REGULAR MEETING – FINANCE & CLAIMS COMMITTEE
AGENDA

AUGUST 13, 2026, 7:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.

Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Chitsamay Lam at clam@norwalkct.gov with the subject line “Public Comment” to provide written public comment prior to the meeting.

AMENDED

I. CALL TO ORDER

II. ROLL CALL

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: 07-09-26

IV. PUBLIC PARTICIPATION

V. REPORTS

A. Oak Hills Park Authority Monthly Financial Statements for May and June 2026 and FY27 Budget Annual Detail

B. Tax Assessor Report

C. Narrative on Tax Collections dated August 2026

D. Monthly Tax Collector's Reports dated June 2026 and June 2026 Advance Collections

E. Claims Committee Report dated August 2026

VI. <u>OLD BUSINESS</u>

VII. <u>NEW BUSINESS</u>

A. BE IT RESOLVED, that a transfer of Planning & Zoning capital funds of $50,000 from account 09243730-5777-C0675 (Norden Study) and $28,000 from account 09243730-5777-C0676 (General Code Map Link) to the Norwalk Redevelopment Agency, to be combined with $72,000 from a USDOT grant, for the purposes of developing design guidelines for the CD-4 zone is approved.

VIII. <u>ADJOURNMENT</u>

CITY OF NORWALK
FINANCE & CLAIMS COMMITTEE
REGULAR MEETING
JULY 9, 2026
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.

Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Chitsamay Lam at clam@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

Chair Frayer called the meeting to order at 7:00 p.m. There was a quorum present.

II. ROLL CALL

ATTENDANCE: James Frayer, Chair; Johan Lopez, Vice Chair; Richard Dellinger, Nicole Eaddy, Brian Bailey
STAFF: Jared Schmitt, Chief Financial Officer; Joyce Liu, IT Director; Sharon Conners, Purchasing Agent; Chitsamay Lam, Comptroller; Ralph Valenzisi, BOE
OTHERS: Majority Leader Jalin Sead

Chair Frayer acknowledged those present as noted above.

III. ACCEPTANCE OF MINUTES

A. REGULAR MEETING: 06-11-2026

****MR. DELLINGER MOVED TO ACCEPT THE MINUTES OF 6-11-26**
****MR. DELLINGER REQUESTED TO HAVE ALAN DUTTON AND DENISE BROWN OF OAK HILLS PARK NAMES MOVED FROM STAFF TO OTHERS.**
****MOTION PASSED UNANIMOUSLY WITH CHANGES**

IV. PUBLIC PARTICIPATION

There was no Public Participation.

Public participation closed at 7:04p.m.

V. REPORTS

A. OAK HILLS PARK AUTHORITY MONTHLY FINANCIAL STATEMENTS FOR MAY 2026 AND FY27 BUDGET ANNUAL DETAIL

**CHAIR FRAYER TABLED THE REPORT TO THE NEXT MEETING

B. NARRATIVE ON TAX COLLECTIONS

Chair Frayer gave a brief overview.

****MS. EADDY MOVED TO ACCEPT THE NARRATIVE ON TAX COLLECTIONS**
****MOTION PASSED UNANIMOUSLY**

C. MONTHLY TAX COLLECTOR'S REPORTS DATED MAY 2026

Chair Frayer gave a brief overview.
Updates on the cannabis revenue from the Chief Financial Officer, Jared Schmitt.

****MS. EADDY MOVED TO ACCEPT THE NARRATIVE ON TAX**

COLLECTIONS
****MOTION PASSED UNANIMOUSLY**

D. **CLAIMS COMMITTEE REPORT DATED JULY 2026**

****MR. DELLINGER MOVED TO ACCEPT THE CLAIMS COMMITTEE REPORT DATED JULY 2026 AS SUBMITTED**
****MOTION PASSED UNANIMOUSLY**

E. **TAX ASSESSOR REPORT**

**CHAIR FRAYER TABLED THE REPORT TO THE NEXT MEETING

F. **PURCHASING REPORT**

Updates from the Purchasing Agent, Sharon Conners

****MR. DELLINGER MOVED TO ACCEPT THE PURCHASING REPORT**
****MOTION PASSED UNANIMOUSLY**

VI. **OLD BUSINESS**

There was no report on Old Business.

VII. **NEW BUSINESS**

Chair Frayer read Items A1-A6 together.

A. **1. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO BRISK TEACHING, FOR SOFTWARE, FOR AN AMOUNT NOT TO EXCEED $34,500, ACCOUNT 09275010-5777-C0112, AND FORWARD TO THE COMMON COUNCIL FOR FURTHER ACTION.**

2. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO EXEMPLARS INC., FOR SOFTWARE, FOR AN AMOUNT NOT TO EXCEED $29,575, ACCOUNT 09275010-5777-C0112, AND FORWARD TO THE COMMON COUNCIL FOR FURTHER ACTION.

3. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO CDW EDUCATION, FOR SOFTWARE, FOR AN AMOUNT NOT TO EXCEED $211,200, ACCOUNT 09275010-5777-C0112, AND FORWARD TO THE COMMON COUNCIL FOR FURTHER ACTION.

4. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO LAZEL INC., FOR SOFTWARE, FOR AN AMOUNT NOT TO EXCEED $100,133.04,

ACCOUNT 09275010-5777-C0112, AND FORWARD TO THE COMMON COUNCIL FOR FURTHER ACTION.

5. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO MAGIC SCHOOL INC., FOR SOFTWARE, FOR AN AMOUNT NOT TO EXCEED $20,542, ACCOUNT 09275010-5777-C0112, AND FORWARD TO THE COMMON COUNCIL FOR FURTHER ACTION.

6. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO ROCKETLIT INC., FOR SOFTWARE, FOR AN AMOUNT NOT TO EXCEED $31,729.50, ACCOUNT 09275010-5777-C0112, AND FORWARD TO THE COMMON COUNCIL FOR FURTHER ACTION.

Updates from Assistant Superintendent of Digital Learning & Innovation, Mr. Valenzisi

****MS. EADDY MOVED ITEMS A1-A6**
****MOTION PASSED UNANIMOUSLY**

B.

Authorize the Mayor to accept a State and Local Cybersecurity Grant Program (SLCGP) award in the amount of $24,000 and to execute all required grant documents. The grant requires a City match of $6,000, for a total project value of $30,000.

City match account: 011370-574C.

Updates from I.T. Director, Joyce Liu

****MR. BAILEY MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

C. **AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO TOTAL COMMUNICATIONS, INC. FOR A THREE-YEAR PURE STORAGE SUPPORT AND MAINTENANCE RENEWAL, INCLUDING A CONTROLLER UPGRADE UNDER THE EVERGREEN GOLD/FOREVER SUPPORT PROGRAM, FOR THE PERIOD OF AUGUST 2, 2026, THROUGH AUGUST 1, 2029, UTILIZING CONNECTICUT NASPO CONTRACT #23PSX0163AE-8. TOTAL COST NOT TO EXCEED $87,630.39.**
ACCOUNT ALLOCATION: 011370-574C

Updates from I.T. Director, Joyce Liu

****MR. BAILEY MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

D. **<u>RESOLUTION: REQUESTING FOR THE DEPARTMENT OF PUBLIC WORKS' PAVING PROJECTS THE AMOUNT OF $800,000 FROM THE MUNICIPAL GRANT IN AID (MGIA) – 2026 ALLOCATION. ACCOUNT 580000-5796-AID10 PAVING DPW MUNICIPAL AID</u>**

Updates from Chief Financial Officer, Jared Schmitt

****MR. DELLINGER MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

E. **<u>RESOLUTION: REQUESTING FOR THE DEPARTMENT OF PUBLIC WORKS A TRANSFER OF CAPITAL FUNDING FROM VETERANS MEMORIAL (ACCOUNT # 09246030-5777-C0367) IN THE AMOUNT OF $700,000 TO CALF PASTURE BEACH (ACCOUNT # 09266030-5777-C0365) FOR CONSTRUCTION OF THE PAVILION.</u>**

Updates from Chief Financial Officer, Jared Schmitt

****MR. BAILEY MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

VIII. ADJOURNMENT

Ms. Eaddy moved to adjourn.
Motion passed unanimously.
The meeting was adjourned at 7:57 p.m.

Respectfully Submitted,
Monique Cipriano

Oak Hills Park Authority
May 2026 Financial Commentary

Operations Updates:

- Golf revenue rounds and cart rounds performed above budget for the first eleven months of FY26, with Discount ID cards coming in slightly under budget but catching up.
- The Fiscal 2027 budget (ending 6/30/27) was voted on and approved by the Authority.
- The year-end audit begins at the end of July.

YTD Financial Highlights:

- FY26 YTD net operating income was over budget by $235k and we ended March with a $760k cash balance which includes $85k in the capital reserve bank account.
  - Revenue was over-budget by $273k thanks to strong golf rounds.
  - Expenses were over-budget by $38k due to building and equipment maintenance, offset by wages and benefits.
- OHPA made $107k in repayments to the City for the first eleven months of the fiscal year.
- OHPA has invested in higher-than-normal capital improvements throughout the course of the year with a focus on bunkers in the first half of the fiscal year.

Other:

- As part of our initiative of investing and diversifying excess cash, we continue to have money spread out among three banks in various types of interest-bearing accounts.

Updated through ***5/31/2026***

		Fiscal Year To Date				
		Budget	**Actuals**	**Variance**	**Var %**	**Comments**
Sales	Revenue Rounds	36,882	38,409	1,527	4.1%	Other than a drop over the winter due to closure, utilization remains high throughout the year
	Non-Revenue Rounds	3,713	3,353	(360)	-9.7%	Less season passholder rounds than anticipated
	Total Rounds	**40,595**	**41,762**	1,167	2.9%	
	Carts	21,180	23,965	2,785	13.1%	Budgeted carts may have been too low
	ID Cards	1,100	1,074	(26)	-2.4%	ID card sales in Spring have made up for the very sluggish start to 2026

		Budget	**Actuals**	**Variance**	**Var %**	**Comments**
P&L	Golf Revenue	2,052,596	2,325,614	273,018	13.3%	Driven primarily by greens fees
	Tennis Revenue	39,800	37,800	(2,000)	-5.0%	
	Restaurant Revenue	41,500	44,353	2,853	6.9%	First Quarter rev share was slightly higher than anticipated
	Other Revenue	42,082	41,308	(774)	-1.8%	
	Total Revenue	**2,175,978**	**2,449,075**	**273,097**	**12.6%**	
	Management Salary	264,872	230,587	(34,285)	-12.9%	No Head Golf Pro from November through February
	Operations Salary	256,425	276,329	19,904	7.8%	Overall higher staffing
	Maintenance Salary	502,218	486,465	(15,753)	-3.1%	Overall lower staffing
	Employee Benefits	156,326	136,901	(19,425)	-12.4%	Driven mostly by lower than expected Health Insurance
	Administrative	210,416	239,411	28,995	13.8%	CC fees, professional exp and office expense over-budget, offset by various line items
	Interest & Insurance	130,890	127,367	(3,523)	-2.7%	
	Sales & Operations	10,847	8,775	(2,072)	-19.1%	
	Park Maintenance	227,521	242,851	15,330	6.7%	Higher water and grass treatment costs, offset by lower grounds maintenance and tree maintenance
	Park Equipment	97,834	153,192	55,358	56.6%	Driven by higher building and equipment maintenance expenses due to the age of both categories
	Carts	49,830	43,185	(6,645)	-13.3%	Cart lease ended one month earlier than budgeted offset by higher property taxes than estimated
	Tennis	-	-	-		
	Operating Expense	**1,907,179**	**1,945,063**	**37,884**	**2.0%**	
	Net Operating Income	**268,799**	**504,012**	**235,213**	**87.5%**	
Balance Sheet	Capital Improvements	(324,500)	(417,748)	(93,248)	28.7%	Bunkers, air handlers, water heater, asphalt striping, improvements to structures and new water well
	Line of Credit Balance	-	-	-		
	Capital Reserve Cash Bal	98,627	84,961	(13,666)	-13.9%	Portion of cash restricted for capital improvements per our lease requirements
	Cash Balance	429,670	675,128	245,458	57.1%	Net operating income overage less cap ex overage, deferred revenue from annual pass sales

Updated through ***5/31/2026***

		Rest of Fiscal Year				
		Budget	**Proj.**	**Variance**	**Var %**	**Comments**
Sales	Revenue Rounds	6,825	6,962	137	2.0%	Projections are slightly higher than Budget
	Non-Revenue Rounds	687	687	-	0.0%	Projections are still in line with Budget
	Total Rounds	**7,512**	**7,649**	137	1.8%	
	Carts	3,919	3,919	-	0.0%	Projections are still in line with Budget
	ID Cards	100	100	-	0.0%	Projections are still in line with Budget

		Budget	**Proj.**	**Variance**	**Var %**	**Comments**
P&L	Golf Revenue	358,657	387,350	28,693	8.0%	Projections are slightly higher than Budget
	Tennis Revenue	10,400	10,400	-	0.0%	Projections are still in line with Budget
	Restaurant Revenue	11,000	11,000	-	0.0%	Projections are still in line with Budget
	Other Revenue	3,918	3,918	-	0.0%	Projections are still in line with Budget
	Total Revenue	**383,975**	**412,668**	**28,693**	**7.5%**	
	Salaries	116,854	119,191	2,337	2.0%	Projections are slightly higher than Budget
	Employee Benefits	17,256	17,256	-	0.0%	Projections are still in line with Budget
	Administrative	18,156	18,519	363	2.0%	Projections are slightly higher than Budget
	Debt Service & Insurance	12,818	12,818	-	0.0%	Projections are still in line with Budget
	Sales & Operations	1,553	1,553	-	0.0%	Projections are still in line with Budget
	Park Maintenance	39,679	40,076	397	1.0%	Projections are slightly higher than Budget
	Park Equipment	9,166	9,166	-	0.0%	Projections are still in line with Budget
	Carts	2,590	2,590	-	0.0%	Projections are still in line with Budget
	Tennis	-	-	-		
	Operating Expense	**218,072**	**221,169**	**3,097**	**1.4%**	
	Uncategorized Exp/Rev					
	Net Operating Income	**165,903**	**191,499**	**25,596**	**15.4%**	
Balance Sheet	Capital Improvements	(20,000)	(5,000)	15,000	-75.0%	Authority voted to increase capex budget mostly due to needs for new air handlers at Clubhouse
	Line of Credit Balance	-	-	-		We do not expect to borrow during the remainder of this fiscal year.
	Capital Reserve Cash Bal	99,627	104,886	5,259	5.3%	Portion of cash restricted for capital improvements per our lease requirements
	Cash Balance	528,075	799,129	271,054	51.3%	

