pro Shop	70%	94%	83%	11%	69%	68%	1%		
Personnel Expenses as % of Sales	50%	28%	28%	0%	41%	40%	0%		



RESERVE
22
TWENTY-TWO

VILLAGE LINKS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
GOLF
(Including Administration, Grounds, & Mechanical Maintenance)
As of August 31, 2025

ORG/ OBJECT	DESCRIPTION	2025 BUDGET	MONTH				YEAR-TO-DATE			
			2025	2024	DIFF	% DIFF	2025	2024	DIFF	% DIFF
<u>MISCELLANEOUS REVENUE</u>										
<i>Miscellaneous Revenue includes the following items that don't fit into any of the major revenue categories:</i>										
	Adult & Junior Golf Lessons		\$ 6,417	\$ 4,746	\$ 1,671		\$ 63,884	\$ 62,170	\$ 1,714	
	Hand Cart Rentals		4,962	4,389	573		24,674	28,527	(3,853)	
	Equipment Sold at Auction		-	-	-		31,406	-	31,406	
	Golf Club Rentals		1,990	2,340	(350)		7,150	8,080	(930)	
	Locker Rentals		-	-	-		4,100	200	3,900	
	Illinois Sales Tax (1.75%)		434	571	(138)		2,376	2,868	(492)	
	Glen Ellyn Food & Beverage Tax (1%)		51	58	(6)		287	301	(15)	
	Tree Donation		-	250	(250)		1,000	500	500	
	Miscellaneous		20	-	20		2,414	14,819	(12,405)	
	Total	\$ 146,100	\$ 13,873	\$ 12,354	\$ 1,519	\$ 137,290	\$ 117,465	\$ 19,825		



RESERVE
22
TWENTY-TWO

RESERVE 22
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
As of August 31, 2025

ORG/ OBJECT	DESCRIPTION	2025 BUDGET	MONTH				YEAR-TO-DATE						
			2025	2024	DIFF	% DIFF	2025	2024	DIFF	% DIFF			
5520	RESERVE 22 REVENUES:												
441100	Food	\$ 2,111,500	\$ 238,108	\$ 232,076	\$ 6,032	3%	\$ 1,311,341	\$ 1,334,068	\$ (22,727)	-2%			
441101	Liquor	483,800	61,775	66,492	(4,717)	-7%	309,782	324,839	(15,058)	-5%			
441102	Beer	557,100	78,270	84,404	(6,134)	-7%	373,195	392,170	(18,975)	-5%			
441103	Wine	242,900	24,810	28,474	(3,664)	-13%	143,499	158,773	(15,275)	-10%			
441104	NA Beverages	121,500	19,400	19,427	(27)	0%	84,118	91,249	(7,131)	-8%			
441106	Room Charges	3,800	285	500	(215)	-43%	1,790	2,180	(390)	-18%			
441107	Service Charges	227,600	19,644	20,038	(394)	-2%	128,139	124,209	3,931	3%			
489000	Miscellaneous Revenue	250	-	-	-	0%	587	567	20	4%			
	Total Revenues	\$ 3,748,450	\$ 442,292	\$ 451,412	\$ (9,120)	-2%	\$ 2,352,450	\$ 2,428,056	\$ (75,605)	-3%			
55730	COST OF GOODS SOLD:												
530400	Cost of Goods Sold - Beer	\$ 144,850	\$ 24,137	\$ 24,845	\$ (709)	-3%	\$ 87,968	\$ 90,390	\$ (2,422)	-3%			
530401	Cost of Goods Sold - Wine	75,300	9,554	11,222	(1,668)	-15%	39,568	44,799	(5,231)	-12%			
530402	Cost of Goods Sold - Liquor	101,600	23,690	16,728	6,962	42%	67,831	67,746	85	0%			
530405	Cost of Goods Sold - NA Beverages	63,180	11,225	10,839	386	4%	45,708	54,967	(9,259)	-17%			
530420	Cost of Goods Sold - Food	675,680	92,308	70,521	21,788	31%	422,868	426,107	(3,239)	-1%			
	Total Cost of Goods Sold	\$ 1,060,610	\$ 160,913	\$ 134,154	\$ 26,759	20%	\$ 663,943	\$ 684,008	\$ (20,065)	-3%			
	Gross Profit	\$ 2,687,840	\$ 281,379	\$ 317,258	\$ (35,879)	-11%	\$ 1,688,507	\$ 1,744,047	\$ (55,540)	-3%			
	Gross Profit Percentage	72%	64%	70%			72%	72%					
55730	OTHER OPERATING EXPENSES:												
510100	Salaries - Pensionable	\$ 838,556	\$ 85,578	\$ 73,656	\$ 11,923	16%	\$ 607,556	\$ 549,315	\$ 58,241	11%			
510120	Salaries - Non-Pensionable	749,543	72,883	76,985	(4,102)	-5%	453,510	492,506	(38,996)	-8%			
510200	Salaries - Overtime	7,500	856	475	381	80%	2,639	3,555	(916)	-26%			
510399	Tips Paid Through Payroll	-	(4,568)	(5,563)	995	-18%	(4,285)	(8,150)	3,865	-47%			
510400	FICA Taxes	153,178	15,922	15,268	654	4%	101,681	101,012	668	1%			
510500	IMRF	43,689	5,161	4,073	1,088	27%	37,007	30,675	6,333	21%			
590600	Health Insurance	85,500	8,953	6,482	2,471	38%	64,461	57,768	6,694	12%			
52XXXX	Contractual Services	227,560	22,536	32,082	(9,547)	-30%	164,340	156,043	8,297	5%			
53XXXX	Commodities	192,500	24,748	17,733	7,015	40%	127,081	126,563	518	0%			
	Total Operating Expenses	\$ 2,298,026	\$ 232,069	\$ 221,191	\$ 10,879	5%	\$ 1,553,990	\$ 1,509,287	\$ 44,702	3%			
	Operating Income	\$ 389,814	\$ 49,310	\$ 96,067	\$ (46,758)	-49%	\$ 134,517	\$ 234,760	\$ (100,242)	-43%			
	Operating Income Percentage	10%	11%	21%			6%	10%					