Oak Hills Park Authority
FY26 Actual vs. Budget

	May Act	May Bud	Var $	Var %	YTD Act	YTD Bud	Var $	Var %
REVENUE								
4000 · REVENUES								
4001 · Golf Revenue								
4010 · Golf Fees	$282,310	$207,351	$74,959	36.2%	$1,575,047	$1,283,344	$291,703	22.7%
4020 · I.D. Cards	$28,481	$29,048	-$567	-2.0%	$156,727	$166,866	-$10,139	-6.1%
4025 · Season Pass	$9,101	$8,810	$291	3.3%	$96,004	$98,530	-$2,526	-2.6%
4030 · Tournament Fees	$14,580	$18,995	-$4,415	-23.2%	$102,249	$99,528	$2,721	2.7%
4050 · Cart Revenue	$67,446	$65,021	$2,425	3.7%	$388,436	$402,432	-$13,996	-3.5%
4060 · Golf Revenue - Gift Certif.	$1,255	$1,245	$10	0.8%	$20,744	$18,755	$1,989	10.6%
4070 · Gift & Rain Checks Redeemed	-$4,405	-$2,937	-$1,468	50.0%	-$18,802	-$16,858	-$1,944	11.5%
4090 · Merchandise Sales	$177	$0	$177	0.0%	$8,147	$0	$8,147	0.0%
4091 · Merchandise Rentals	$1,670	$0	$1,670	0.0%	$3,899	$0	$3,899	0.0%
Total 4001 · Golf Revenue	**$400,616**	**$327,534**	**$73,082**	**22.3%**	**$2,332,452**	**$2,052,597**	**$279,855**	**13.6%**
4100 · Tennis Revenue	$8,400	$10,400	-$2,000	-19.2%	$37,800	$39,800	-$2,000	-5.0%
4200 · Rental Income	$2,000	$2,000	$0	0.0%	$22,000	$22,000	$0	0.0%
4300 · Investment Income	$830	$1,625	-$795	-48.9%	$13,763	$17,875	-$4,112	-23.0%
4400 · Misc. Income	$500	$322	$178	55.1%	$5,545	$2,207	$3,338	151.3%
4600 · Restaurant Income	$2,000	$2,000	$0	0.0%	$44,353	$41,500	$2,853	6.9%
Total Other Revenue	**$13,730**	**$16,347**	**-$2,617**	**-16.0%**	**$123,461**	**$123,382**	**$79**	**0.1%**
50000 · COST OF GOODS SOLD								
50000 · COGS - Merchandise	**$93**	**$0**	**-$93**	0.0%	**$6,837**	**$0**	**-$6,837**	0.0%
TOTAL GROSS PROFIT	**$414,254**	**$343,881**	**$70,558**	**20.5%**	**$2,449,075**	**$2,175,978**	**$273,096**	**12.6%**
EXPENSE								
5000 · PERSONNEL EXPENSE								
5010 · Management Salary	$24,460	$24,127	-$333	-1.4%	$230,587	$264,872	$34,285	12.9%
5030 · Operations	$45,025	$35,650	-$9,375	-26.3%	$275,835	$256,425	-$19,411	-7.6%
5040 · Operations O/T	-$74	$0	$74	0.0%	$494	$0	-$494	0.0%
5050 · Course Personnel	$34,332	$29,779	-$4,553	-15.3%	$323,513	$325,699	$2,186	0.7%
5060 · Course Personnel O/T	$600	$0	-$600	0.0%	$5,977	$0	-$5,977	0.0%
5070 · Seasonal Personnel	$29,179	$23,861	-$5,319	-22.3%	$154,698	$176,519	$21,821	12.4%
5080 · Seasonal Personnel O/T	$148	$0	-$148	0.0%	$2,277	$0	-$2,277	0.0%
Total 5000 · PERSONNEL EXPENSE	**$133,670**	**$113,417**	**-$20,254**	-17.9%	**$993,382**	**$1,023,515**	**$30,134**	2.9%
5200 · EMPLOYEE BENEFITS								
5210 · Payroll Taxes	$10,169	$8,474	-$1,695	-20.0%	$75,395	$76,272	$876	1.1%
5230 · State Unemployment	$2,236	$2,921	$685	23.4%	$22,715	$20,032	-$2,683	-13.4%
5250 · Health Insurance	$3,004	$3,453	$450	13.0%	$21,715	$37,956	$16,242	42.8%
5260 · Workmans Compensation	$1,269	$1,883	$614	32.6%	$12,283	$15,782	$3,499	22.2%
5270 · Retirement Plans	$447	$534	$87	16.2%	$4,794	$6,284	$1,491	23.7%
Total 5200 · EMPLOYEE BENEFITS	**$17,125**	**$17,265**	**$140**	0.8%	**$136,901**	**$156,326**	**$19,426**	12.4%
5400 · ADMINISTRATIVE EXPENSES								
5420 · Telephone	$722	$809	$87	10.7%	$9,043	$8,901	-$142	-1.6%
5430 · Professional Fees	$3,500	$3,271	-$229	-7.0%	$41,509	$35,979	-$5,529	-15.4%
5436 · Advertising	$1,000	$664	-$336	-50.6%	$6,128	$6,764	$636	9.4%
5440 · Office Expense	$2,834	$2,578	-$255	-9.9%	$31,545	$21,753	-$9,791	-45.0%
5441 · Bank Charges	$0	$0	$0	0.0%	$140	$50	-$90	-180.0%
5442 · Credit Card Fees	$9,037	$6,775	-$2,262	-33.4%	$60,501	$46,091	-$14,410	-31.3%
5445 · Postage	$0	$0	$0	0.0%	$198	$200	$2	1.0%
5450 · Training and Dues	$0	$324	$324	100.0%	$3,422	$2,696	-$727	-27.0%
5455 · Meals and Entertainment	$0	$100	$100	100.0%	$806	$1,100	$294	26.7%
5461 · Authority Secretarial Services	$0	$142	$142	100.0%		$1,558	$1,558	100.0%
5469 · Other Outside Services	$823	$826	$3	0.4%	$9,041	$9,009	-$32	-0.4%
5470 · Other Administrative	$547	$958	$412	43.0%	$7,179	$10,542	$3,363	31.9%
5480 · Utilities	$10,106	$8,648	-$1,458	-16.9%	$104,781	$99,773	-$5,008	-5.0%
5481 · Utilities Reimbursement	$0	$0	$0	0.0%	-$34,881	-$34,000	$881	-2.6%
Total 5400 · ADMINISTRATIVE EXPENSES	**$28,568**	**$25,096**	**-$3,473**	-13.8%	**$239,411**	**$210,416**	**-$28,995**	-13.8%
5500 · DEBT SERVICE AND INSURANCE								

Oak Hills Park Authority
FY26 Actual vs. Budget

	May Act	May Bud	Var $	Var %	YTD Act	YTD Bud	Var $	Var %
5500 · Liability Insurance	$10,665	$11,156	$491	4.4%	$111,127	$112,603	$1,475	1.3%
5520 · Interest	$1,268	$1,662	$395	23.7%	$16,240	$18,287	$2,047	11.2%
Total 5500 · DEBT SERVICE AND INSURANCE	**$11,932**	**$12,818**	**$886**	6.9%	**$127,367**	**$130,890**	**$3,522**	2.7%
5600 · SALES AND OPERATIONS								
5630 · Pro Shop Software	$555	$325	-$230	-70.8%	$5,460	$3,575	-$1,885	-52.7%
5640 · Golf Pro Supplies	$470	$468	-$2	-0.5%	$2,887	$4,072	$1,184	29.1%
5680 · Golf Pro Work Clothes	$0	$800	$800	100.0%	$428	$3,200	$2,772	86.6%
Total 5600 SALES AND OPERATIONS	**$1,025**	**$1,593**	**$568**	35.6%	**$8,775**	**$10,847**	**$2,072**	19.1%
5700 · PARK MAINTENANCE								
5710 · Water	$4,175	$2,528	-$1,648	-65.2%	$68,494	$58,381	-$10,113	-17.3%
5715 · Nature and Open Space	$5,938	$1,000	-$4,938	-493.8%	$9,126	$6,800	-$2,326	-34.2%
5720 · Heating Fuel	$2,405	$1,933	-$472	-24.4%	$13,670	$15,563	$1,893	12.2%
5730 · Grounds Maintenance	$238	$2,462	$2,224	90.3%	$20,935	$33,324	$12,389	37.2%
5740 · Tree Maintenance	$0	$0	$0	0.0%	$0	$4,800	$4,800	100.0%
5751 · Agriculture&Chemicals-Purch	$7,887	$20,716	$12,829	61.9%	$107,566	$94,783	-$12,783	-13.5%
5752 · Agriculture/Chemicals Utilized	$31,821	$0	-$31,821	0.0%	$4,012	$0	-$4,012	0.0%
5760 · Irrigation Maintenance	$1,194	$897	-$298	-33.2%	$9,575	$7,542	-$2,034	-27.0%
5770 · Consumable Tools	$0	$299	$299	100.0%	$3,270	$2,228	-$1,042	-46.8%
5780 · Tee and Green Supplies	$0	$0	$0	0.0%	$6,166	$3,932	-$2,234	-56.8%
5795 · Janitorial Supplies	$37	$0	-$37	0.0%	$37	$168	$131	78.2%
Total 5700 · PARK MAINTENANCE	**$53,695**	**$29,835**	**-$23,860**	-80.0%	**$242,851**	**$227,521**	**-$15,329**	-6.7%
5800 · PARK EQUIPMENT								
5800 · Equipment Maintenance	$4,062	$3,884	-$179	-4.6%	$58,773	$35,617	-$23,155	-65.0%
5810 · Equipment Rental	$0	$0	$0	0.0%	$0	$500	$500	100.0%
5820 · Building Maintenance	$14,131	$3,780	-$10,350	-273.8%	$82,758	$42,767	-$39,990	-93.5%
5840 · Small Equipment	$24	$0	-$24	0.0%	$3,413	$2,595	-$818	-31.5%
5860 · Gasoline/Diesel Fuel	$0	$1,451	$1,451	100.0%	$7,553	$15,229	$7,676	50.4%
5880 · Employee work clothes	$199	$375	$176	47.0%	$695	$1,125	$430	38.2%
Total 5800 · PARK EQUIPMENT	**$18,416**	**$9,490**	**-$8,926**	-94.1%	**$153,192**	**$97,834**	**-$55,358**	-56.6%
6000 · CART EXPENSE								
6010 · Cart Lease Expense	$0	$0	$0	0.0%	$23,880	$21,320	-$2,560	-12.0%
6020 · Electricity	$1,270	$1,854	$583	31.5%	$12,319	$17,879	$5,561	31.1%
6030 · Maintenance	$114	$656	$543	82.7%	$2,563	$6,230	$3,667	58.9%
6050 · Cart Insurance	$400	$400	$0	0.0%	$4,400	$4,400	$0	0.0%
6060 · Misc. Cart Expense	$0	$0	$0	0.0%	$23	$0	-$23	0.0%
Total 6000 · CART EXPENSE	**$1,784**	**$2,910**	**$1,126**	38.7%	**$43,185**	**$49,830**	**$6,645**	13.3%
TOTAL OPERATIONAL EXPENSE	**$266,216**	**$212,422**	**-$53,793**	-25.3%	**$1,945,063**	**$1,907,179**	**-$37,884**	-2.0%
TOTAL OPERATIONAL NET INCOME	**$148,038**	**$131,459**	**$16,579**	12.6%	**$504,012**	**$268,800**	**$235,212**	87.5%
Restructured City Debt	$11,239	$10,371	-$868	-8.4%	$118,274	$113,768	-$4,506	-4.0%
Commercial Debt	$29,483	$30,000	$517	1.7%	$114,441	$167,853	$53,412	31.8%
Total BS Debt Payments	**$40,722**	**$40,371**	**-$351**	-0.9%	**$232,715**	**$281,621**	**$48,906**	17.4%
NET INCOME BEFORE CAPITAL EXPENSES	**$148,038**	**$131,459**	**$16,579**	12.6%	**$504,012**	**$268,800**	**$235,212**	87.5%
8000 · OTHER EXPENSE								
8000 · Depreciation/Amortization								
8000 · Depreciation/Amort Non Cash	$32,232	$34,583	$2,351	6.8%	$354,552	$380,417	$25,865	6.8%
8001 · Capital projects								
8100 - Capital Proj Cash	$15,778	$7,500	-$8,278	-110.4%	$417,748	$324,500	-$93,248	-28.7%
8101 - Capital Proj Financed	$0	$0	$0	0.0%	$0	$0	$0	0.0%
8006 · Disposed Assets	$0	$0	$0	0.0%	-$4,980	$0	$4,980	0.0%
Capital Contribution	$0	$0	$0	0.0%	$0	$0	$0	0.0%
Total 8000 · OTHER EXPENSE	$32,232	$34,583	-$5,927	6.8%	$349,572	$380,417	-$62,403	8.1%
NET INCOME	**$115,806**	**$96,876**	**$18,930**	19.5%	**$154,440**	**-$111,617**	**$266,057**	-238.4%

OAK HILLS PARK AUTHORITY
Balance Sheet FY26
As of May 31, 2026

	Total			
	As of May 31, 2026	As of May 31, 2025 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
1000 Cash				
1021 NBT Money Market	261,355.59	237,104.87	24,250.72	10.23%
1022 NBT Payment Account	-59,939.58	-69,105.55	9,165.97	13.26%
1023 NBT Rent Escrow Sec Apt Right	1,801.00	1,801.00	0.00	0.00%
1024 NBT Capital Reserve Savings Account	1,857.44	8,652.94	-6,795.50	-78.53%
1030 Chase Platinum Checking	10.00	10.00	0.00	0.00%
1031 Chase CD	244,079.73	241,925.26	2,154.47	0.89%
1040 Bankwell Money Market	226,368.33	198,931.82	27,436.51	13.79%
1041 Bankwell Capital Reserve Savings Account	83,103.90	60,210.60	22,893.30	38.02%
1050 Petty	1,452.38	1,420.00	32.38	2.28%
Total 1000 Cash	**$ 760,088.79**	**$ 680,950.94**	**$ 79,137.85**	**11.62%**
Total Bank Accounts	**$ 760,088.79**	**$ 680,950.94**	**$ 79,137.85**	**11.62%**
Other Current Assets				
1100 Inventory	86,708.65	109,520.77	-22,812.12	-20.83%
1101 Merchandise Inventory	2,816.37	0.00	2,816.37	
1200 Receivables	0.00	10,792.46	-10,792.46	-100.00%
1300 Prepaid Expenses	51,100.73	53,653.72	-2,552.99	-4.76%
Total Other Current Assets	**$ 140,625.75**	**$ 173,966.95**	**-$ 33,341.20**	**-19.17%**
Total Current Assets	**$ 900,714.54**	**$ 854,917.89**	**$ 45,796.65**	**5.36%**
Fixed Assets				
1500 Fixed Assets				
1505 Machinery and Equipment	2,593,586.12	1,864,743.72	728,842.40	39.09%
1510 Accumulated Depreciation/Amort.	-5,542,603.33	-5,186,209.50	-356,393.83	-6.87%
1520 Furniture & Fixtures	47,140.23	47,635.23	-495.00	-1.04%
1560 Leasehold Improvements	232,593.67	208,813.40	23,780.27	11.39%
1561 Park Improvements	2,739,397.12	2,412,278.72	327,118.40	13.56%
1562 Restaurant	2,277,134.66	2,277,134.66	0.00	0.00%
1565 Amortize Leasehold Improvements	-259,117.53	-254,736.27	-4,381.26	-1.72%
1570 Capital Projects in Progress	56,073.00	113,707.55	-57,634.55	-50.69%
Total 1500 Fixed Assets	**$ 2,144,203.94**	**$ 1,483,367.51**	**$ 660,836.43**	**44.55%**
Total Fixed Assets	**$ 2,144,203.94**	**$ 1,483,367.51**	**$ 660,836.43**	**44.55%**
TOTAL ASSETS	**$ 3,044,918.48**	**$ 2,338,285.40**	**$ 706,633.08**	**30.22%**
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				

2000 *Accounts Payable	74,235.97	55,074.19	19,161.78	34.79%
Total Accounts Payable	**$ 74,235.97**	**$ 55,074.19**	**$ 19,161.78**	**34.79%**
Other Current Liabilities				
2051 Accounts Payable - OHMGA Revenue	14,337.00	1,666.00	12,671.00	760.56%
2100 Accrued Payroll	36,844.92	31,685.53	5,159.39	16.28%
2104 Accrued retirement contribution	129.79	2,153.18	-2,023.39	-93.97%
2105 Accrued Vacation Pay	18,771.81	23,271.81	-4,500.00	-19.34%
2200 Accrued Expenses	44,043.18	40,824.50	3,218.68	7.88%
2210 Security Deposits - Tenants				
2212 Security Dep - Apt 2 Right	1,900.00	1,900.00	0.00	0.00%
2213 Sec Deposit - Restaurant	1,898.00	1,208.00	690.00	57.12%
Total 2210 Security Deposits - Tenants	**$ 3,798.00**	**$ 3,108.00**	**$ 690.00**	**22.20%**
2250 Deferred Revenue	0.00	0.00	0.00	
2251 Tournament Deposits	7,428.00	10,650.00	-3,222.00	-30.25%
2253 Deferred Tennis Revenue	12,600.00	6,533.33	6,066.67	92.86%
2254 Other Deferred	146,113.21	140,176.74	5,936.47	4.23%
Total 2250 Deferred Revenue	**$ 166,141.21**	**$ 157,360.07**	**$ 8,781.14**	**5.58%**
2400 Cart Sales Tax Due	7,449.00	3,622.00	3,827.00	105.66%
Total Other Current Liabilities	**$ 291,514.91**	**$ 263,691.09**	**$ 27,823.82**	**10.55%**
Total Current Liabilities	**$ 365,750.88**	**$ 318,765.28**	**$ 46,985.60**	**14.74%**
Long-Term Liabilities				
2701 Consolidated City Debt	1,448,118.11	1,569,546.16	-121,428.05	-7.74%
2779 Wells Fargo Groundsmaster Mower and Procore Aerati	0.00	6,463.49	-6,463.49	-100.00%
2780 DLL Club Car 2021 Cart Fleet	0.00	48,652.64	-48,652.64	-100.00%
2782 Wells Fargo 2 Reelmaster 3555D Fairway Mowers	42,775.76	66,898.49	-24,122.73	-36.06%
2783 Wells Fargo 2 Baroness LM315GC Greens Mowers	28,522.13	44,073.11	-15,550.98	-35.28%
2784 Wells Fargo 2023 Spreader Trailer Roller	22,037.68	29,781.20	-7,743.52	-26.00%
2785 Wells Fargo Lastec 2023 Rotary Mower	40,889.39	53,447.15	-12,557.76	-23.50%
2786 Wells Fargo AngleMaster 3000 Grinder	11,549.48	14,102.18	-2,552.70	-18.10%
2787 Wells Fargo Blower Loader Tractor Fairway Mower	42,978.76	52,961.65	-9,982.89	-18.85%
2788 Wells Fargo Bernhard Dual Reel	34,639.78	42,550.55	-7,910.77	-18.59%
2789 Wells Fargo Toro GM Rotary Mower	52,148.22	0.00	52,148.22	
2790 DLL Club Car 2026 Cart Fleet	447,193.60	0.00	447,193.60	
2791 Club Car Visage Software 2026 Cart Fleet	117,740.00	0.00	117,740.00	
Total Long-Term Liabilities	**$ 2,288,592.91**	**$ 1,928,476.62**	**$ 360,116.29**	**18.67%**
Total Liabilities	**$ 2,654,343.79**	**$ 2,247,241.90**	**$ 407,101.89**	**18.12%**
Equity				
3900 Retained Earnings	653,882.59	270,581.10	383,301.49	141.66%
Net Income	-263,307.90	-179,537.60	-83,770.30	-46.66%
Total Equity	**$ 390,574.69**	**$ 91,043.50**	**$ 299,531.19**	**329.00%**
TOTAL LIABILITIES AND EQUITY	**$ 3,044,918.48**	**$ 2,338,285.40**	**$ 706,633.08**	**30.22%**

OAK HILLS PARK AUTHORITY
P&L - Current Month Vs. Prior Year Month
May 2026

	Total			
	May 2026	May 2025 (PY)	Change	% Change
Income				
4000 REVENUES				
4001 Golf Revenue				
4010 Golf Fees	282,310.42	255,158.70	27,151.72	10.64%
4020 I.D. Cards	28,481.00	21,233.00	7,248.00	34.14%
4025 Season Pass	9,100.88	9,387.02	-286.14	-3.05%
4030 Tournament Fees	14,580.00	29,400.00	-14,820.00	-50.41%
4050 Cart Revenue	67,446.00	57,039.00	10,407.00	18.25%
4060 Golf Revenue - Gift Certif.	1,255.00	1,161.00	94.00	8.10%
4070 Gift & Rain Checks Redeemed	-4,404.86	-2,582.00	-1,822.86	-70.60%
4090 Merchandise Sales	177.49	0.00	177.49	
4091 Merchandise Rentals	1,670.00	0.00	1,670.00	
Total 4001 Golf Revenue	**$ 400,615.93**	**$ 370,796.72**	**$ 29,819.21**	**8.04%**
4100 Tennis Revenue	8,400.00	9,800.00	-1,400.00	-14.29%
4200 Rental Income	2,000.00	2,000.00	0.00	0.00%
4300 Investment Income	830.35	2,224.98	-1,394.63	-62.68%
4400 Misc. Income	500.00	1,993.63	-1,493.63	-74.92%
4600 Restaurant Income	2,000.00	2,000.00	0.00	0.00%
Total 4000 REVENUES	**$ 414,346.28**	**$ 388,815.33**	**$ 25,530.95**	**6.57%**
Total Income	**$ 414,346.28**	**$ 388,815.33**	**$ 25,530.95**	**6.57%**
Cost of Goods Sold				
50000 Cost of Goods Sold	92.50	0.00	92.50	
Total Cost of Goods Sold	**$ 92.50**	**$ 0.00**	**$ 92.50**	
Gross Profit	**$ 414,253.78**	**$ 388,815.33**	**$ 25,438.45**	**6.54%**
Expenses				
5000 PERSONNEL EXPENSE				
5010 Management Salary	24,459.92	23,852.26	607.66	2.55%
5030 Operations	45,024.73	38,357.88	6,666.85	17.38%
5040 Operations O/T	-73.58	161.87	-235.45	-145.46%
5050 Course Personnel	34,332.17	30,087.52	4,244.65	14.11%
5060 Course Personnel O/T	599.63	909.38	-309.75	-34.06%
5070 Seasonal Personnel	29,179.47	15,995.27	13,184.20	82.43%
5080 Seasonal Personnel O/T	148.00	58.02	89.98	155.08%
Total 5000 PERSONNEL EXPENSE	**$ 133,670.34**	**$ 109,422.20**	**$ 24,248.14**	**22.16%**
5200 EMPLOYEE BENEFITS				
5210 Payroll Taxes	10,169.35	7,784.77	2,384.58	30.63%
5230 State Unemployment	2,236.00	3,354.45	-1,118.45	-33.34%
5250 Health Insurance	3,003.60	3,669.36	-665.76	-18.14%
5260 Workmans Compensation	1,268.80	2,651.41	-1,382.61	-52.15%
5270 Retirement Plans	447.06	432.63	14.43	3.34%

Total 5200 EMPLOYEE BENEFITS	**$ 17,124.81**	**$ 17,892.62**	**-$ 767.81**	**-4.29%**
5400 ADMINISTRATIVE EXPENSES				
5420 Telephone	722.24	725.31	-3.07	-0.42%
5430 Professional Fees	3,500.00	3,400.00	100.00	2.94%
5436 Advertising	1,000.00	600.00	400.00	66.67%
5440 Office Expense	2,833.61	3,696.97	-863.36	-23.35%
5442 Credit Card Fees	9,037.02	8,881.70	155.32	1.75%
5450 Training and Dues	0.00	655.00	-655.00	-100.00%
5455 Meals and Entertainment	0.00	100.00	-100.00	-100.00%
5461 Authority Secretarial Services	0.00	190.00	-190.00	-100.00%
5469 Other Outside Services	822.65	735.40	87.25	11.86%
5470 Other Administrative	546.57	1,004.41	-457.84	-45.58%
5480 Utilities	10,106.26	8,957.42	1,148.84	12.83%
5500 Liability Insurance	10,664.72	9,911.96	752.76	7.59%
5520 Interest Expense	1,267.63	1,382.44	-114.81	-8.30%
Total 5400 ADMINISTRATIVE EXPENSES	**$ 40,500.70**	**$ 40,240.61**	**$ 260.09**	**0.65%**
5600 SALES AND OPERATIONS				
5630 Pro Shop Software	555.25	325.00	230.25	70.85%
5640 Golf Pro Supplies	469.91	359.17	110.74	30.83%
5680 Golf Pro Work Clothes	0.00	1,673.09	-1,673.09	-100.00%
Total 5600 SALES AND OPERATIONS	**$ 1,025.16**	**$ 2,357.26**	**-$ 1,332.10**	**-56.51%**
5700 PARK MAINTENANCE				
5710 Water	4,175.41	1,286.25	2,889.16	224.62%
5715 Nature and Open Space	5,937.98	830.40	5,107.58	615.07%
5720 Heating Fuel	2,404.63	1,767.56	637.07	36.04%
5730 Grounds Maintenance	237.96	3,009.35	-2,771.39	-92.09%
5750 Agriculture and Chemicals				
5751 Agriculture&Chemicals-Purchased	7,887.35	9,158.95	-1,271.60	-13.88%
5752 Agriculture/Chemicals Utilized	31,820.75	6,771.23	25,049.52	369.94%
Total 5750 Agriculture and Chemicals	**$ 39,708.10**	**$ 15,930.18**	**$ 23,777.92**	**149.26%**
5760 Irrigation Maintenance	1,194.12	166.00	1,028.12	619.35%
5795 Janitorial Supplies	36.59	0.00	36.59	
5800 Equipment Maintenance	4,062.34	4,329.37	-267.03	-6.17%
5810 Equipment Rental	0.00	359.60	-359.60	-100.00%
5820 Building Maintenance	14,130.52	9,362.74	4,767.78	50.92%
5840 Small Equipment	24.45	0.00	24.45	
5880 Employee work clothes	198.66	0.00	198.66	
Total 5700 PARK MAINTENANCE	**$ 72,110.76**	**$ 37,041.45**	**$ 35,069.31**	**94.68%**
6000 CART EXPENSE				
6010 Cart Lease Expense	0.00	4,080.00	-4,080.00	-100.00%
6020 Electricity	1,270.33	1,401.54	-131.21	-9.36%
6030 Maintenance	113.78	1,106.38	-992.60	-89.72%
6050 Cart Insurance	400.00	400.00	0.00	0.00%
6060 Misc. Cart Expense	0.00	100.00	-100.00	-100.00%
Total 6000 CART EXPENSE	**$ 1,784.11**	**$ 7,087.92**	**-$ 5,303.81**	**-74.83%**
Total Expenses	**$ 266,215.88**	**$ 214,042.06**	**$ 52,173.82**	**24.38%**
Net Operating Income	**$ 148,037.90**	**$ 174,773.27**	**-$ 26,735.37**	**-15.30%**

Other Expenses				
8000 Depreciation/Amortization	32,232.00	34,551.00	-2,319.00	-6.71%
8001 Capital projects				
8100 Capital Projects - Cash	15,778.00	7,535.00	8,243.00	109.40%
Total 8001 Capital projects	**$ 15,778.00**	**$ 7,535.00**	**$ 8,243.00**	**109.40%**
Total Other Expenses	**$ 48,010.00**	**$ 42,086.00**	**$ 5,924.00**	**14.08%**
Net Other Income	**-$ 48,010.00**	**-$ 42,086.00**	**-$ 5,924.00**	**-14.08%**
Net Income	**$ 100,027.90**	**$ 132,687.27**	**-$ 32,659.37**	**-24.61%**

OAK HILLS PARK AUTHORITY
P&L - Current YTD Vs. Prior YTD
July 2025 - May 2026

	Total			
	Jul 2025 - May 2026	Jul 2024 - May 2025 (PY)	Change	% Change
Income				
4000 REVENUES				
4001 Golf Revenue				
4010 Golf Fees	1,575,047.13	1,446,941.94	128,105.19	8.85%
4020 I.D. Cards	156,727.00	155,589.00	1,138.00	0.73%
4025 Season Pass	96,004.14	99,700.75	-3,696.61	-3.71%
4030 Tournament Fees	102,249.00	101,724.00	525.00	0.52%
4050 Cart Revenue	388,436.00	383,939.41	4,496.59	1.17%
4060 Golf Revenue - Gift Certif.	20,743.94	19,716.00	1,027.94	5.21%
4070 Gift & Rain Checks Redeemed	-18,801.99	-16,371.00	-2,430.99	-14.85%
4090 Merchandise Sales	8,147.33	0.00	8,147.33	
4091 Merchandise Rentals	3,899.00	0.00	3,899.00	
Total 4001 Golf Revenue	**$ 2,332,451.55**	**$ 2,191,240.10**	**$ 141,211.45**	**6.44%**
4100 Tennis Revenue	37,800.00	37,700.00	100.00	0.27%
4200 Rental Income	22,000.00	19,400.00	2,600.00	13.40%
4300 Investment Income	13,762.69	19,906.56	-6,143.87	-30.86%
4400 Misc. Income	5,545.10	15,062.95	-9,517.85	-63.19%
4600 Restaurant Income	44,353.00	26,565.00	17,788.00	66.96%
Total 4000 REVENUES	**$ 2,455,912.34**	**$ 2,309,874.61**	**$ 146,037.73**	**6.32%**
Total Income	**$ 2,455,912.34**	**$ 2,309,874.61**	**$ 146,037.73**	**6.32%**
Cost of Goods Sold				
50000 Cost of Goods Sold	6,837.36	0.00	6,837.36	
Total Cost of Goods Sold	**$ 6,837.36**	**$ 0.00**	**$ 6,837.36**	
Gross Profit	**$ 2,449,074.98**	**$ 2,309,874.61**	**$ 139,200.37**	**6.03%**
Expenses				
5000 PERSONNEL EXPENSE				
5010 Management Salary	230,587.18	252,665.90	-22,078.72	-8.74%
5011 Management Salary - Contractor	0.00	0.00	0.00	
Total 5010 Management Salary	**$ 230,587.18**	**$ 252,665.90**	**-$ 22,078.72**	**-8.74%**
5030 Operations	275,835.38	254,878.00	20,957.38	8.22%
5040 Operations O/T	494.03	796.74	-302.71	-37.99%
5050 Course Personnel	323,513.14	302,402.13	21,111.01	6.98%
5060 Course Personnel O/T	5,976.89	3,630.73	2,346.16	64.62%
5070 Seasonal Personnel	154,698.12	126,310.57	28,387.55	22.47%
5080 Seasonal Personnel O/T	2,277.03	650.12	1,626.91	250.25%
Total 5000 PERSONNEL EXPENSE	**$ 993,381.77**	**$ 941,334.19**	**$ 52,047.58**	**5.53%**
5200 EMPLOYEE BENEFITS				
5210 Payroll Taxes	75,395.38	65,486.16	9,909.22	15.13%
5230 State Unemployment	22,714.51	21,518.59	1,195.92	5.56%

5250 Health Insurance	21,714.67	38,368.34	-16,653.67	-43.40%
5260 Workmans Compensation	12,282.78	16,620.10	-4,337.32	-26.10%
5270 Retirement Plans	4,793.50	5,794.06	-1,000.56	-17.27%
Total 5200 EMPLOYEE BENEFITS	**$ 136,900.84**	**$ 147,787.25**	**-$ 10,886.41**	**-7.37%**
5400 ADMINISTRATIVE EXPENSES				
5420 Telephone	9,042.91	8,110.92	931.99	11.49%
5430 Professional Fees	41,508.54	37,622.96	3,885.58	10.33%
5436 Advertising	6,127.78	4,908.22	1,219.56	24.85%
5440 Office Expense	31,544.50	25,409.93	6,134.57	24.14%
5441 Bank Charges	140.00	52.00	88.00	169.23%
5442 Credit Card Fees	60,501.23	51,548.30	8,952.93	17.37%
5445 Postage	198.02	120.00	78.02	65.02%
5450 Training and Dues	2,974.15	3,646.05	-671.90	-18.43%
5451 Travel Expenses	448.00	0.00	448.00	
Total 5450 Training and Dues	**$ 3,422.15**	**$ 3,646.05**	**-$ 223.90**	**-6.14%**
5455 Meals and Entertainment	806.14	1,469.26	-663.12	-45.13%
5461 Authority Secretarial Services	0.00	1,500.00	-1,500.00	-100.00%
5469 Other Outside Services	9,040.97	8,182.63	858.34	10.49%
5470 Other Administrative	7,178.71	10,074.38	-2,895.67	-28.74%
5480 Utilities	104,781.06	77,566.35	27,214.71	35.09%
5481 Utilities Reimbursment	-34,881.46	0.00	-34,881.46	
Total 5480 Utilities	**$ 69,899.60**	**$ 77,566.35**	**-$ 7,666.75**	**-9.88%**
5500 Liability Insurance	111,127.14	107,042.93	4,084.21	3.82%
5520 Interest Expense	16,240.21	16,207.47	32.74	0.20%
Total 5400 ADMINISTRATIVE EXPENSES	**$ 366,777.90**	**$ 353,461.40**	**$ 13,316.50**	**3.77%**
5600 SALES AND OPERATIONS				
5630 Pro Shop Software	5,459.75	3,441.62	2,018.13	58.64%
5640 Golf Pro Supplies	2,887.43	4,272.29	-1,384.86	-32.41%
5680 Golf Pro Work Clothes	427.76	2,454.14	-2,026.38	-82.57%
Total 5600 SALES AND OPERATIONS	**$ 8,774.94**	**$ 10,168.05**	**-$ 1,393.11**	**-13.70%**
5700 PARK MAINTENANCE				
5710 Water	68,493.55	52,358.26	16,135.29	30.82%
5715 Nature and Open Space	9,125.98	3,678.83	5,447.15	148.07%
5720 Heating Fuel	13,670.49	11,581.51	2,088.98	18.04%
5730 Grounds Maintenance	20,934.99	19,905.78	1,029.21	5.17%
5740 Tree Maintenance	0.00	7,415.64	-7,415.64	-100.00%
5750 Agriculture and Chemicals				
5751 Agriculture&Chemicals-Purchased	107,566.08	100,673.03	6,893.05	6.85%
5752 Agriculture/Chemicals Utilized	4,012.04	-23,675.50	27,687.54	116.95%
Total 5750 Agriculture and Chemicals	**$ 111,578.12**	**$ 76,997.53**	**$ 34,580.59**	**44.91%**
5760 Irrigation Maintenance	9,575.26	11,683.59	-2,108.33	-18.05%
5770 Consumable Tools	3,269.86	440.50	2,829.36	642.31%
5780 Tee and Green Supplies	6,165.91	3,126.06	3,039.85	97.24%
5795 Janitorial Supplies	36.59	0.00	36.59	
5800 Equipment Maintenance	58,772.55	33,717.65	25,054.90	74.31%
5810 Equipment Rental		359.60	-359.60	-100.00%
5820 Building Maintenance	82,757.55	88,220.56	-5,463.01	-6.19%

5840 Small Equipment	3,413.37	419.99	2,993.38	712.73%
5860 Gasoline/Diesel Fuel	7,552.98	10,185.30	-2,632.32	-25.84%
5880 Employee work clothes	695.41	245.54	449.87	183.22%
Total 5700 PARK MAINTENANCE	**$ 396,042.61**	**$ 320,336.34**	**$ 75,706.27**	**23.63%**
6000 CART EXPENSE				
6010 Cart Lease Expense	23,879.87	9,220.12	14,659.75	159.00%
6020 Electricity	12,318.61	17,010.72	-4,692.11	-27.58%
6030 Maintenance	2,563.48	5,476.17	-2,912.69	-53.19%
6050 Cart Insurance	4,400.00	4,400.00	0.00	0.00%
6060 Misc. Cart Expense	22.98	255.83	-232.85	-91.02%
Total 6000 CART EXPENSE	**$ 43,184.94**	**$ 36,362.84**	**$ 6,822.10**	**18.76%**
Total Expenses	**$ 1,945,063.00**	**$ 1,809,450.07**	**$ 135,612.93**	**7.49%**
Net Operating Income	**$ 504,011.98**	**$ 500,424.54**	**$ 3,587.44**	**0.72%**
Other Expenses				
8000 Depreciation/Amortization	354,552.00	380,061.00	-25,509.00	-6.71%
8001 Capital projects				
8100 Capital Projects - Cash	417,747.88	300,396.14	117,351.74	39.07%
Total 8001 Capital projects	**$ 417,747.88**	**$ 300,396.14**	**$ 117,351.74**	**39.07%**
8006 Disposed Assets	-4,980.00	-495.00	-4,485.00	-906.06%
Total Other Expenses	**$ 767,319.88**	**$ 679,962.14**	**$ 87,357.74**	**12.85%**
Net Other Income	**-$ 767,319.88**	**-$ 679,962.14**	**-$ 87,357.74**	**-12.85%**
Net Income	**-$ 263,307.90**	**-$ 179,537.60**	**-$ 83,770.30**	**-46.66%**