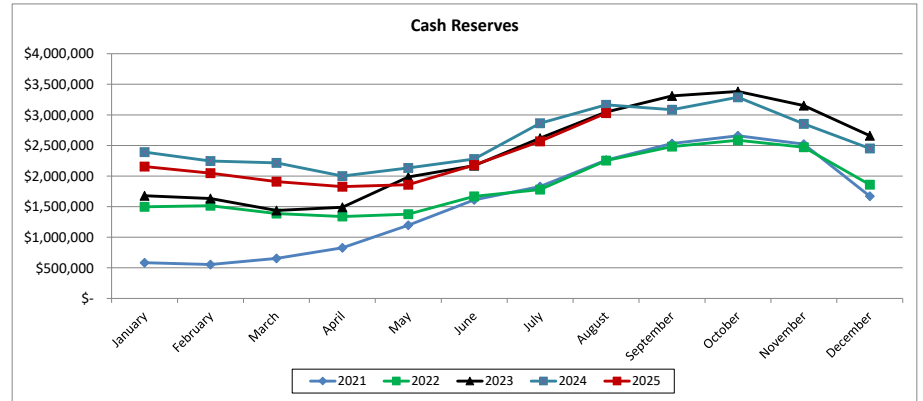
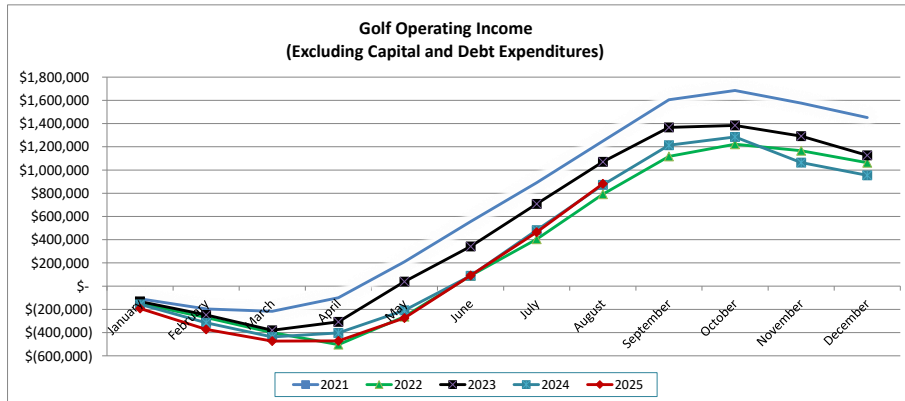
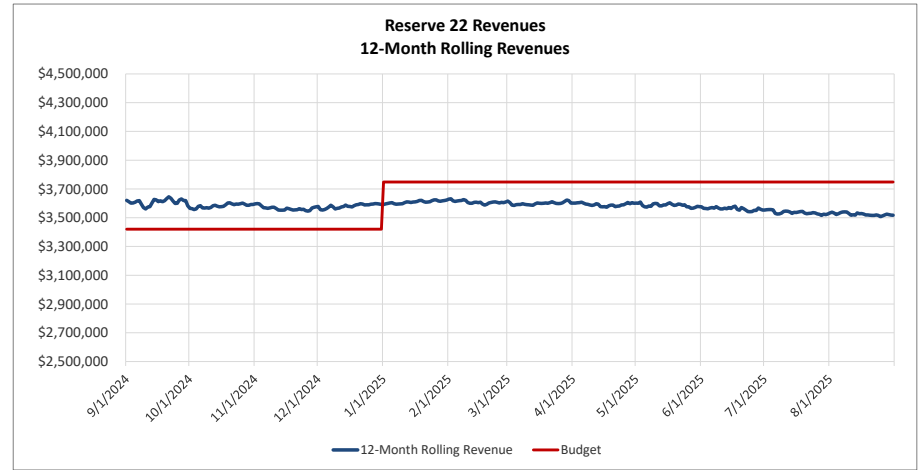