OAK HILLS SALES ANALYSIS MAY 2026 FISCAL REPORT

Description	May-26	May-25	Inc/(Dec)	YTD FY26	YTD FY25	Inc/(Dec)
Revenue Rounds	6,677	6,085	9.7%	38,409	38,146	0.7%
Season Pass Rounds	513	456	12.5%	3,047	2,490	22.4%
POS System Servicer Rounds	0	1	-100.0%	0	1,402	-100.0%
Barter Rounds	0	0	0.0%	0	0	0.0%
Comp Rounds	23	24	-4.2%	306	73	319.2%
Total All Rounds	7,213	6,566	9.9%	41,762	42,111	-0.8%
Total Carts	4,023	3,624	11.0%	23,965	22,753	5.3%
Total Golf ID Cards	199	149	33.6%	1,074	1,019	5.4%
Total Season Passes	1	2	-50.0%	51	52	-1.9%
Total Gift Cards	16	11	45.5%	130	167	-22.2%
Total Pro Shop Merchandise	178	0	0.0%	1,571	0	0.0%
Total $ Revenue Rounds	$297,308	$284,234	4.6%	$1,683,959	$1,541,047	9.3%
Total Carts $	$71,728	$60,661	18.2%	$410,830	$408,300	0.6%
Total Golf ID Cards $	$28,481	$21,233	34.1%	$128,060	$146,374	-12.5%
Total Season Pass $	$411	$1,500	-72.6%	$47,511	$109,550	-56.6%
Total Gift Cards $	$1,514	$992	52.6%	$15,319	$16,803	-8.8%
Total Pro Shop Merchandise $	$1,983	$0	0.0%	$12,324	$0	0.0%
Rain Chks/Gift Cards Redeemed	-$4,147	-$2,582	60.6%	-$20,047	-$10,464	91.6%
	$397,279	**$366,038**	**8.5%**	**$2,277,956**	**$2,211,611**	**3.0%**
$ Revenue/Revenue Round	**$44.53**	**$46.71**	-4.7%	**$43.84**	**$40.40**	8.5%
Carts/Revenue Round	**60.3%**	**59.6%**	1.2%	**62.4%**	**59.6%**	4.6%
Cart $/Revenue Round	**$10.74**	**$9.97**	7.8%	**$10.70**	**$10.70**	-0.1%
Cart $/Cart Round	**$17.83**	**$16.74**	6.5%	**$17.14**	**$17.94**	-4.5%
ID Card $/Card	**$143.12**	**$142.50**	0.4%	**$119.24**	**$143.64**	-17.0%
Resident Adult 18 Rounds	900	759	18.6%	4,506	3,681	22.4%
Resident Senior 18 Rounds	856	740	15.7%	5,100	4,055	25.8%
Junior/HS Golf Team 18 Rounds	282	327	-13.8%	1,939	2,614	-25.8%
Golf League 18 Rounds	21	14	50.0%	109	71	53.5%
Employee 18 Rounds	165	110	50.0%	934	799	16.9%
Non Resident 18 Rounds	419	372	12.6%	2,283	1,706	33.8%
Public 18 Rounds	2,817	2,883	-2.3%	16,472	22,345	-26.3%
Total 9 Hole Rounds	1,217	880	38.3%	7,066	2,875	145.8%
Total Revenue Rounds	***6,677***	***6,085***	***9.7%***	***38,409***	***38,146***	***0.7%***
Resident Adult 18 Rounds $	$37,978	$32,430	17.1%	$191,674	$147,074	30.3%
Resident Senior 18 Rounds $	$31,295	$26,811	16.7%	$185,466	$135,666	36.7%
Junior/HS Golf Team 18 Rounds $	$7,980	$9,608	-16.9%	$57,117	$57,867	-1.3%
Golf League 18 Rounds	$630	$450	40.0%	$3,165	$2,057	53.9%
Employee 18 Rounds $	$1,162	$767	51.5%	$6,562	$5,357	22.5%
Non Resident 18 Rounds $	$16,743	$14,973	11.8%	$90,282	$63,844	41.4%
Public 18 Rounds $	$166,817	$174,514	-4.4%	$954,350	$1,051,904	-9.3%
Total 9 Hole Rounds $	$34,703	$24,682	40.6%	$195,344	$77,278	152.8%
Total $ Revenue Rounds	***297,308***	***284,234***	***4.6%***	***1,683,959***	***1,541,047***	***9.3%***
Senior Non-Resident ID	12	9	33.3%	76	97	-21.6%
Adult Non-Resident ID	7	11	-36.4%	78	77	1.3%
Senior Non-Resident Annual Pass	0	0	0.0%	3	3	0.0%
Adult Non-Resident Annual Pass	0	0	0.0%	5	7	-28.6%
Total Non-Resident Members	***19***	***20***	***-5.0%***	***162***	***184***	***-12.0%***

City of Norwalk debt paydown **$16,177.50**

OAK HILLS SALES ANALYSIS MAY 2026 CALENDAR REPORT

Description	May-26	May-25	Inc/(Dec)	YTD 2026	YTD 2025	Inc/(Dec)
Revenue Rounds	6,677	6,085	9.7%	12,404	11,401	8.8%
Season Pass Rounds	513	456	12.5%	1,126	1,107	1.7%
POS System Servicer Rounds	0	1	-100.0%	0	2	-100.0%
Barter Rounds	0	0	0.0%	0	0	0.0%
Comp Rounds	23	24	-4.2%	51	49	4.1%
Total All Rounds	7,213	6,566	9.9%	13,581	12,559	8.1%
Total Carts	4,023	3,624	11.0%	7,170	6,486	10.5%
Total Golf ID Cards	199	149	33.6%	1,027	917	12.0%
Total Season Passes	1	2	-50.0%	52	52	0.0%
Total Gift Cards	16	11	45.5%	45	54	-16.7%
Total Pro Shop Merchandise	178	0	0.0%	1,108	0	0.0%
Total $ Revenue Rounds	$297,308	$284,234	4.6%	$531,055	$507,761	4.6%
Total Carts $	$71,728	$60,661	18.2%	$125,498	$107,928	16.3%
Total Golf ID Cards $	$28,481	$21,233	34.1%	$150,825	$137,429	9.7%
Total Season Pass $	$411	$1,500	-72.6%	$107,611	$109,550	-1.8%
Total Gift Cards $	$1,514	$992	52.6%	$5,054	$5,764	-12.3%
Total Pro Shop Merchandise $	$1,983	$0	0.0%	8,567	$0	0.0%
Rain Chks/Gift Cards Redeemed	-$4,147	-$2,582	60.6%	-$10,084	-$7,828	28.8%
	$397,279	**$366,038**	**8.5%**	**$918,526**	**$860,604**	**6.7%**
$ Revenue/Revenue Round	**$44.53**	**$46.71**	-4.7%	**$42.81**	**$44.54**	-3.9%
Carts/Revenue Round	**60.3%**	**59.6%**	1.2%	**57.8%**	**56.9%**	1.6%
Cart $/Revenue Round	**$10.74**	**$9.97**	7.8%	**$10.12**	**$9.47**	6.9%
Cart $/Cart Round	**$17.83**	**$16.74**	6.5%	**$17.50**	**$16.64**	5.2%
ID Card $/Card	**$143.12**	**$142.50**	0.4%	**$146.86**	**$149.87**	-2.0%
Resident Adult 18 Rounds	900	759	18.6%	1,616	1,502	7.6%
Resident Senior 18 Rounds	856	740	15.7%	1,538	1,307	17.7%
Junior/Golf Team 18 Rounds	282	327	-13.8%	674	659	2.3%
Golf League 18 Rounds	21	14	50.0%	27	24	12.5%
Employee 18 Rounds	165	110	50.0%	305	233	30.9%
Non Resident 18 Rounds	419	372	12.6%	704	677	4.0%
Public 18 Rounds	2,817	2,883	-2.3%	5,070	5,255	-3.5%
Total 9 Hole Rounds	1,217	880	38.3%	2,470	1,744	41.6%
Total Revenue Rounds	***6,677***	***6,085***	***9.7%***	***12,404***	***11,401***	***8.8%***
Resident Adult 18 Rounds $	$37,978	$32,430	17.1%	$67,559	$63,921	5.7%
Resident Senior 18 Rounds $	$31,295	$26,811	16.7%	$54,779	$46,822	17.0%
Junior/Golf Team 18 Rounds $	$7,980	$9,608	-16.9%	$19,316	$19,161	0.8%
Golf League 18 Rounds	$630	$450	40.0%	$810	$750	8.0%
Employee 18 Rounds $	$1,162	$767	51.5%	$2,135	$1,614	32.3%
Non Resident 18 Rounds $	$16,743	$14,973	11.8%	$27,461	$26,980	1.8%
Public 18 Rounds $	$166,817	$174,514	-4.4%	$291,755	$299,845	-2.7%
Total 9 Hole Rounds $	$34,703	$24,682	40.6%	$67,239	$48,668	38.2%
Total $ Revenue Rounds	***297,308***	***284,234***	***4.6%***	***531,055***	***507,761***	***4.6%***
Senior Non-Resident ID	12	9	33.3%	75	93	-19.4%
Adult Non-Resident ID	7	11	-36.4%	76	70	8.6%
Senior Non-Resident Annual Pass	0	0	0.0%	3	3	0.0%
Adult Non-Resident Annual Pass	0	0	0.0%	5	7	-28.6%
Total Non-Resident ID's	***19***	***20***	***-5.0%***	***159***	***173***	***-8.1%***

OHPA FY2026 Budget
FY 2023-2027

	FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FY26 BUDGET
Rounds	1.88	1.88	1.83	1.92
Revenue Rounds	42,785	44,646	44,730	43,707
Non Revenue Rounds	5,045	4,613	4,453	4,400
Total Rounds	47,830	49,259	49,183	48,107
Cart Rounds	25,385	26,195	26,809	25,100
Cart Revenue/Cart Rounds	$18.52	$18.56	$17.83	$19.00
ID Rate Avg	$124.91	$129.85	$142.76	$151.83
ID Cards	1,159	1,163	1,087	1,200
Golf Revenue / Revenue Round	$36.21	$37.17	$41.19	$37.54
Cart Revenue / Revenue Round	$10.99	$10.89	$10.69	$11.00
REVENUE				
4000 · REVENUES				*check:*
4001 · Golf Revenue				
4010 · Golf Fees	1,448,519	1,549,721	1,717,457	1,520,823
4020 · I.D. Cards	143,058	149,274	156,676	182,200
4025 · Season Passes	105,854	107,547	108,781	107,340
4030 · Tournament Fees	113,469	113,912	129,756	120,000
4050 · Cart Revenue	441,983	457,082	449,574	476,900
4060 · Golf Revenue - Gift Certif.	20,686	23,652	27,022	24,200
4070 · Gift & Rain Checks Redeemed	(18,187)	(19,496)	(19,155)	(20,210)
Total 4001 · Golf Revenue	2,255,382	2,381,691	2,570,110	2,411,254
4100 · Tennis Revenue	42,800	49,667	47,500	50,200
4200 · Rental Income	1,800	21,600	21,400	24,000
4300 · Investment Income	2,066	18,586	21,267	19,500
4400 · Misc. Income	14,347	12,356	15,668	2,500
4600 · Restaurant Income	58,916	35,622	40,865	52,500
Total Other Revenue	119,929	137,831	146,700	148,700
TOTAL REVENUE	**2,375,311**	**2,519,522**	**2,716,810**	**2,559,954**
EXPENSE				
5000 · PERSONNEL EXPENSE				
5010 · Management Salary	169,185	260,239	274,557	289,000
5030 · Operations	239,765	274,745	295,647	296,010
5050 · Course Personnel	311,269	313,738	328,430	355,480
5060 · Course Personnel O/T	1,787	4,921	4,078	-
5070 · Seasonal Personnel	116,303	159,934	143,167	199,880
5075 · Outside Seasonal Personnel	29,004	871	-	
5080 · Seasonal Personnel O/T	796	1,035	703	-

Total 5000 · PERSONNEL EXPENSE	868,109	1,015,482	1,046,583	1,140,370
5200 · EMPLOYEE BENEFITS	**17%**	**14%**	**16%**	**15%**
5210 · Payroll Taxes	63,493	71,081	72,978	85,202
5230 · State Unemployment	24,047	23,458	24,561	22,670
5250 · Health Insurance	28,451	27,171	43,243	41,410
5260 · Workmans Compensation	20,582	16,300	18,114	17,500
5270 · Retirement Plans	6,825	5,953	6,213	6,800
Total 5200 · EMPLOYEE BENEFITS	143,398	143,963	165,108	173,582
5400 · ADMINISTRATIVE EXPENSES				
5420 · Telephone	12,674	8,843	9,336	9,710
5430 · Professional Fees	34,769	40,723	41,023	39,250
5436 · Advertising	10,581	9,868	4,908	7,000
5440 · Office Expense	19,761	25,517	28,013	24,600
5441 · Bank Charges	257	74	52	50
5442 · Credit Card Fees	49,530	52,693	60,224	53,558
5445 · Postage	123	200	120	250
5450 · Training and Dues	2,278	3,646	4,616	3,500
5455 · Meals and Entertainment		148	1,469	1,200
5461 · Authority Secretarial Services	1,490	2,010	1,500	1,700
5469 · Other Outside Services	7,560	8,655	8,935	9,853
5470 · Other Administrative Expense	8,770	12,188	10,879	11,500
5480 · Utilities	54,886	56,938	73,286	66,400
5481 Utilities Reimbursment				
5499 · Bad Debt Expense	9,508	12,330	-	
Total 5400 · ADMINISTRATIVE EXPENSES	212,188	233,832	244,360	228,571
5500 · DEBT SERVICE AND INSURANCE				
5500 · Liability Insurance	96,701	109,000	116,935	123,758
5520 · Interest	7,247	16,591	17,848	19,950
5526 · Commercial debt service				
Total 5500 · DEBT SERVICE AND INSURANCE	103,948	125,591	134,783	143,708
5600 · SALES AND OPERATIONS				
5630 · Pro Shop Software	2,050	2,783	3,767	3,900
5640 · Golf Pro Supplies	6,418	4,266	4,330	4,500
5680 · Golf Pro Work Clothes	1,419	1,126	3,248	4,000
Total 5600 · SALES AND OPERATIONS	9,887	8,174	11,345	12,400
5700 · COURSE MAINTENANCE				
5710 · Water	81,372	34,787	53,527	65,000
5730 · Grounds Maintenance	15,309	31,497	26,491	40,000
5740 · Tree Maintenance	4,420	4,750	7,416	6,000
5751 · Agriculture&Chemicals-Purchase	103,970	105,258	101,475	114,000
5752 · Agriculture/Chemicals Utilized	(18,546)	17,469	(4,875)	-
5760 · Irrigation Maintenance	13,142	9,775	12,149	10,000

5770 · Consumable Tools	3,544	2,712	642	3,000
5780 · Tee and Green Supplies	5,175	3,417	3,236	4,000
5795 · Janitorial Supplies	302	66	-	200
5800 · Equipment Maintenance	30,548	40,628	38,193	40,000
5810 · Equipment Rental		301	360	600
5840 · Small Equipment	1,847	1,020	575	3,000
5860 · Gasoline/Diesel Fuel	18,264	17,221	12,285	17,000
5880 · Employee work clothes	892	1,258	246	1,500
Total 5700 · COURSE MAINTENANCE	260,239	270,158	251,719	304,300
5800 · BUILDING AND GROUNDS MAINTENANCE				
5715 · Nature and Open Space	1,754	876	4,209	8,000
5720 · Heating Fuel	18,626	14,879	9,859	17,000
5820 · Building Maintenance	35,345	61,656	93,923	45,000
Total 5800 · B AND G MAINTENANCE	55,725	77,411	107,991	70,000
	315,964	***347,569***	***359,710***	***374,300***
6000 · CART EXPENSE				
6010 · Cart Lease Expense	7,916	7,302	20,330	21,320
6020 · Electricity	15,366	18,847	18,354	20,000
6030 · Maintenance	2,569	3,834	5,476	6,300
6050 · Cart Insurance	4,800	4,800	4,800	4,800
6060 · Misc. Cart Expense	-	95	256	-
Total 6000 · CART EXPENSE	30,652	34,879	49,217	52,420
6500 · TENNIS EXPENSE				
6510 · Professional Services		2,000		
6530 · Supplies		514		
6570 · Other Expense		359		
Total 6500 · TENNIS EXPENSE	-	2,873	-	-
TOTAL OPERATIONAL EXPENSE	**1,684,145**	**1,912,364**	**2,011,106**	**2,125,350**
TOTAL OPERATIONAL NET INCOME	**691,166**	**607,158**	**705,704**	**434,604**
B/S - Financed Debt Service Principal	152,678	158,165	157,429	197,853
Restructured Debt to City of Norwalk	118,803	126,878	133,118	130,165
Loan Repayment	118,803	126,878	133,118	130,165
NET INCOME BEFORE CAPITAL EXPENS	**691,166**	**607,158**	**705,704**	**434,604**
8000 · OTHER EXPENSE				
8000 · Depreciation/Amortization	377,142	414,608	386,779	415,000
8000 · Depreciation/Amortization Non (	(377,142)	(414,608)	(386,779)	(415,000)
8001 · Capital projects	***133,492***	***311,949***	***301,216***	***344,500***
8006 · Disposed Assets	(3,000)		(495)	
7002 · Capital Contribution	(26,752)	(41,865)	(63,881)	(20,000)
Total 8000 · OTHER EXPENSE	347,390	372,743	322,403	395,000

NET INCOME	**343,776**	**234,415**	**383,301**	**39,604**
PRIOR YEAR RETAINED EARNINGS/DEFICIT	**222,011**	**565,787**	**800,203**	**1,183,504**
CUMMULATIVE	**565,787**	**800,203**	**1,183,504**	**1,223,108**
	-7.9%	-7.9%	-7.9%	-7.4%

FY26 Reforecast	FY27 BUDGET	26 RFC vs 27 Bud
1.78	1.83	
43,751	43,978	0.5%
3,998	4,200	5.0%
47,749	48,178	0.9%
26,794	26,300	-1.8%
$16.92	$18.25	7.9%
$144.22	$149.13	3.4%
1,209	1,180	-2.4%
$43.88	$42.60	-2.9%
$10.76	$10.80	0.3%
174,362	*175,976*	
1,737,011	1,753,550	1.0%
172,654	175,980	1.9%
103,549	109,880	6.1%
127,136	120,000	-5.6%
462,959	479,970	3.7%
26,080	26,600	2.0%
(20,685)	(21,100)	2.0%
2,608,704	2,644,881	1.4%
43,400	52,800	21.7%
24,000	24,000	0.0%
17,078	17,600	3.1%
5,096	3,000	-41.1%
55,353	57,600	4.1%
144,928	155,000	6.9%
2,753,631	**2,799,881**	1.7%
254,909	295,710	16.0%
301,449	321,980	6.8%
346,419	399,980	15.5%
4,364	-	9066.4%
180,523	212,050	-100.0%
-		
2,192	-	9573.9%

1,089,856	1,229,720	12.8%
14%	**15%**	
81,855	90,070	10.0%
25,956	25,960	0.0%
24,515	42,250	72.3%
14,845	15,500	4.4%
5,478	6,100	11.4%
152,649	179,879	17.8%
10,065	11,000	9.3%
46,509	41,000	-11.8%
5,879	11,000	87.1%
34,088	31,000	-9.1%
152	50	-67.1%
65,705	67,620	2.9%
298	250	-16.1%
4,545	4,200	-7.6%
1,106	1,200	8.5%
-	-	-
9,890	11,160	12.8%
8,761	10,200	16.4%
116,302	116,570	0.2%
(46,881)	(45,560)	-2.8%
-		-
256,419	259,691	1.3%
123,264	131,390	6.6%
17,673	17,670	0.0%
140,937	149,059	5.8%
3,250	6,400	
3,658	4,700	28.5%
3,128	4,000	27.9%
10,036	15,100	50.5%
74,153	65,000	-12.3%
30,324	45,000	48.4%
5,000	7,000	40.0%
144,200	120,000	-16.8%
(13,578)	-	-100.0%
11,122	14,000	25.9%

4,194	4,000	-4.6%
6,203	4,000	-35.5%
32	200	524.6%
54,331	42,000	-22.7%
350	600	71.4%
3,793	3,000	-20.9%
12,250	18,000	46.9%
1,250	1,500	20.0%
333,625	324,300	-2.8%
6,000	10,000	
14,697	16,500	12.3%
75,296	68,000	-9.7%
95,993	94,500	-1.6%
429,618	***418,800***	-2.5%
23,880	8,000	-66.5%
15,031	16,000	6.4%
3,316	6,300	90.0%
4,800	4,800	0.0%
23	-	-100.0%
47,050	35,100	-25.4%
		-
-		-
-		-
-		-
-	-	-
2,126,565	**2,287,349**	7.6%
627,067	**512,532**	-18.3%
163,030	$226,000	
-		
134,842	134,480	
134,842	134,480	-0.3%
624,395	**512,532**	-17.9%
-		
393,838	415,000	5.4%
(393,838)	(415,000)	
410,024	**410,000**	
(4,980)		
(62,000)	(20,000)	
326,858	395,000	20.8%

	297,537	117,532	-60.5%
	1,183,504	1,481,042	
	1,481,042	1,598,574	
		4.4%	
ct after cap ex		(257,948)	

Oak Hills Park Authority
June 2026 Financial Commentary

Operations Updates:

- Golf revenue rounds and cart rounds performed above budget for the full year of FY26, with Discount ID cards coming in slightly under budget.
- The Fiscal 2027 budget (ending 6/30/27) was voted on and approved by the Authority.
- The year-end audit begins at the end of July.

YTD Financial Highlights:

- FY26 YTD net operating income was over budget by $280k and we ended June with a $867k cash balance which includes $105k in the capital reserve bank account.
  - Revenue was over-budget by $325k thanks to strong golf rounds.
  - Expenses were over-budget by $45k due to building and equipment maintenance, offset by wages and benefits.
- OHPA made $134k in repayments to the City for the full fiscal year.
- OHPA has invested in higher-than-normal capital improvements throughout the course of the year with a focus on bunkers in the first half of the fiscal year.

Other:

- As part of our initiative of investing and diversifying excess cash, we continue to have money spread out among three banks in various types of interest-bearing accounts.

Updated through ***6/30/2026***

Fiscal Year To Date

		Budget	Actuals	Variance	Var %	Comments
Sales	Revenue Rounds	43,707	45,525	1,818	4.2%	Other than a drop over the winter due to closure, utilization remained high throughout the year
	Non-Revenue Rounds	4,400	3,915	(485)	-11.0%	Less season passholder rounds than anticipated
	Total Rounds	**48,107**	**49,440**	1,333	2.8%	
	Carts	25,100	28,459	3,359	13.4%	Budgeted carts may have been too low
	ID Cards	1,200	1,161	(39)	-3.3%	Slightly under budget but consistent with prior years

		Budget	Actuals	Variance	Var %	Comments
P&L	Golf Revenue	2,411,254	2,727,559	316,305	13.1%	Driven primarily by greens fees
	Tennis Revenue	50,200	46,200	(4,000)	-8.0%	New tennis lease entered into
	Restaurant Revenue	52,500	60,384	7,884	15.0%	First and Fourth Quarter rev share was higher than anticipated
	Other Revenue	46,000	46,693	693	1.5%	
	Total Revenue	**2,559,954**	**2,880,836**	**320,882**	**12.5%**	
	Management Salary	289,000	254,178	(34,822)	-12.0%	No Head Golf Pro from November through February
	Operations Salary	296,010	318,471	22,461	7.6%	Overall higher staffing
	Maintenance Salary	555,360	543,477	(11,883)	-2.1%	Overall lower staffing
	Employee Benefits	173,582	154,492	(19,090)	-11.0%	Driven mostly by lower than expected Health Insurance
	Administrative	228,572	260,169	31,597	13.8%	CC fees, professional exp and office expense over-budget, offset by various line items
	Interest & Insurance	143,708	139,314	(4,394)	-3.1%	
	Sales & Operations	12,400	9,350	(3,050)	-24.6%	Underage on work clothes and golf pro supplies offset by higher software costs
	Park Maintenance	267,200	280,655	13,455	5.0%	Higher water and grass treatment costs, offset by lower grounds maintenance and tree maintenance
	Park Equipment	107,100	160,828	53,728	50.2%	Driven by higher building and equipment maintenance expenses due to the age of both categories
	Carts	52,420	45,814	(6,606)	-12.6%	Savings on electricity and cart maintenance (new carts) offset by an extra month of old cart lease
	Tennis	-	-	-		
	Operating Expense	**2,125,352**	**2,166,748**	**41,396**	**1.9%**	
	Net Operating Income	**434,602**	**714,088**	**279,486**	**64.3%**	
Balance Sheet	Capital Improvements	(344,500)	(444,781)	(100,281)	29.1%	Bunkers, air handlers, water heater, asphalt striping, improvements to structures and new water well
	Line of Credit Balance	-	-	-		
	Capital Reserve Cash Bal	99,627	105,138	5,511	5.5%	Portion of cash restricted for capital improvements per our lease requirements
	Cash Balance	528,075	762,060	233,985	44.3%	Net operating income overage less cap ex overage, deferred revenue from annual pass sales

Oak Hills Park Authority
FY26 Actual vs. Budget

	Jun Act	Jun Bud	Var $	Var %	YTD Act	YTD Bud	Var $	Var %
REVENUE								
4000 · REVENUES								
4001 · Golf Revenue								
4010 · Golf Fees	$285,496	$237,479	$48,016	20.2%	$1,860,543	$1,520,823	$339,719	22.3%
4020 · I.D. Cards	$8,716	$15,333	-$6,618	-43.2%	$165,443	$182,200	-$16,757	-9.2%
4025 · Season Pass	$9,101	$8,810	$291	3.3%	$105,105	$107,340	-$2,235	-2.1%
4030 · Tournament Fees	$21,450	$20,472	$978	4.8%	$123,699	$120,000	$3,699	3.1%
4050 · Cart Revenue	$76,640	$74,469	$2,171	2.9%	$465,076	$476,900	-$11,824	-2.5%
4060 · Golf Revenue - Gift Certif.	$3,771	$5,445	-$1,674	-30.7%	$24,515	$24,200	$315	1.3%
4070 · Gift & Rain Checks Redeemed	-$2,370	-$3,351	$981	-29.3%	-$21,172	-$20,210	-$962	4.8%
4090 · Merchandise Sales	$99	$0	$99	0.0%	$8,246	$0	$8,246	0.0%
4091 · Merchandise Rentals	$1,359	$0	$1,359	0.0%	$5,258	$0	$5,258	0.0%
Total 4001 · Golf Revenue	**$404,261**	**$358,657**	**$45,603**	**12.7%**	**$2,736,712**	**$2,411,254**	**$325,458**	**13.5%**
4100 · Tennis Revenue	$8,400	$10,400	-$2,000	-19.2%	$46,200	$50,200	-$4,000	-8.0%
4200 · Rental Income	$2,000	$2,000	$0	0.0%	$24,000	$24,000	$0	0.0%
4300 · Investment Income	$1,295	$1,625	-$330	-20.3%	$15,058	$19,500	-$4,442	-22.8%
4400 · Misc. Income	$2,090	$293	$1,797	612.8%	$7,635	$2,500	$5,135	205.4%
4600 · Restaurant Income	$16,031	$11,000	$5,031	45.7%	$60,384	$52,500	$7,884	15.0%
Total Other Revenue	**$29,816**	**$25,318**	**$4,498**	**17.8%**	**$153,277**	**$148,700**	**$4,577**	**3.1%**
50000 · COST OF GOODS SOLD								
50000 · COGS - Merchandise	**$2,316**	**$0**	**-$2,316**	0.0%	**$9,154**	**$0**	**-$9,154**	0.0%
TOTAL GROSS PROFIT	**$431,761**	**$383,976**	**$52,418**	**12.4%**	**$2,880,836**	**$2,559,954**	**$320,881**	**12.5%**
EXPENSE								
5000 · PERSONNEL EXPENSE								
5010 · Management Salary	$23,590	$24,127	$537	2.2%	$254,178	$289,000	$34,822	12.0%
5030 · Operations	$42,141	$39,585	-$2,556	-6.5%	$317,977	$296,010	-$21,967	-7.4%
5040 · Operations O/T	$0	$0	$0	0.0%	$494	$0	-$494	0.0%
5050 · Course Personnel	$33,996	$29,782	-$4,215	-14.2%	$357,509	$355,480	-$2,029	-0.6%
5060 · Course Personnel O/T	$1,540	$0	-$1,540	0.0%	$7,517	$0	-$7,517	0.0%
5070 · Seasonal Personnel	$21,538	$23,361	$1,822	7.8%	$176,237	$199,880	$23,643	11.8%
5080 · Seasonal Personnel O/T	-$62	$0	$62	0.0%	$2,215	$0	-$2,215	0.0%
Total 5000 · PERSONNEL EXPENSE	**$122,744**	**$116,854**	**-$5,890**	-5.0%	**$1,116,126**	**$1,140,370**	**$24,244**	2.1%
5200 · EMPLOYEE BENEFITS								
5210 · Payroll Taxes	$9,335	$8,931	-$405	-4.5%	$84,731	$85,202	$472	0.6%
5230 · State Unemployment	$2,964	$2,638	-$325	-12.3%	$25,678	$22,670	-$3,008	-13.3%
5250 · Health Insurance	$3,004	$3,453	$450	13.0%	$24,718	$41,410	$16,691	40.3%
5260 · Workmans Compensation	$1,856	$1,718	-$138	-8.0%	$14,139	$17,500	$3,361	19.2%
5270 · Retirement Plans	$433	$516	$83	16.1%	$5,226	$6,800	$1,574	23.1%
Total 5200 · EMPLOYEE BENEFITS	**$17,591**	**$17,256**	**-$335**	-1.9%	**$154,492**	**$173,582**	**$19,090**	11.0%
5400 · ADMINISTRATIVE EXPENSES								
5420 · Telephone	$793	$809	$17	2.0%	$9,836	$9,710	-$125	-1.3%
5430 · Professional Fees	$3,500	$3,271	-$229	-7.0%	$45,009	$39,250	-$5,759	-14.7%
5436 · Advertising	$0	$236	$236	100.0%	$6,128	$7,000	$872	12.5%
5440 · Office Expense	$3,673	$2,847	-$826	-29.0%	$35,217	$24,600	-$10,617	-43.2%
5441 · Bank Charges	$0	$0	$0	0.0%	$140	$50	-$90	-180.0%
5442 · Credit Card Fees	$11,374	$7,466	-$3,908	-52.3%	$71,875	$53,558	-$18,318	-34.2%
5445 · Postage	$0	$50	$50	100.0%	$198	$250	$52	20.8%
5450 · Training and Dues	$530	$804	$274	34.1%	$3,952	$3,500	-$452	-12.9%
5455 · Meals and Entertainment	$0	$100	$100	100.0%	$806	$1,200	$394	32.8%
5461 · Authority Secretarial Services	$0	$142	$142	100.0%	$0	$1,700	$1,700	100.0%
5469 · Other Outside Services	$845	$844	$0	-0.1%	$9,886	$9,853	-$33	-0.3%
5470 · Other Administrative	$547	$958	$412	43.0%	$7,725	$11,500	$3,775	32.8%
5480 · Utilities	$13,730	$12,628	-$1,102	-8.7%	$118,512	$112,401	-$6,111	-5.4%
5481 · Utilities Reimbursement	-$14,233	-$12,000	$2,233	-18.6%	-$49,115	-$46,000	$3,115	-6.8%
Total 5400 · ADMINISTRATIVE EXPENSES	**$20,758**	**$18,156**	**-$2,602**	-14.3%	**$260,169**	**$228,572**	**-$31,597**	-13.8%
5500 · DEBT SERVICE AND INSURANCE								

Oak Hills Park Authority
FY26 Actual vs. Budget

	Jun Act	Jun Bud	Var $	Var %	YTD Act	YTD Bud	Var $	Var %
5500 · Liability Insurance	$10,500	$11,156	$656	5.9%	$121,627	$123,758	$2,131	1.7%
5520 · Interest	$1,447	$1,662	$215	12.9%	$17,687	$19,950	$2,262	11.3%
Total 5500 · DEBT SERVICE AND INSURANCE	**$11,947**	**$12,818**	**$871**	6.8%	**$139,314**	**$143,708**	**$4,393**	3.1%
5600 · SALES AND OPERATIONS								
5630 · Pro Shop Software	$555	$325	-$230	-70.8%	$6,015	$3,900	-$2,115	-54.2%
5640 · Golf Pro Supplies	$20	$428	$408	95.3%	$2,907	$4,500	$1,593	35.4%
5680 · Golf Pro Work Clothes	$0	$800	$800	100.0%	$428	$4,000	$3,572	89.3%
Total 5600 SALES AND OPERATIONS	**$575**	**$1,553**	**$978**	63.0%	**$9,350**	**$12,400**	**$3,050**	24.6%
5700 · PARK MAINTENANCE								
5710 · Water	$12,392	$6,619	-$5,773	-87.2%	$80,886	$65,000	-$15,886	-24.4%
5715 · Nature and Open Space	$50	$1,200	$1,150	95.8%	$9,176	$8,000	-$1,176	-14.7%
5720 · Heating Fuel	-$37	$1,437	$1,474	102.6%	$13,633	$17,000	$3,367	19.8%
5730 · Grounds Maintenance	$3,314	$6,676	$3,362	50.4%	$24,249	$40,000	$15,751	39.4%
5740 · Tree Maintenance	$0	$1,200	$1,200	100.0%	$0	$6,000	$6,000	100.0%
5751 · Agriculture&Chemicals-Purch	$937	$19,217	$18,280	95.1%	$108,503	$114,000	$5,497	4.8%
5752 · Agriculture/Chemicals Utilized	$17,992	$0	-$17,992	0.0%	$22,004	$0	-$22,004	0.0%
5760 · Irrigation Maintenance	$2,616	$2,458	-$157	-6.4%	$12,191	$10,000	-$2,191	-21.9%
5770 · Consumable Tools	$237	$772	$535	69.3%	$3,507	$3,000	-$507	-16.9%
5780 · Tee and Green Supplies	$303	$68	-$235	-346.1%	$6,469	$4,000	-$2,469	-61.7%
5795 · Janitorial Supplies	$0	$32	$32	100.0%	$37	$200	$163	81.7%
Total 5700 · PARK MAINTENANCE	**$37,804**	**$39,679**	**$1,875**	4.7%	**$280,655**	**$267,200**	**-$13,455**	-5.0%
5800 · PARK EQUIPMENT								
5800 · Equipment Maintenance	$1,663	$4,383	$2,719	62.0%	$60,436	$40,000	-$20,436	-51.1%
5810 · Equipment Rental	$0	$100	$100	100.0%	$0	$600	$600	100.0%
5820 · Building Maintenance	$5,013	$2,233	-$2,781	-124.5%	$87,771	$45,000	-$42,771	-95.0%
5840 · Small Equipment	$192	$405	$212	52.4%	$3,606	$3,000	-$606	-20.2%
5860 · Gasoline/Diesel Fuel	$767	$1,771	$1,004	56.7%	$8,320	$17,000	$8,680	51.1%
5880 · Employee work clothes	$0	$375	$375	100.0%	$695	$1,500	$805	53.6%
Total 5800 · PARK EQUIPMENT	**$7,636**	**$9,266**	**$1,630**	17.6%	**$160,828**	**$107,100**	**-$53,728**	-50.2%
6000 · CART EXPENSE								
6010 · Cart Lease Expense	$0	$0	$0	0.0%	$23,880	$21,320	-$2,560	-12.0%
6020 · Electricity	$2,040	$2,121	$81	3.8%	$14,358	$20,000	$5,642	28.2%
6030 · Maintenance	$54	$70	$16	23.0%	$2,617	$6,300	$3,683	58.5%
6050 · Cart Insurance	$400	$400	$0	0.0%	$4,800	$4,800	$0	0.0%
6060 · Misc. Cart Expense	$135	$0	-$135	0.0%	$158	$0	-$158	0.0%
Total 6000 · CART EXPENSE	**$2,629**	**$2,590**	**-$38**	-1.5%	**$45,814**	**$52,420**	**$6,606**	12.6%
TOTAL OPERATIONAL EXPENSE	**$221,684**	**$218,172**	**-$3,512**	-1.6%	**$2,166,747**	**$2,125,351**	**-$41,396**	-1.9%
TOTAL OPERATIONAL NET INCOME	**$210,076**	**$165,803**	**$44,273**	26.7%	**$714,088**	**$434,603**	**$279,485**	64.3%
Restructured City Debt	$27,416	$16,397	-$11,019	-67.2%	$145,691	$130,166	-$15,525	-11.9%
Commercial Debt	$35,986	$30,000	-$5,986	-20.0%	$150,427	$197,853	$47,426	24.0%
Total BS Debt Payments	**$63,402**	**$46,397**	**-$17,005**	-36.7%	**$296,118**	**$328,019**	**$31,901**	9.7%
NET INCOME BEFORE CAPITAL EXPENSES	**$210,076**	**$165,803**	**$44,273**	26.7%	**$714,088**	**$434,603**	**$279,485**	64.3%
8000 · OTHER EXPENSE								
8000 · Depreciation/Amortization								
8000 · Depreciation/Amort Non Cash	$32,232	$34,853	$2,621	7.5%	$386,784	$415,000	$28,216	6.8%
8001 · Capital projects								
8100 - Capital Proj Cash	$27,033	$20,000	-$7,033	-35.2%	$444,781	$344,500	-$100,281	-29.1%
8101 - Capital Proj Financed	$0	$0	$0	0.0%	$0	$0	$0	0.0%
8006 · Disposed Assets	$0	$0	$0	0.0%	-$4,980	$0	$4,980	0.0%
Capital Contribution	-$10,968	$0	$10,968	0.0%	-$10,968	$0	$10,968	0.0%
Total 8000 · OTHER EXPENSE	$21,264	$34,853	$6,556	39.0%	$370,836	$415,000	-$56,117	10.6%
NET INCOME	**$188,813**	**$130,950**	**$57,863**	44.2%	**$343,253**	**$19,603**	**$323,650**	1651.0%