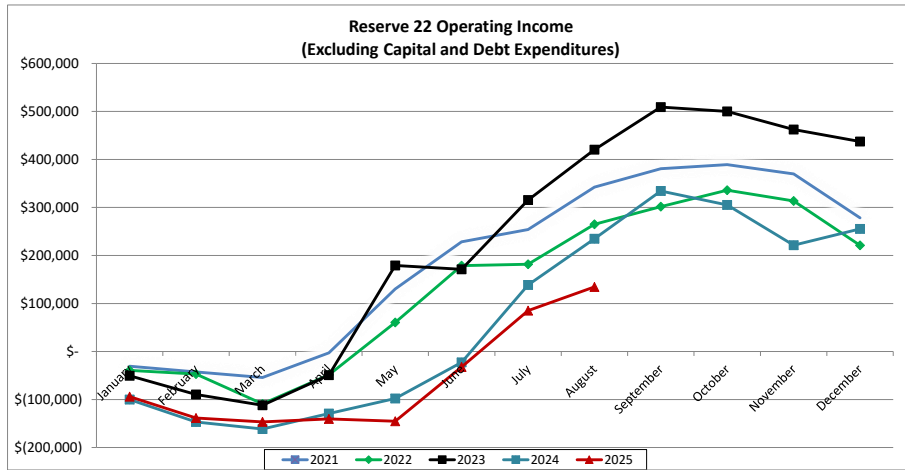
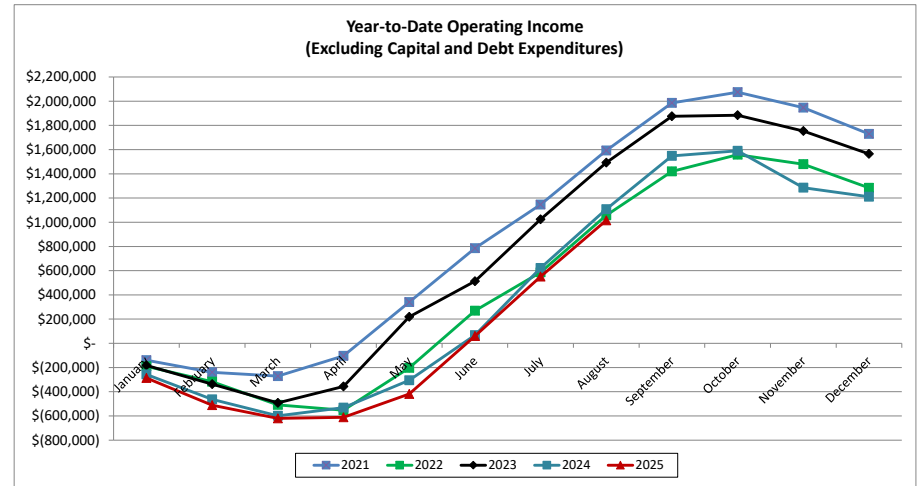
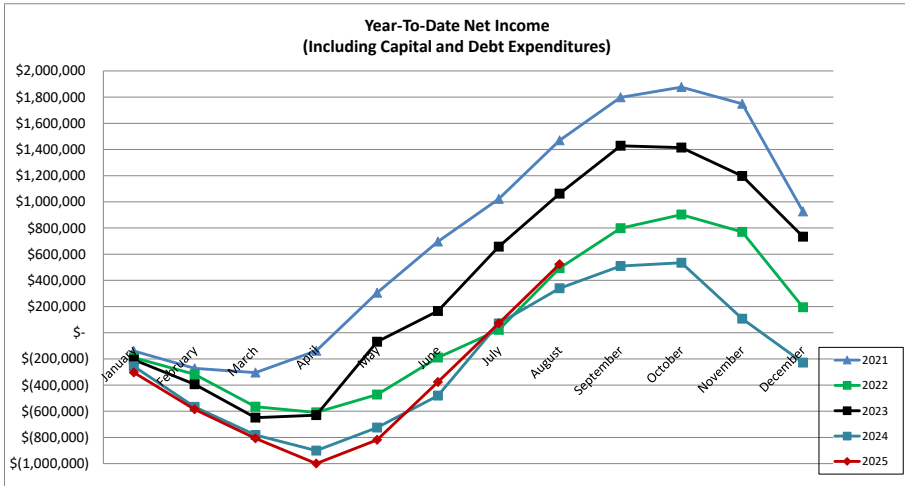