OAK HILLS PARK AUTHORITY
Balance Sheet FY26
As of June 30, 2026

	Total			
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
1000 Cash				
1021 NBT Money Market	339,154.54	376,271.73	-37,117.19	-9.86%
1022 NBT Payment Account	-51,749.93	-28,728.57	-23,021.36	-80.13%
1023 NBT Rent Escrow Sec Apt Right	1,801.00	1,801.00	0.00	0.00%
1024 NBT Capital Reserve Savings Account	21,782.93	12,453.33	9,329.60	74.92%
1030 Chase Platinum Checking	10.00	10.00	0.00	0.00%
1031 Chase CD	244,391.24	242,379.73	2,011.51	0.83%
1040 Bankwell Money Market	227,032.84	199,554.79	27,478.05	13.77%
1041 Bankwell Capital Reserve Savings Account	83,354.92	60,423.70	22,931.22	37.95%
1050 Petty	1,420.00	1,452.38	-32.38	-2.23%
Total 1000 Cash	**$ 867,197.54**	**$ 865,618.09**	**$ 1,579.45**	**0.18%**
Total Bank Accounts	**$ 867,197.54**	**$ 865,618.09**	**$ 1,579.45**	**0.18%**
Other Current Assets				
1100 Inventory	68,717.03	90,720.69	-22,003.66	-24.25%
1200 Receivables	28,264.22	30,522.33	-2,258.11	-7.40%
1300 Prepaid Expenses	50,734.28	48,533.78	2,200.50	4.53%
Total Other Current Assets	**$ 147,715.53**	**$ 169,776.80**	**-$ 22,061.27**	**-12.99%**
Total Current Assets	**$ 1,014,913.07**	**$ 1,035,394.89**	**-$ 20,481.82**	**-1.98%**
Fixed Assets				
1500 Fixed Assets				
1505 Machinery and Equipment	2,596,671.09	1,992,650.12	604,020.97	30.31%
1510 Accumulated Depreciation/Amort.	-5,519,737.30	-5,211,261.33	-308,475.97	-5.92%
1520 Furniture & Fixtures	47,140.23	47,140.23	0.00	0.00%
1560 Leasehold Improvements	232,593.67	232,593.67	0.00	0.00%
1561 Park Improvements	2,739,397.12	2,739,397.12	0.00	0.00%
1562 Restaurant	2,277,134.66	2,277,134.66	0.00	0.00%
1565 Amortize Leasehold Improvements	-261,227.53	-235,907.53	-25,320.00	-10.73%
Total 1500 Fixed Assets	**$ 2,111,971.94**	**$ 1,841,746.94**	**$ 270,225.00**	**14.67%**
Total Fixed Assets	**$ 2,111,971.94**	**$ 1,841,746.94**	**$ 270,225.00**	**14.67%**
TOTAL ASSETS	**$ 3,126,885.01**	**$ 2,877,141.83**	**$ 249,743.18**	**8.68%**
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 *Accounts Payable	79,375.09	66,049.59	13,325.50	20.17%
Total Accounts Payable	**$ 79,375.09**	**$ 66,049.59**	**$ 13,325.50**	**20.17%**

Other Current Liabilities				
2051 Accounts Payable - OHMGA Revenue	441.00	661.00	-220.00	-33.28%
2100 Accrued Payroll	44,118.24	39,845.72	4,272.52	10.72%
2104 Accrued retirement contribution	158.64	139.56	19.08	13.67%
2105 Accrued Vacation Pay	18,771.81	18,771.81	0.00	0.00%
2200 Accrued Expenses	50,245.50	44,851.50	5,394.00	12.03%
2210 Security Deposits - Tenants				
2212 Security Dep - Apt 2 Right	1,900.00	1,900.00	0.00	0.00%
2213 Sec Deposit - Restaurant	1,898.00	1,898.00	0.00	0.00%
Total 2210 Security Deposits - Tenants	**$ 3,798.00**	**$ 3,798.00**	**$ 0.00**	**0.00%**
2250 Deferred Revenue				
2251 Tournament Deposits	7,050.00	9,250.00	-2,200.00	-23.78%
2253 Deferred Tennis Revenue	4,200.00	29,400.00	-25,200.00	-85.71%
2254 Other Deferred	136,223.83	132,386.35	3,837.48	2.90%
Total 2250 Deferred Revenue	**$ 147,473.83**	**$ 171,036.35**	**-$ 23,562.52**	**-13.78%**
2400 Cart Sales Tax Due	4,958.00	4,168.00	790.00	18.95%
Total Other Current Liabilities	**$ 269,965.02**	**$ 283,271.94**	**-$ 13,306.92**	**-4.70%**
Total Current Liabilities	**$ 349,340.11**	**$ 349,321.53**	**$ 18.58**	**0.01%**
Long-Term Liabilities				
2701 Consolidated City Debt	1,420,701.86	1,555,153.76	-134,451.90	-8.65%
2779 Wells Fargo Groundsmaster Mower and Procore Aeration	0.00	4,316.61	-4,316.61	-100.00%
2780 DLL Club Car 2021 Cart Fleet	0.00	24,326.32	-24,326.32	-100.00%
2782 Wells Fargo 2 Reelmaster 3555D Fairway Mowers	38,511.43	62,725.22	-24,213.79	-38.60%
2783 Wells Fargo 2 Baroness LM315GC Greens Mowers	25,682.84	41,324.41	-15,641.57	-37.85%
2784 Wells Fargo 2023 Spreader Trailer Roller	20,562.97	28,353.28	-7,790.31	-27.48%
2785 Wells Fargo Lastec 2023 Rotary Mower	38,513.68	51,147.31	-12,633.63	-24.70%
2786 Wells Fargo AngleMaster 3000 Grinder	11,049.81	13,616.85	-2,567.04	-18.85%
2787 Wells Fargo Blower Loader Tractor Fairway Mower	41,024.33	51,063.37	-10,039.04	-19.66%
2788 Wells Fargo Bernhard Dual Reel	33,957.29	41,910.58	-7,953.29	-18.98%
2789 Wells Fargo Toro GM Rotary Mower	50,283.91	0.00	50,283.91	
2790 DLL Club Car 2026 Cart Fleet	431,222.40	0.00	431,222.40	
2791 Club Car Visage Software 2026 Cart Fleet	113,680.00	0.00	113,680.00	
Total Long-Term Liabilities	**$ 2,225,190.52**	**$ 1,873,937.71**	**$ 351,252.81**	**18.74%**
Total Liabilities	**$ 2,574,530.63**	**$ 2,223,259.24**	**$ 351,271.39**	**15.80%**
Equity				
3900 Retained Earnings	653,882.59	270,581.10	383,301.49	141.66%
Net Income	-101,528.21	383,301.49	-484,829.70	-126.49%
Total Equity	**$ 552,354.38**	**$ 653,882.59**	**-$ 101,528.21**	**-15.53%**
TOTAL LIABILITIES AND EQUITY	**$ 3,126,885.01**	**$ 2,877,141.83**	**$ 249,743.18**	**8.68%**

OAK HILLS PARK AUTHORITY
P&L - Current Month Vs. Prior Year Month
June 2026

	Total			
	Jun 2026	Jun 2025 (PY)	Change	% Change
Income				
4000 REVENUES				
4001 Golf Revenue				
4010 Golf Fees	285,495.60	270,514.72	14,980.88	5.54%
4020 I.D. Cards	8,715.50	1,086.50	7,629.00	702.16%
4025 Season Pass	9,100.88	9,079.89	20.99	0.23%
4030 Tournament Fees	21,450.00	28,032.00	-6,582.00	-23.48%
4050 Cart Revenue	76,640.00	65,635.00	11,005.00	16.77%
4060 Golf Revenue - Gift Certif.	3,771.00	7,306.00	-3,535.00	-48.38%
4070 Gift & Rain Checks Redeemed	-2,370.00	-2,784.00	414.00	14.87%
4090 Merchandise Sales	98.96	0.00	98.96	
4091 Merchandise Rentals	1,359.00	0.00	1,359.00	
Total 4001 Golf Revenue	$ 404,260.94	$ 378,870.11	$ 25,390.83	6.70%
4100 Tennis Revenue	8,400.00	9,800.00	-1,400.00	-14.29%
4200 Rental Income	2,000.00	2,000.00	0.00	0.00%
4300 Investment Income	1,294.92	1,360.07	-65.15	-4.79%
4400 Misc. Income	2,090.12	605.00	1,485.12	245.47%
4600 Restaurant Income	16,031.00	14,300.00	1,731.00	12.10%
Total 4000 REVENUES	$ 434,076.98	$ 406,935.18	$ 27,141.80	6.67%
Total Income	$ 434,076.98	$ 406,935.18	$ 27,141.80	6.67%
Cost of Goods Sold				
50000 Cost of Goods Sold	2,316.37	0.00	2,316.37	
Total Cost of Goods Sold	$ 2,316.37	$ 0.00	$ 2,316.37	
Gross Profit	$ 431,760.61	$ 406,935.18	$ 24,825.43	6.10%
Expenses				
5000 PERSONNEL EXPENSE				
5010 Management Salary	23,590.36	21,891.26	1,699.10	7.76%
5030 Operations	42,141.22	39,873.93	2,267.29	5.69%
5040 Operations O/T	0.00	97.96	-97.96	-100.00%
5050 Course Personnel	33,996.15	26,028.33	7,967.82	30.61%
5060 Course Personnel O/T	1,539.69	447.75	1,091.94	243.87%
5070 Seasonal Personnel	21,538.42	16,856.51	4,681.91	27.78%
5080 Seasonal Personnel O/T	-61.59	52.94	-114.53	-216.34%
Total 5000 PERSONNEL EXPENSE	$ 122,744.25	$ 105,248.68	$ 17,495.57	16.62%
5200 EMPLOYEE BENEFITS				
5210 Payroll Taxes	9,335.39	7,491.63	1,843.76	24.61%
5230 State Unemployment	2,963.59	3,042.09	-78.50	-2.58%
5250 Health Insurance	3,003.61	4,874.20	-1,870.59	-38.38%
5260 Workmans Compensation	1,855.79	1,494.38	361.41	24.18%
5270 Retirement Plans	432.65	418.67	13.98	3.34%

Total 5200 EMPLOYEE BENEFITS	$	17,591.03	$	17,320.97	$	270.06	1.56%
5400 ADMINISTRATIVE EXPENSES							
5420 Telephone		792.63		1,225.31		-432.68	-35.31%
5430 Professional Fees		3,500.00		3,400.00		100.00	2.94%
5440 Office Expense		3,672.95		2,602.72		1,070.23	41.12%
5442 Credit Card Fees		11,374.14		8,675.47		2,698.67	31.11%
5450 Training and Dues		530.00		969.67		-439.67	-45.34%
5469 Other Outside Services		844.66		752.00		92.66	12.32%
5470 Other Administrative		546.58		804.41		-257.83	-32.05%
5480 Utilities		13,730.47		-4,280.40		18,010.87	420.78%
5481 Utilities Reimbursment		-14,233.22		0.00		-14,233.22	
Total 5480 Utilities	-$	502.75	-$	4,280.40	$	3,777.65	88.25%
5500 Liability Insurance		10,499.73		9,891.61		608.12	6.15%
5520 Interest Expense		1,447.21		1,640.84		-193.63	-11.80%
Total 5400 ADMINISTRATIVE EXPENSES	$	32,705.15	$	25,681.63	$	7,023.52	27.35%
5600 SALES AND OPERATIONS							
5630 Pro Shop Software		555.25		325.00		230.25	70.85%
5640 Golf Pro Supplies		20.00		57.93		-37.93	-65.48%
5680 Golf Pro Work Clothes				793.98		-793.98	-100.00%
Total 5600 SALES AND OPERATIONS	$	575.25	$	1,176.91	-$	601.66	-51.12%
5700 PARK MAINTENANCE							
5710 Water		12,392.44		1,169.00		11,223.44	960.09%
5715 Nature and Open Space		50.00		529.87		-479.87	-90.56%
5720 Heating Fuel		-37.00		-1,722.18		1,685.18	97.85%
5730 Grounds Maintenance		3,314.06		6,585.38		-3,271.32	-49.68%
5750 Agriculture and Chemicals							
5751 Agriculture&Chemicals-Purchased		937.19		802.08		135.11	16.84%
5752 Agriculture/Chemicals Utilized		17,991.62		18,800.08		-808.46	-4.30%
Total 5750 Agriculture and Chemicals	$	18,928.81	$	19,602.16	-$	673.35	-3.44%
5760 Irrigation Maintenance		2,615.68		465.08		2,150.60	462.42%
5770 Consumable Tools		236.87		201.89		34.98	17.33%
5780 Tee and Green Supplies		303.25		110.00		193.25	175.68%
5800 Equipment Maintenance		1,663.33		4,475.06		-2,811.73	-62.83%
5820 Building Maintenance		5,013.08		5,702.15		-689.07	-12.08%
5840 Small Equipment		192.36		155.09		37.27	24.03%
5860 Gasoline/Diesel Fuel		767.00		2,100.18		-1,333.18	-63.48%
Total 5700 PARK MAINTENANCE	$	45,439.88	$	39,373.68	$	6,066.20	15.41%
6000 CART EXPENSE							
6010 Cart Lease Expense		0.00		11,110.00		-11,110.00	-100.00%
6020 Electricity		2,039.86		1,343.66		696.20	51.81%
6030 Maintenance		53.75		0.00		53.75	
6050 Cart Insurance		400.00		400.00		0.00	0.00%
6060 Misc. Cart Expense		135.00		0.00		135.00	
Total 6000 CART EXPENSE	$	2,628.61	$	12,853.66	-$	10,225.05	-79.55%
Total Expenses	$	221,684.17	$	201,655.53	$	20,028.64	9.93%
Net Operating Income	$	210,076.44	$	205,279.65	$	4,796.79	2.34%
Other Income							

7002 Capital Contribution	10,968.40	63,881.39	-52,912.99	-82.83%
Total Other Income	**$ 10,968.40**	**$ 63,881.39**	**-$ 52,912.99**	**-82.83%**
Other Expenses				
8000 Depreciation/Amortization	32,232.00	6,718.09	25,513.91	379.78%
8001 Capital projects				
8100 Capital Projects - Cash	27,033.15	-300,396.14	327,429.29	109.00%
Total 8001 Capital projects	**$ 27,033.15**	**-$ 300,396.14**	**$ 327,429.29**	**109.00%**
Total Other Expenses	**$ 59,265.15**	**-$ 293,678.05**	**$ 352,943.20**	**120.18%**
Net Other Income	**-$ 48,296.75**	**$ 357,559.44**	**-$ 405,856.19**	**-113.51%**
Net Income	**$ 161,779.69**	**$ 562,839.09**	**-$ 401,059.40**	**-71.26%**