RESERVE
22
TWENTY-TWO

RESERVE 22
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
As of August 31, 2025

ORG/ OBJECT	DESCRIPTION	2025 BUDGET	MONTH				YEAR-TO-DATE				
			2025	2024	DIFF	% DIFF	2025	2024	DIFF	% DIFF	
KEY METRICS											
			<u>Goal</u>								
<i>Revenue Source:</i>											
	Restaurant & Bar	N/A	\$ 269,057	\$ 271,495	\$ (2,438)	-1%	\$ 1,382,888	\$ 1,459,020	\$ (76,133)	-5%	
	Banquets	N/A	102,483	104,462	(1,980)	-2%	680,122	669,534	10,588	2%	
	Other	N/A	70,752	75,454	(4,702)	-6%	289,441	299,501	(10,060)	-3%	
	Total	\$ 3,748,450	\$ 442,292	\$ 451,412	\$ (9,120)	-2%	\$ 2,352,450	\$ 2,428,056	\$ (75,605)	-3%	
	Reserve 22 Revenues (Last 12 Months)	\$ 3,748,450					\$ 3,516,788	\$ 3,622,679	\$ (105,891)	-3%	
	Reserve 22 Expenses (Last 12 Months)	\$ 3,358,636					\$ 3,361,589	\$ 3,371,000	\$ (9,411)	0%	
	# Guest Checks (Restaurant/Bar)	N/A	6,460	6,386	74		32,504	34,030	(1,526)		
	Revenue Per Guest Check	N/A	\$ 41.65	\$ 42.51	\$ (0.86)		\$ 42.55	\$ 42.87	\$ (0.33)		
	# Guests (Restaurant/Bar)	N/A	9,799	9,699	100		49,589	53,763	(4,174)		
	Average Guest Spend	N/A	\$ 27.46	\$ 27.99	\$ (0.53)		\$ 27.89	\$ 27.14	\$ 0.75		
	Cost of Goods Sold %	28%	36%	30%	7%		28%	28%	0%		
	<i>Cost of Goods Sold % (By Category):</i>										
	Cost of Goods Sold - Beer	26%	31%	29%	1%		24%	23%	1%		
	Cost of Goods Sold - Wine	31%	39%	39%	-1%		28%	28%	-1%		
	Cost of Goods Sold - Liquor	21%	38%	25%	13%		22%	21%	1%		
	Cost of Goods Sold - NA Beverages	52%	58%	56%	2%		54%	60%	-6%		
	Cost of Goods Sold - Food	32%	39%	30%	8%		32%	32%	0%		
	Personnel Expenses as % of Revenues	50%	43%	39%	3%		54%	51%	3%		
	Prime Cost (Cost of Goods Sold + Personnel Expenses) as % of Revenues	78%	79%	69%	10%		82%	79%	3%		

Village Links / Reserve 22
 Dashboard Financial Reports
 As of August 31, 2025



**VILLAGE LINKS / RESERVE 22
MONTHLY CASH INCREASE/DECREASE HISTORY (000)**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2015	(100)	(63)	9	67	80	153	356	352	239	(97)	(42)	(689)
2016	(114)	(20)	41	(109)	206	296	186	237	160	36	(76)	(671)
2017	(114)	42	(218)	(57)	(11)	223	328	291	72	(69)	(151)	(681)
2018	(113)	(50)	(157)	(56)	216	153	291	92	165	(102)	(160)	(716)
2019	(144)	(53)	(138)	(136)	99	304	319	171	146	(64)	(148)	(680)
2020	(173)	(21)	(43)	(225)	69	516	237	500	214	(23)	(21)	(843)
2021	(135)	(26)	96	172	371	412	220	431	272	127	(137)	(852)
2022	(173)	19	(130)	(48)	40	289	111	474	228	105	(115)	(611)
2023	(181)	(45)	(196)	53	503	177	449	426	264	73	(231)	(492)
2024	(269)	(144)	(31)	(215)	133	145	584	301	(80)	204	(436)	(401)
2025	(296)	(110)	(138)	(81)	31	323	386	461				
Avg	(165)	(43)	(82)	(58)	158	272	315	340	168	19	(152)	(664)
Best	(100)	42	96	172	503	516	584	500	272	204	(21)	(401)
Worst	(296)	(144)	(218)	(225)	(11)	145	111	92	(80)	(102)	(436)	(852)

NEXT 12 MONTH CASH BALANCE SCENARIOS

	2025 Sep	2025 Oct	2025 Nov	2025 Dec	2026 Jan	2026 Feb	2026 Mar	2026 Apr	2026 May	2026 Jun	2026 Jul	2026 Aug
Avg	3,197	3,216	3,064	2,401	2,236	2,193	2,111	2,053	2,211	2,483	2,798	3,137
Best	3,301	3,505	3,484	3,083	2,983	3,025	3,121	3,293	3,796	4,312	4,896	5,396
Worst	2,949	2,847	2,411	1,559	1,263	1,119	902	676	665	810	921	1,013

August 2025 Cash On Hand 3,029



**Glen Ellyn Recreation
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/26/2025 7:00 AM
Department: Village Links
Department Head: Noel Allen
Category: Report
Prepared By: Noel Allen

**AGENDA ITEM (ID # 2025-
573)**

DOC ID: 2025-573

Manager's Report

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Manager's Report - August 2025

“Committed to Excellence since 1967”

Manager’s Report for AUGUST 2025

Submitted by Noel Allen, General Manager

August 2025 had slightly below normal temperatures and above normal precipitation. Looking at August observations from O’Hare, average temperature was 73.3°F (0.5°F below normal), and precipitation was 5.03” (0.78” above normal) while we received 5.84” on-site. Carts were available 27 days on the 18-Hole Course (87% availability) and 26 days on the 9-Hole Course (84% availability).

High Temperatures in August																				
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
100° days																				
90° days	2	3	3	1	7	5		4	1	3	1		3	9	3	6	1		5	2
80° days	15	16	14	18	19	19	18	19	19	24	15	17	17	10	19	20	15	18	17	18
70° days	13	12	13	12	5	6	12	8	11	4	13	13	10	11	9	5	9	13	8	11
60° days	1		1	1		1	1		1		2	1	1	1			6		1	
50° days																				
40° days																				
30° days																				
Rain	5.8"	2.6"	1.3"	2"	4.5"	0.6"	3.1"	5.6"	1.0"	4.2"	5.4"	5.7"	2.3"	3.8"	3.9"	5.0"	4.5"	1.8"	8.6"	3.5"

GOLF

Rounds played were up 3% for the month, and are down 3% for the year.

Green Fee revenue was up 6% for the month, and is up 2% for the year.

Driving Range revenue was up 19% for the month, and is up 5% for the year.

Motor Car revenue was down 10% for the month, and is down 5% for the year.

Pro Shop sales were up 10% for the month, and are up 2% for the year.

Overall Golf revenues were up 5% for the month, and are up 1% for the year.

Golf Revenue - AUGUST										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Rounds	11,176	12,220	11,145	11,969	15,205	12,631	13,747	13,906	14,733	15,116
Green Fees	285,344	312,940	291,845	310,676	426,495	389,731	408,708	429,340	488,228	519,875
Driving Range	38,251	43,355	49,420	46,133	76,031	67,415	75,650	75,559	86,027	102,075
Pro Shop	20,834	26,196	25,808	23,782	28,366	22,480	34,334	39,495	31,237	34,374
Carts	77,363	91,898	86,765	92,670	119,925	109,209	118,477	120,561	128,734	116,442
Resident Cards	560	710	690	1,000	2,050	660	670	570	740	840
Miscellaneous	7,597	8,501	7,085	8,831	10,597	10,162	11,262	15,169	11,725	13,389
Total Revenue	429,950	483,600	461,613	483,092	663,429	599,657	649,101	686,988	746,691	786,995
<i>Green Fee & Driving Range Revenues in August were the highest in the past 10 years</i>										

A great first and last week of the month helped offset a hot and extremely wet week 3, and propelled Green Fees and Driving Range revenues to record levels. Total golf revenues were up over \$40K or 5% in August and are now up 1% for the year. Utilization of our golf courses this month was up again with golf playable hours up 2% over August 2024 and rounds played up 3% compared to last August. Heavy rains in the middle of the month affected the use of golf carts, grounding carts on four days on the 18-hole course and five days on the 9-hole course. Last August golf carts were only grounded one day.