OAK HILLS PARK AUTHORITY
P&L - Current YTD Vs. Prior YTD
July 2025 - June 2026

	Total			
	Jul 2025 - Jun 2026	Jul 2024 - Jun 2025 (PY)	Change	% Change
Income				
4000 REVENUES				
4001 Golf Revenue				
4010 Golf Fees	1,860,542.73	1,717,456.66	143,086.07	8.33%
4020 I.D. Cards	165,442.50	156,675.50	8,767.00	5.60%
4025 Season Pass	105,105.02	108,780.64	-3,675.62	-3.38%
4030 Tournament Fees	123,699.00	129,756.00	-6,057.00	-4.67%
4050 Cart Revenue	465,076.00	449,574.41	15,501.59	3.45%
4060 Golf Revenue - Gift Certif.	24,514.94	27,022.00	-2,507.06	-9.28%
4070 Gift & Rain Checks Redeemed	-21,171.99	-19,155.00	-2,016.99	-10.53%
4090 Merchandise Sales	8,246.29	0.00	8,246.29	
4091 Merchandise Rentals	5,258.00	0.00	5,258.00	
Total 4001 Golf Revenue	**$ 2,736,712.49**	**$ 2,570,110.21**	**$ 166,602.28**	**6.48%**
4100 Tennis Revenue	46,200.00	47,500.00	-1,300.00	-2.74%
4200 Rental Income	24,000.00	21,400.00	2,600.00	12.15%
4300 Investment Income	15,057.61	21,266.63	-6,209.02	-29.20%
4400 Misc. Income	7,635.22	15,667.95	-8,032.73	-51.27%
4600 Restaurant Income	60,384.00	40,865.00	19,519.00	47.76%
Total 4000 REVENUES	**$ 2,889,989.32**	**$ 2,716,809.79**	**$ 173,179.53**	**6.37%**
Total Income	**$ 2,889,989.32**	**$ 2,716,809.79**	**$ 173,179.53**	**6.37%**
Cost of Goods Sold				
50000 Cost of Goods Sold	9,153.73	0.00	9,153.73	
Total Cost of Goods Sold	**$ 9,153.73**	**$ 0.00**	**$ 9,153.73**	
Gross Profit	**$ 2,880,835.59**	**$ 2,716,809.79**	**$ 164,025.80**	**6.04%**
Expenses				
5000 PERSONNEL EXPENSE				
5010 Management Salary	254,177.54	274,557.16	-20,379.62	-7.42%
5030 Operations	317,976.60	294,751.93	23,224.67	7.88%
5040 Operations O/T	494.03	894.70	-400.67	-44.78%
5050 Course Personnel	357,509.29	328,430.46	29,078.83	8.85%
5060 Course Personnel O/T	7,516.58	4,078.48	3,438.10	84.30%
5070 Seasonal Personnel	176,236.54	143,167.08	33,069.46	23.10%
5080 Seasonal Personnel O/T	2,215.44	703.06	1,512.38	215.11%
Total 5000 PERSONNEL EXPENSE	**$ 1,116,126.02**	**$ 1,046,582.87**	**$ 69,543.15**	**6.64%**
5200 EMPLOYEE BENEFITS				
5210 Payroll Taxes	84,730.77	72,977.79	11,752.98	16.10%
5230 State Unemployment	25,678.10	24,560.68	1,117.42	4.55%
5250 Health Insurance	24,718.28	43,242.54	-18,524.26	-42.84%
5260 Workmans Compensation	14,138.57	18,114.48	-3,975.91	-21.95%

5270 Retirement Plans	5,226.15	6,212.73	-986.58	-15.88%
Total 5200 EMPLOYEE BENEFITS	**$ 154,491.87**	**$ 165,108.22**	**-$ 10,616.35**	**-6.43%**
5400 ADMINISTRATIVE EXPENSES				
5420 Telephone	9,835.54	9,336.23	499.31	5.35%
5430 Professional Fees	45,008.54	41,022.96	3,985.58	9.72%
5436 Advertising	6,127.78	4,908.22	1,219.56	24.85%
5440 Office Expense	35,217.45	28,012.65	7,204.80	25.72%
5441 Bank Charges	140.00	52.00	88.00	169.23%
5442 Credit Card Fees	71,875.37	60,223.77	11,651.60	19.35%
5445 Postage	198.02	120.00	78.02	65.02%
5450 Training and Dues	3,504.15	4,615.72	-1,111.57	-24.08%
5451 Travel Expenses	448.00	0.00	448.00	
Total 5450 Training and Dues	**$ 3,952.15**	**$ 4,615.72**	**-$ 663.57**	**-14.38%**
5455 Meals and Entertainment	806.14	1,469.26	-663.12	-45.13%
5461 Authority Secretarial Services	0.00	1,500.00	-1,500.00	-100.00%
5469 Other Outside Services	9,885.63	8,934.63	951.00	10.64%
5470 Other Administrative	7,725.29	10,878.79	-3,153.50	-28.99%
5480 Utilities	118,511.53	73,285.95	45,225.58	61.71%
5481 Utilities Reimbursment	-49,114.68	0.00	-49,114.68	
Total 5480 Utilities	**$ 69,396.85**	**$ 73,285.95**	**-$ 3,889.10**	**-5.31%**
5500 Liability Insurance	121,626.87	116,934.54	4,692.33	4.01%
5520 Interest Expense	17,687.42	17,848.31	-160.89	-0.90%
Total 5400 ADMINISTRATIVE EXPENSES	**$ 399,483.05**	**$ 379,143.03**	**$ 20,340.02**	**5.36%**
5600 SALES AND OPERATIONS				
5630 Pro Shop Software	6,015.00	3,766.62	2,248.38	59.69%
5640 Golf Pro Supplies	2,907.43	4,330.22	-1,422.79	-32.86%
5680 Golf Pro Work Clothes	427.76	3,248.12	-2,820.36	-86.83%
Total 5600 SALES AND OPERATIONS	**$ 9,350.19**	**$ 11,344.96**	**-$ 1,994.77**	**-17.58%**
5700 PARK MAINTENANCE				
5710 Water	80,885.99	53,527.26	27,358.73	51.11%
5715 Nature and Open Space	9,175.98	4,208.70	4,967.28	118.02%
5720 Heating Fuel	13,633.49	9,859.33	3,774.16	38.28%
5730 Grounds Maintenance	24,249.05	26,491.16	-2,242.11	-8.46%
5740 Tree Maintenance	0.00	7,415.64	-7,415.64	-100.00%
5750 Agriculture and Chemicals				
5751 Agriculture&Chemicals-Purchased	108,503.27	101,475.11	7,028.16	6.93%
5752 Agriculture/Chemicals Utilized	22,003.66	-4,875.42	26,879.08	551.32%
Total 5750 Agriculture and Chemicals	**$ 130,506.93**	**$ 96,599.69**	**$ 33,907.24**	**35.10%**
5760 Irrigation Maintenance	12,190.94	12,148.67	42.27	0.35%
5770 Consumable Tools	3,506.73	642.39	2,864.34	445.89%
5780 Tee and Green Supplies	6,469.16	3,236.06	3,233.10	99.91%
5795 Janitorial Supplies	36.59	0.00	36.59	
5800 Equipment Maintenance	60,435.88	38,192.71	22,243.17	58.24%
5810 Equipment Rental	0.00	359.60	-359.60	-100.00%
5820 Building Maintenance	87,770.63	93,922.71	-6,152.08	-6.55%
5840 Small Equipment	3,605.73	575.08	3,030.65	527.00%
5860 Gasoline/Diesel Fuel	8,319.98	12,285.48	-3,965.50	-32.28%

5880 Employee work clothes	695.41	245.54	449.87	183.22%
Total 5700 PARK MAINTENANCE	**$ 441,482.49**	**$ 359,710.02**	**$ 81,772.47**	**22.73%**
6000 CART EXPENSE				
6010 Cart Lease Expense	23,879.87	20,330.12	3,549.75	17.46%
6020 Electricity	14,358.47	18,354.38	-3,995.91	-21.77%
6030 Maintenance	2,617.23	5,476.17	-2,858.94	-52.21%
6050 Cart Insurance	4,800.00	4,800.00	0.00	0.00%
6060 Misc. Cart Expense	157.98	255.83	-97.85	-38.25%
Total 6000 CART EXPENSE	**$ 45,813.55**	**$ 49,216.50**	**-$ 3,402.95**	**-6.91%**
Total Expenses	**$ 2,166,747.17**	**$ 2,011,105.60**	**$ 155,641.57**	**7.74%**
Net Operating Income	**$ 714,088.42**	**$ 705,704.19**	**$ 8,384.23**	**1.19%**
Other Income				
7002 Capital Contribution	10,968.40	63,881.39	-52,912.99	-82.83%
Total Other Income	**$ 10,968.40**	**$ 63,881.39**	**-$ 52,912.99**	**-82.83%**
Other Expenses				
8000 Depreciation/Amortization	386,784.00	386,779.09	4.91	0.00%
8001 Capital projects				
8100 Capital Projects - Cash	444,781.03	0.00	444,781.03	
Total 8001 Capital projects	**$ 444,781.03**	**$ 0.00**	**$ 444,781.03**	
8006 Disposed Assets	-4,980.00	-495.00	-4,485.00	-906.06%
Total Other Expenses	**$ 826,585.03**	**$ 386,284.09**	**$ 440,300.94**	**113.98%**
Net Other Income	**-$ 815,616.63**	**-$ 322,402.70**	**-$ 493,213.93**	**-152.98%**
Net Income	**-$ 101,528.21**	**$ 383,301.49**	**-$ 484,829.70**	**-126.49%**

OAK HILLS SALES ANALYSIS JUNE 2026 FISCAL REPORT

Description	Jun-26	Jun-25	Inc/(Dec)	YTD FY26	YTD FY25	Inc/(Dec)
Revenue Rounds	7,116	6,584	8.1%	45,525	44,730	1.8%
Season Pass Rounds	530	450	17.8%	3,577	2,940	21.7%
POS System Servicer Rounds	0	0	0.0%	0	1,402	-100.0%
Barter Rounds	0	0	0.0%	0	0	0.0%
Comp Rounds	32	38	-15.8%	338	111	204.5%
Total All Rounds	7,678	7,072	8.6%	49,440	49,183	0.5%
Total Carts	4,494	4,056	10.8%	28,459	26,809	6.2%
Total Golf ID Cards	87	68	27.9%	1,161	1,087	6.8%
Total Season Passes	0	-1	-100.0%	51	51	0.0%
Total Gift Cards	32	35	-8.6%	162	202	-19.8%
Total Pro Shop Merchandise	165	0	0.0%	1,736	0	0.0%
Total $ Revenue Rounds	$308,338	$301,340	2.3%	$1,947,017	$1,842,387	5.7%
Total Carts $	$81,506	$69,803	16.8%	$492,337	$478,103	3.0%
Total Golf ID Cards $	$12,427	$8,806	41.1%	$129,017	$155,180	-16.9%
Total Season Pass $	$0	-$2,150	-100.0%	$13,661	$107,400	-87.3%
Total Gift Cards $	$3,771	$4,740	-20.4%	$19,090	$21,543	-11.4%
Total Pro Shop Merchandise $	$1,544	$0	0.0%	$13,867	$0	0.0%
Rain Chks/Gift Cards Redeemed	-$2,370	-$2,784	-14.9%	-$22,417	-$18,411	21.8%
	$405,216	**$379,754**	**6.7%**	**$2,592,572**	**$2,586,201**	**0.2%**
$ Revenue/Revenue Round	**$43.33**	**$45.77**	-5.3%	**$42.77**	**$41.19**	3.8%
Carts/Revenue Round	**63.2%**	**61.6%**	2.5%	**62.5%**	**59.9%**	4.3%
Cart $/Revenue Round	**$11.45**	**$10.60**	8.0%	**$10.81**	**$10.69**	1.2%
Cart $/Cart Round	**$18.14**	**$17.21**	5.4%	**$17.30**	**$17.83**	-3.0%
ID Card $/Card	**$142.84**	**$129.50**	10.3%	**$111.13**	**$142.76**	-22.2%
Resident Adult 18 Rounds	962	755	27.4%	5,468	4,436	23.3%
Resident Senior 18 Rounds	865	838	3.2%	5,965	4,893	21.9%
Junior/HS Golf Team 18 Rounds	453	429	5.6%	2,392	3,043	-21.4%
Golf League 18 Rounds	24	19	26.3%	133	90	47.8%
Employee 18 Rounds	160	138	15.9%	1,094	937	16.8%
Non Resident 18 Rounds	401	363	10.5%	2,684	2,069	29.7%
Public 18 Rounds	2,888	3,027	-4.6%	19,360	25,372	-23.7%
Total 9 Hole Rounds	1,363	1,015	34.3%	8,429	3,890	116.7%
Total Revenue Rounds	***7,116***	***6,584***	***8.1%***	***45,525***	***44,730***	***1.8%***
Resident Adult 18 Rounds $	$40,466	$32,427	24.8%	$232,139	$179,501	29.3%
Resident Senior 18 Rounds $	$30,283	$30,887	-2.0%	$215,750	$166,553	29.5%
Junior/HS Golf Team 18 Rounds $	$12,618	$12,857	-1.9%	$65,067	$70,724	-8.0%
Golf League 18 Rounds	$699	$570	22.6%	$3,864	$2,627	47.1%
Employee 18 Rounds $	$1,120	$969	15.6%	$7,682	$6,326	21.4%
Non Resident 18 Rounds $	$15,444	$14,753	4.7%	$65,114	$78,597	-17.2%
Public 18 Rounds $	$169,307	$179,913	-5.9%	$1,123,658	$1,231,817	-8.8%
Total 9 Hole Rounds $	$38,400	$28,964	32.6%	$233,744	$106,242	120.0%
Total $ Revenue Rounds	***308,338***	***301,340***	***2.3%***	***1,947,017***	***1,842,387***	***5.7%***
Senior Non-Resident ID	6	2	200.0%	82	99	-17.2%
Adult Non-Resident ID	4	1	300.0%	82	78	5.1%
Senior Non-Resident Annual Pass	0	0	0.0%	0	3	-100.0%
Adult Non-Resident Annual Pass	0	0	0.0%	2	7	-71.4%
Total Non-Resident Members	***10***	***3***	***233.3%***	***166***	***187***	***-11.2%***

City of Norwalk debt paydown **$17,203.50**

OAK HILLS SALES ANALYSIS JUNE 2026 CALENDAR REPORT

Description	Jun-26	Jun-25	Inc/(Dec)	YTD 2026	YTD 2025	Inc/(Dec)
Revenue Rounds	7,116	6,584	8.1%	19,520	17,985	8.5%
Season Pass Rounds	530	450	17.8%	1,656	1,557	6.4%
POS System Servicer Rounds	0	0	0.0%	0	2	-100.0%
Barter Rounds	0	0	0.0%	0	0	0.0%
Comp Rounds	32	38	-15.8%	83	87	-4.6%
Total All Rounds	7,678	7,072	8.6%	21,259	19,631	8.3%
Total Carts	4,494	4,056	10.8%	11,664	10,542	10.6%
Total Golf ID Cards	87	68	27.9%	1,114	985	13.1%
Total Season Passes	0	-1	-100.0%	52	51	2.0%
Total Gift Cards	32	35	-8.6%	77	89	-13.5%
Total Pro Shop Merchandise	165	0	0.0%	1,273	0	0.0%
Total $ Revenue Rounds	$308,338	$301,340	2.3%	$839,393	$809,100	3.7%
Total Carts $	$81,506	$69,803	16.8%	$207,004	$177,731	16.5%
Total Golf ID Cards $	$12,427	$8,806	41.1%	$163,252	$146,235	11.6%
Total Season Pass $	$0	-$2,150	-100.0%	$107,611	$107,400	0.2%
Total Gift Cards $	$3,771	$4,740	-20.4%	$8,825	$10,504	-16.0%
Total Pro Shop Merchandise $	$1,544	$0	0.0%	10,111	$0	0.0%
Rain Chks/Gift Cards Redeemed	-$2,370	-$2,784	-14.9%	-$12,454	-$10,612	17.4%
	$405,216	**$379,754**	**6.7%**	**$1,323,742**	**$1,240,359**	**6.7%**
$ Revenue/Revenue Round	**$43.33**	**$45.77**	-5.3%	**$43.00**	**$44.99**	-4.4%
Carts/Revenue Round	**63.2%**	**61.6%**	2.5%	**59.8%**	**58.6%**	1.9%
Cart $/Revenue Round	**$11.45**	**$10.60**	8.0%	**$10.60**	**$9.88**	7.3%
Cart $/Cart Round	**$18.14**	**$17.21**	5.4%	**$17.75**	**$16.86**	5.3%
ID Card $/Card	**$142.84**	**$129.50**	10.3%	**$146.55**	**$148.46**	-1.3%
Resident Adult 18 Rounds	962	755	27.4%	2,578	2,257	14.2%
Resident Senior 18 Rounds	865	838	3.2%	2,403	2,145	12.0%
Junior/Golf Team 18 Rounds	453	429	5.6%	1,127	1,088	3.6%
Golf League 18 Rounds	24	19	26.3%	51	43	18.6%
Employee 18 Rounds	160	138	15.9%	465	371	25.3%
Non Resident 18 Rounds	401	363	10.5%	1,105	1,040	6.3%
Public 18 Rounds	2,888	3,027	-4.6%	7,958	8,282	-3.9%
Total 9 Hole Rounds	1,363	1,015	34.3%	3,833	2,759	38.9%
Total Revenue Rounds	***7,116***	***6,584***	***8.1%***	***19,520***	***17,985***	***8.5%***
Resident Adult 18 Rounds $	$40,466	$32,427	24.8%	$108,025	$96,348	12.1%
Resident Senior 18 Rounds $	$30,283	$30,887	-2.0%	$85,063	$77,709	9.5%
Junior/Golf Team 18 Rounds $	$12,618	$12,857	-1.9%	$31,934	$32,018	-0.3%
Golf League 18 Rounds	$699	$570	22.6%	$1,509	$1,320	14.3%
Employee 18 Rounds $	$1,120	$969	15.6%	$3,255	$2,583	26.0%
Non Resident 18 Rounds $	$15,444	$14,753	4.7%	$42,905	$41,733	2.8%
Public 18 Rounds $	$169,307	$179,913	-5.9%	$461,063	$479,758	-3.9%
Total 9 Hole Rounds $	$38,400	$28,964	32.6%	$105,639	$77,632	36.1%
Total $ Revenue Rounds	***308,338***	***301,340***	***2.3%***	***839,393***	***809,100***	***3.7%***
Senior Non-Resident ID	6	2	200.0%	81	95	-14.7%
Adult Non-Resident ID	4	1	300.0%	80	71	12.7%
Senior Non-Resident Annual Pass	0	0	0.0%	3	3	0.0%
Adult Non-Resident Annual Pass	0	0	0.0%	5	7	-28.6%
Total Non-Resident ID's	***10***	***3***	***233.3%***	***169***	***176***	***-4.0%***