Golf staff held the 59th Annual Glen Ellyn Open, which determines the Men's & Women's Club Champions at the Village Links. This year, 96 men and five women competed for the title with Jann Zuzzyse Atendido claiming the men's division and Mary Ellen Martin capturing her 17th win. In 2024, there were 113 men and nine women players. This year's participation was down due to wet conditions which prevented the use of golf carts, reducing the fields from 125 scheduled men and seven scheduled women. Preparations are being made to hold the Senior Glen Ellyn Open in September.

Weekend permanent tee times wrapped up for the season at the end of August, as well as many of our weekly golf leagues. High School golf began in August and will run through the beginning of October. Seven teams from Glenbard West, Glenbard South, Montini, and St. Francis use our facility to practice at the driving range and short game areas, as well as utilize our golf courses to host matches and for practice rounds. The Village Links provides discounted green fees and driving range fees, as well as advanced reservations, in order to help facilitate the condensed fall schedule.

Golf staff also executed six shotgun start golf outings in August, one less than in 2024.

RESERVE 22

Reserve 22 - AUGUST				Year to Date		
	2024	2025	+/-	2024	2025	+/-
Restaurant & Bar	271,495	269,057	-0.9%	1,460,256	1,384,116	-5.2%
Banquets	88,913	87,316	-1.8%	575,883	581,847	1.0%
Beverage Cart	34,169	26,164	-23.4%	116,883	104,128	-10.9%
Halfway House	29,193	32,365	10.9%	129,426	132,305	2.2%
Golf Express	12,093	12,223	1.1%	52,637	52,458	-0.3%
Service Fee	15,549	15,167	-2.5%	93,652	98,274	4.9%
Total Reserve 22	451,412	442,292	-2.0%	2,428,735	2,353,128	-3.1%

Total Reserve 22 revenues were down for the 7th straight month this year, with restaurant, bar and concessions down 0.9% and banquets and outings down 1.8%. Hot and rainy conditions in weeks 2 and 3 hindered patio sales again this month which affects normal diners as well as golfers who dine on the day they play. Beverage cart sales were again down due to heavy rainfall in week 3 which prevented golf carts on three more days than in 2024, which again also explains why HWH sales increased as golfers had to use the HWH exclusively on four days in August 2025.

In August 2025, we hosted 33 events across all spaces – a decrease of five events compared to August 2024. Our banquet sales team did not meet in August, as the recruitment process for our new Director of Food & Beverage was a large priority. However, Marketing Specialist, Julie Rusin, joined the Wheaton Chamber of Commerce and attended an event which has already yielded some prospective events. Marketing also ran a complimentary sparkling wine greet promotion to anyone who booked a shower in August. It also produced a few leads. Both initiatives were ideas coming from last month's sales meeting.

Sales for our new carryout program through the Village Links app continued to disappoint. Staff made the decision to discontinue this program at the end of the month. We will receive a pro-rated credit from our vendor to use for 2026 app licensing.

Full-time Sous Chef Juan Reyes joined the R22 team in mid-month and continued training for the majority of August. The back of the house will benefit tremendously with his experience and expertise, which will allow Chef Tom Fota to get caught up and focus on our upcoming special menus and seasonal menu change. We also successfully recruited our new Director of Food & Beverage and will welcome David Manseau in early September.

KEY METRICS

	January	February	March	April	May	June	July	August	September	October	November	December
Rounds	0.0%	0.3%	2.2%	5.7%	12.7%	16.8%	17.7%	17.3%	13.9%	8.7%	4.2%	0.4%
Green Fee	0.0%	0.1%	1.6%	5.5%	12.9%	16.4%	17.2%	17.0%	15.1%	7.9%	3.4%	2.8%
Carts	0.0%	0.1%	1.2%	4.3%	10.8%	17.1%	18.4%	19.0%	15.8%	9.1%	4.0%	0.1%
Driving Range	0.0%	0.6%	3.4%	7.3%	12.1%	16.5%	18.3%	17.5%	13.6%	7.3%	2.9%	0.3%
Pro Shop	0.4%	1.3%	4.2%	6.4%	10.3%	17.1%	16.1%	15.9%	12.9%	10.1%	3.4%	1.8%
Food	2.5%	3.3%	4.0%	5.6%	10.5%	14.6%	13.6%	13.9%	12.8%	8.2%	5.1%	6.0%
Total	1.1%	1.8%	3.1%	5.6%	11.5%	15.6%	15.7%	15.6%	13.9%	8.0%	4.1%	3.8%
Targets												
	January	February	March	April	May	June	July	August	September	October	November	December
Rounds	22	236	1,742	4,533	10,147	13,454	14,173	13,866	11,140	6,950	3,388	349
Green Fee	46	4,175	45,495	154,289	362,445	459,018	480,829	477,224	423,434	220,235	95,666	77,144
Carts	-5	735	7,499	28,001	70,349	111,408	119,565	123,756	102,710	58,921	26,241	820
Driving Range	229	3,186	17,148	36,635	60,297	82,531	91,709	87,740	67,991	36,391	14,654	1,489
Pro Shop	793	2,511	8,479	12,757	20,691	34,228	32,271	31,746	25,804	20,178	6,874	3,667
Food	94,438	122,559	151,211	209,584	391,970	546,285	508,935	519,234	481,517	306,248	189,753	226,716
Total	89,583	150,154	251,398	457,657	939,916	1,272,429	1,277,339	1,273,657	1,131,307	653,622	336,437	306,051
Actuals												
	January	February	March	April	May	June	July	August	September	October	November	December
Rounds	38	86	2,421	6,176	12,520	14,270	14,308	15,116				
Green Fee	179	403	62,813	207,854	445,247	497,614	464,441	519,875				
Carts	0	0	10,520	36,984	97,801	115,359	109,527	116,442				
Driving Range	270	1,073	20,902	48,603	87,096	90,196	93,436	102,075				
Pro Shop	1,431	1,569	9,942	15,533	31,606	35,480	31,364	34,374				
Food	105,266	118,302	186,672	217,451	425,797	455,952	401,396	442,292				
Total	108,494	147,641	306,133	540,707	1,105,624	1,217,201	1,121,967	1,229,227				
+/- Targets Month												
	January	February	March	April	May	June	July	August	September	October	November	December
Rounds	16	-150	679	1,643	2,373	816	135	1,250	-11,140	-6,950	-3,388	-349
Green Fee	133	-3,772	17,318	53,565	82,802	38,596	-16,388	42,651	-423,434	-220,235	-95,666	-77,144
Carts	5	-735	3,020	8,983	27,452	3,951	-10,038	-7,313	-102,710	-58,921	-26,241	-820
Driving Range	41	-2,113	3,755	11,969	26,799	7,666	1,727	14,335	-67,991	-36,391	-14,654	-1,489
Pro Shop	638	-942	1,463	2,776	10,914	1,252	-908	2,629	-25,804	-20,178	-6,874	-3,667
Food	10,829	-4,257	35,461	7,867	33,827	-90,333	-107,539	-76,942	-481,517	-306,248	-189,753	-226,716
Total	18,912	-2,512	54,734	83,050	165,708	-55,229	-155,372	-44,431	-1,131,307	-653,622	-336,437	-306,051
+/- Targets YTD												
	January	February	March	April	May	June	July	August	September	October	November	December
Rounds	16	-134	545	2,189	4,561	5,377	5,512	6,763	-4,377	-11,328	-14,716	-15,065
Green Fee	133	-3,639	13,679	67,244	150,047	188,642	172,254	214,905	-208,529	-428,764	-524,430	-601,574
Carts	5	-731	2,290	11,273	38,725	42,676	32,638	25,325	-77,385	-136,305	-162,547	-163,367
Driving Range	41	-2,072	1,683	13,651	40,450	48,116	49,843	64,177	-3,813	-40,205	-54,859	-56,348
Pro Shop	638	-304	1,159	3,935	14,850	16,101	15,193	17,822	-7,982	-28,160	-35,034	-38,701
Food	10,829	6,571	42,032	49,900	83,727	-6,606	-114,145	-191,088	-672,605	-978,853	-1,168,606	-1,395,322
Total	18,912	16,399	71,134	154,184	319,892	264,664	109,291	64,861	-1,066,446	-1,720,069	-2,056,506	-2,362,557

Year-to-date comparisons to targeted budget numbers were a mixed bag with gains in golf rounds, green fees, driving range and pro shop, but misses in carts, food and total revenues. Last year through August, total revenues were \$612,033 ahead of our target with this year now coming in at only \$64,861 ahead of target. Last year Food Revenue was ahead of target by \$84K, and this year we are trailing target by \$191K.

We are now heading into our busiest outing month of September. Unfortunately, shorter days and cooler temperatures will begin to curb golf activity. Preparation for our off season has begun with purchases of additional holiday décor for our annual Holiday Pop Up Bar, which has expanded into the dining room as well.