TAX COLLECTOR'S REPORT
JUN 2026

FISCAL YEAR 2025-2026 (2024 GRAND LIST)	ORIGINAL LEVY	ADJ. TAX COLLECTIONS JUN 25 - JUN 26	COLLECTION %	CORRECTED LEVY*	CHANGE IN LEVY	COLLECTION %
AUTOMOBILE-REGULAR	$19,621,713.02	$18,171,964.02	92.61%	$19,462,122.00	($159,591.02)	93.37%
AUTOMOBILE-SUPPLEMENTAL	$3,115,978.84	$2,655,744.99	85.23%	$3,095,028.56	($20,950.28)	85.81%
PERSONAL PROPERTY	$28,666,103.44	$27,170,307.75	94.78%	$28,525,325.01	($140,778.43)	95.25%
REAL ESTATE	$340,880,548.34	$338,642,426.10	99.34%	$340,754,060.01	($126,488.33)	99.38%
TOTAL TAX	**$392,284,343.64**	**$386,640,442.86**	**98.56%**	**$391,836,535.58**	**($447,808.06)**	**98.67%**
SEWER USE	$19,835,102.00	$19,843,774.82	100.04%	$20,000,882.00	$165,780.00	99.21%
IPP FEE	$181,250.00	$153,727.92	84.82%	$181,249.66	($0.34)	84.82%

FISCAL YEAR 2024-2025 (2023 GRAND LIST)	ORIGINAL LEVY	JUN 24 - JUN 25				
AUTOMOBILE-REGULAR	$30,485,520.62	$27,862,194.32	91.39%	$29,984,456.66	($501,063.96)	92.92%
AUTOMOBILE-SUPPLEMENTAL	$4,617,948.35	$3,994,920.57	86.51%	$4,580,636.29	($37,312.06)	87.21%
PERSONAL PROPERTY	$24,660,647.62	$23,891,052.17	96.88%	$24,563,881.03	($96,766.59)	97.26%
REAL ESTATE	$314,512,159.95	$310,069,710.08	98.59%	$312,300,937.58	($2,211,222.37)	99.29%
TOTAL TAX	**$374,276,276.54**	**$365,817,877.14**	**97.74%**	**$371,429,911.56**	**($2,846,364.98)**	**98.49%**
SEWER USE	$19,044,215.00	$18,828,464.69	98.87%	$18,987,406.50	($56,808.50)	99.16%
IPP FEE	$167,750.00	$173,411.52	103.37%	$195,249.52	$27,499.52	88.82%

TAX DIFFERENCE 2024 G.L. vs. 2023 G.L. INCREASE/(DECREASE)	$18,008,067.10	$20,822,565.72	0.82%	$20,406,624.02	$2,398,556.92	0.18%
SEWER DIFFERENCE 2024 G.L. vs. 2023 G.L. INCREASE/(DECREASE)	$790,887.00	$1,015,310.13	1.18%	$1,013,475.50	$222,588.50	0.05%
IPP DIFFERENCE 2024 G.L. vs. 2023 G.L. INCREASE/(DECREASE)	$13,500.00	($19,683.60)	-18.56%	($13,999.86)	($27,499.86)	-4.00%

BACK TAXES COLLECTED	FISCAL YR 2025-2026 (JUL 25 - JUN 26)	FISCAL YR 2024-2025 (JUL 24 - JUN 25)	CUR YR vs.PRIOR YR INC/(DEC)
PRIOR TAXES	$3,419,485.35	$4,311,065.95	($891,580.60)
PRIOR SEWER USE FEE	$155,752.92	$168,139.28	($12,386.36)
PRIOR IPP FEE	$9,330.50	$13,811.57	($4,481.07)
TOTAL PRIOR TAX, SEWER & IPP	**$3,584,568.77**	**$4,493,016.80**	**($908,448.03)**
CURRENT INTEREST	$1,012,043.14	$1,174,734.47	($162,691.33)
PRIOR INTEREST	$1,263,019.23	$1,458,302.73	($195,283.50)
SEWER USE FEE INTEREST	$87,213.35	$99,671.86	($12,458.51)
IPP FEE INTEREST	$5,891.79	$8,640.65	($2,748.86)
TOTAL INTEREST COLLECTED	**$2,368,167.51**	**$2,741,349.71**	**($373,182.20)**
PRIOR LIEN FEE	$13,603.01	$15,057.43	($1,454.42)
CURRENT LIEN FEE	$7,065.34	$6,807.60	$257.74
TOTAL LIEN FEE COLLECTED	**$20,668.35**	**$21,865.03**	**($1,196.68)**
MISC FEES COLLECTED**	**$363,291.70**	**$550,730.79**	**($187,439.09)**
TOTAL PRIOR TAX, ALL INTEREST & ALL FEES	**$6,336,696.33**	**$7,806,962.33**	**($1,470,266.00)**

TOTAL TAX BILLED/PAID ON GROSS RECEIPTS FROM CANNABIS SINCE 06/24 $ 699,875.72

TAX COLLECTOR'S REPORT
JUNE 30, 2026
ADVANCE COLLECTIONS

FISCAL YEAR 2026-2027 (2025 GRAND LIST)	ORIGINAL LEVY	ADJ. TAX COLLECTIONS JUN 2026	COLLECTION %	CORRECTED LEVY*	COLLECTION %
AUTOMOBILE-REGULAR	$21,494,453.41	$4,929,230.49	22.93%	$21,420,043.92	23.01%
PERSONAL PROPERTY	$29,614,266.18	$587,190.56	1.98%	$29,599,146.96	1.98%
REAL ESTATE	$375,335,490.64	$6,752,048.68	1.80%	$375,145,000.98	1.80%
TOTAL	**$426,444,210.23**	**$12,268,469.73**	**2.88%**	**$426,164,191.86**	**2.88%**
SEWER USE FEE	$20,795,451.00	$613,426.43	2.95%	$20,792,287.00	2.95%
IPP FEE	$178,000.00	$3,139.72	1.76%	$179,500.00	1.75%

FISCAL YEAR 2025-2026 (2024 GRAND LIST)	ORIGINAL LEVY	JUN 2025			
AUTOMOBILE-REGULAR	$19,621,713.02	$4,984,490.60	25.40%	$19,568,695.26	25.47%
PERSONAL PROPERTY	$28,666,103.44	$729,281.94	2.54%	$28,634,084.32	2.55%
REAL ESTATE	$340,880,548.34	$14,099,533.28	4.14%	$339,900,677.70	4.15%
TOTAL	**$389,168,364.80**	**$19,813,305.82**	**5.09%**	**$388,103,457.28**	**5.11%**
SEWER USE FEE	$19,835,102.00	$646,676.62	3.26%	$20,036,720.00	3.23%
IPP FEE	$181,250.00	$19,750.00	10.90%	$184,250.00	10.72%
DIFFERENCE 2025 G.L. vs. 2024 G.L. TAX ONLY - INC/(DEC)	$37,275,845.43	($7,544,836.09)	-2.21%	$38,060,734.58	-2.23%
DIFFERENCE 2025 G.L. vs. 2024 G.L. SEWER USE FEE ONLY - INC/(DEC)	$960,349.00	($33,250.19)	-0.31%	$755,567.00	-0.28%
DIFFERENCE 2025 G.L. vs. 2024 G.L. IPP FEE ONLY - INC/(DEC)	($3,250.00)	($16,610.28)	-9.13%	($4,750.00)	-8.97%

* CORRECTED LEVY INCLUDING CERTIFICATES OF CORRECTION

I NORWALK
PLANNING & ZONING

Memorandum

July 22, 2026

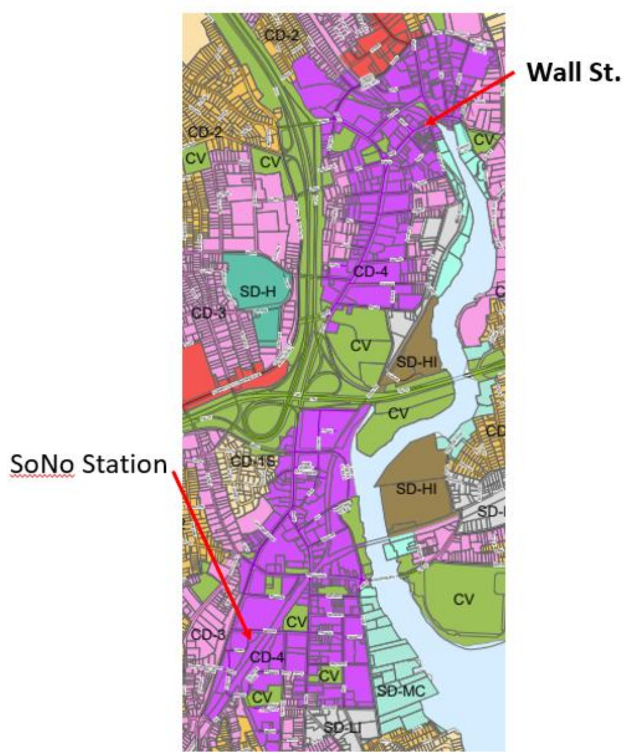
To: **Barbara Smyth, Mayor**
Josh Goldstein, City Council President
Lamond Daniels, Chief of Staff
Jared Schmitt, Chief Financial Officer
Tom Ellis, Director of Management & Budgets
Chapin Bryce, Chairman, Planning & Zoning Commission
Jay Habansky, Chief of Community and Economic Development
Brian Bidolli, Executive Director, Norwalk Redevelopment Agency

From: Steve Kleppin, Planning & Zoning Director

Re: **Transfer Requests – Capital Budget Items for Comprehensive Design Review**

<u>Purpose of Funds Transfer</u>

We have several areas of the City's urban core (CD-4 Zone) where there are architectural design guidelines governing building design for new developments above and beyond what is in the zoning regulations. Several of these areas with existing design guidelines were established via redevelopment plans that have expired or will be expiring shortly. In addition, there are areas within the CD-4 Zone that don't have guidelines that perhaps should. We are proposing to repurpose existing capital funds, combing those funds with existing grant funds from the Norwalk Redevelopment Agency (Agency) to evaluate the CD-4 Zone and determine the location of village districts and develop appropriate design guidelines for each district.



Project Scope & Justification

The zoning regulations adopted in 2024 set a higher bar for developments throughout the City, but there are areas with unique features and sensitivities that are or will be aided by additional architectural enhancements. The zoning regulations are a hybrid code, consisting of form-based standards within the commercial and mixed-use zones and traditional zoning in the residential areas. The form-based code provides many architectural standards not previously included in the regulations, placing an emphasis on massing and design, setting baseline requirements that establish an expectation of what new developments must look like.

Planning and Zoning (P&Z) intends to partner with the Agency to review the urban core with the goal of establishing village districts when warranted and evaluating and possibly developing new design guidelines. These guidelines will be reviewed and utilized by both P&Z and the Agency when evaluating projects. In addition, the village districts will require third party architectural review by one of our third-party consulting architects, a practice already successfully used by the City. This process coupled with the design standards built into the form-based portions of the zoning code will lead to continual improvement of design aesthetic over time. It should be noted that there are other village districts within the City that are outside the urban core and beyond the scope of this proposal.

Currently within the City, there are areas that are subject to additional design review, either designated as village districts or redevelopment areas. Many of these areas are within sensitive architectural neighborhoods, such as Washington Street and Wall Street. As stated, many of these areas have existing redevelopment plans that have expired or will expire soon and considering we have adopted new zoning, now is a good time to review the districts and update the design standards. This study will not only evaluate the appropriate areas for village districts, but also provide consistency between the standards for each district.

Consistency with Citywide Plan

The Citywide Plan, places an emphasis on design as the City redevelops:

Actions	When	Who	Resources
i. **Strengthen existing Village District design standards.** Clearly identify the unique elements or design features of each Village District that establish the context for renovations and new construction. Revise zoning to include basic urban design standards to ensure distinct, walkable villages such as: • Minimum sidewalk width of 6' (8'-10' preferred) in commercial areas. • Maximum front set-back between 0 and 5' (or matching existing buildings). • Main entry oriented to the street and sidewalk • Ground floor standards for commercial space: minimum façade transparency, awning/signage façade zone, minimum interior ceiling height. • Provision of convenient bicycle parking. • Vehicular parking located to the rear of buildings where possible, with clear path to front door. • Vehicular parking maximums, and/or the ability to request a waiver of some or all required parking on small lots.	2019-2021	Planning and Zoning; Zoning Commission	Staff time; consultant

<u>Project Cost & Funding Sources</u>

P&Z has two existing capital accounts totaling $78,000 that are no longer needed which we would like to repurpose for this project. These funds will be coupled with $72,000 of existing USDOT grant funds from the Agency, dedicated for planning purposes near the Webster Street Lot, for a total of $150,000 to hire a consultant(s) to assist us with effort. The City will transfer the $78,000 to the Agency since the grant funds cannot be transferred to the City. Once the funds are transferred, P&Z staff and Agency staff will work jointly to secure a consultant to complete the project. Consultant procurement will be done through the City's Purchasing Department, following all City guidelines. Planning and Zoning staff will be the operational liaison to the Redevelopment Agency for this project and will provide final sign off on the reimbursement of funds from the City to the Redevelopment Agency, once P&Z staff is satisfied that the project has been completed.

Item 1: Norden Study (acct – 09243730-5777-C0675) $50,000

Several years ago, there was an application to utilize the Norden site as a distribution facility, which was ultimately withdrawn based on significant public pressure as well as indications from the City that the application was not being received favorably. In response to that, the Planning & Zoning Commission at that time determined that additional analysis of the Norden site would be helpful in identifying uses that would be consistent with the intent of the industrial zones, while being cognizant of the existing site constraints.

As we began to explore the parameters for the study, we first reached out to CT DOT about the possibility of adding an additional exit ramp or siding to directly access the site from I-95. This idea was quickly eliminated by the state, which took away the viability and potential of the site for uses which could result in significant traffic.

Subsequently, the City received and approved applications from different users such as MTA and a high-end car storage and showroom space to utilize ~ 250,000 square feet of the building. More importantly, the ownership of the property has transferred and we are hopeful the change in ownership will lead to a reinvigoration of the site. While there is uncertainty about the future tenants of the site, the extensive work that went into the zoning rewrite and the understanding of the permitted uses allowed, we are confident that any deviation from the existing zoning scheme can easily be addressed in-house.

Based on these positive changes and the fact that there cannot be direct access from the highway, it negates the need or benefit of conducting this study. While there is uncertainty about the future tenants of the site, we feel strongly that there is no need to conduct this study. This is supported by:

- the extensive work that went into the zoning rewrite and the understanding of the permitted uses allowed,
- staff's ability to address any potential deviation from the existing zoning scheme, and
- the fact that there cannot be direct access from the I-95.

In addition, I do not feel that spending $50,000 on a land use study of a parcel where we fully understand the constraints is a wise use of limited public funds, especially considering that we have already gone through an extensive planning and regulatory rewrite.

Item 2: General Code Map Link (acct – 09243730-5777-C0676) $28,000

Prior to updating the zoning regulations, we were evaluating how the regulations could interface with the public and how that could be presented. We determined that Map Link, from General Code would provide a nice mapping-based platform to present the regulations. However, because of some additional initiatives we are working on, such as transitioning to an online permitting platform and modeling development through Arc Urban, we concluded that we could probably provide that public interface through one of these other initiatives and no longer need this service.

Conclusion

Updating the design guidelines is a logical next step, post-adoption of the zoning regulations, placing greater emphasis on design and responding to concerns that individual buildings fit into the existing built environment, provided consistency within each neighborhood, while maintaining architectural interest and uniqueness.

The design guidelines will ultimately be a graphic-rich document that expands on the baseline parameters of the form-based code and illustrates the finite design touches that provide uniqueness and interest to development projects.

END