Breaking down some comparative metrics:

August 2025 GPH **up** 2% from August 2024 and **up** 3% from a "normal" year

August YTD 2025 GPH **up** 2% from August 2024 YTD and **up** 1% from a "normal" year

July 2025 Golf Datatech Chicagoland rounds played **up** 0.8%

July 2025 Village Links rounds played **down** 5% - *normally we are stronger than the Chicagoland metric*

YTD through July 2025 Golf Datatech Chicagoland rounds played **up** 0.1%

YTD through July 2025 Village Links rounds played **down** 5% - *normally we are stronger than the Chicagoland metric but we opened for the season 17 days later in 2025 and many courses were not as aggressive as we were in 2024*

August YTD 2025 total revenue \$64,861 **over** YTD budget target, while August YTD 2024 total revenue was over YTD budget target by \$612,033 (**Note:** 2025 targets were increased by \$783,150)

Golf cars grounded 4 days in August 2025 and 1 day in August 2024

August 2025 R22 restaurant and bar sales **down** 0.9%

August YTD 2025 R22 restaurant and bar sales **down** 5.2%

August 2025 R22 banquet sales **down** 1.8%

August YTD 2025 R22 banquet sales **up** 1.0%

August 2025 R22 Total Revenues **down** 2.0%

August YTD 2025 R22 Total Revenues **down** 3.1%

GOLF COURSE AND GROUNDS

August proved to be very difficult as we had a mix of heat and rain. Disease pressure was up on our bent grass surfaces (greens, tees, fairways) but our preventative applications held up very well. Heavy rains in week 3 left standing water in many low spots on fairways resulting in marginal turf loss. Seeding efforts will be underway in September to begin repairing those areas. This illustrates why we ground golf cart use during high moisture and heat periods as carts on wet soil creates compaction which creates poor drainage and puddles. The puddles then act like a magnifying glass when the sun comes out and essentially cooks the grass plants that are submerged. The majority of rains this month were heavy, with the day of the Glen Ellyn Open receiving 2.16" and the following Monday receiving 2.46".

Grounds

1. Greens have remained firm, in spite of increased humidity
2. Bunkers raked daily
3. Filled tee divots daily
4. High School and College staff back to school leaving a few available to work
5. 5 irrigation repairs
6. Lambert Lake trash removal and mowing
7. Remove woody plants around ponds
8. Continued trimming hedges at entrance and cutting growth back along paths and perimeters
9. Suppling lots of produce (herbs mostly) from Greenhouse
10. Contractor treated ponds weeds in 6 ponds (trial effort to plan for 2026)
11. Path repair at Panfish Park
12. Outflow cleanup at Panfish Park to maintain storm water
13. Pushed bunkers 3 times (2-3 day process each time)
14. Repaired drainage in practice bunker
15. Cleared growth off fence along Winchell Way

Mechanical and Building Maintenance

1. Shop cleanup and reorganization as time allows (always looking for efficiencies)
2. 35 pieces of equipment were repaired and/or serviced
3. Replaced lights in patio area
4. Toilets repaired
5. Kitchen hood vents cleaned
6. Grease pit cleaned and permit filed
7. Installed new light fixtures in Blue Heron Room



Standing water on many parts of the course coupled with high heat left turf susceptible to loss.



Water overflowing the bank of one of our ponds.



Drainage repair on our practice bunker.



The practice bunker fully restored and ready for use.



We began a test to treat our ponds to remove lily pads and algae.



Treatment of our ponds in small sections to keep our water sources clean and safe.



A few days after treating, ponds began to show positive signs.



The lily pads on hole 14 & 15 beginning to recede.



Results of pond treatment after a few weeks.



**Glen Ellyn Recreation
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/26/2025 7:00 AM
Department: Village Links
Department Head: Noel Allen
Category: Report
Prepared By: Mike Campbell

**AGENDA ITEM (ID # 2025-
808)**

DOC ID: 2025-808

a. Golf - Mike Campbell

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:



**Glen Ellyn Recreation
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/26/2025 7:00 AM
Department: Village Links
Department Head: Noel Allen
Category: Report
Prepared By: Noel Allen, David Manseau

**AGENDA ITEM (ID
2025-810)**

DOC ID: 2025-810

b. Reserve 22 - Noel Allen / David Manseau

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:



**Glen Ellyn Recreation
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/26/2025 7:00 AM
Department: Village Links
Department Head: Noel Allen
Category: Report
Prepared By: Andrew Cross

**AGENDA ITEM (ID # 2025-
811)**

DOC ID: 2025-811

c. Grounds - Andrew Cross

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:



**Glen Ellyn Recreation
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/26/2025 7:00 AM
Department: Village Links
Department Head: Noel Allen
Category: Discussion Item
Prepared By: Steve Thompson

**AGENDA ITEM (ID
2025-574)**

DOC ID: 2025-574

Trustee Liaison - Steve Thompson

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments: