



Board of Commissioners
Regular Business Meeting
910 N Gary Ave
Premier Room

June 9, 2025
6:00pm

1. Call To Order

2. Roll Call – Pledge of Allegiance

3. Listening Post

Guidelines for Listening Post are provided in the pamphlet near the sign in sheet. Anyone wishing to address the Board should sign in. The Board President will invite you to speak; you will be asked to state your name and city of residence for the record. The Board asks you to limit your comments to three minutes. If a question is raised, a response will be provided in 48 hours.

4. Changes or Additions to the Agenda

5. Consent Agenda

All items listed are included in the Consent agenda. There will be no separate discussion of these items. Members of the public may petition in writing that an item be removed from the Consent Agenda.

- A. Approval: Special Meeting Minutes: May 8, 2025
- B. Approval: Regular Minutes: May 12, 2025
- C. Approve: Surplus Ordinance No. 588
- D. Approval: Post Bond Issuance – Annual Tax Compliance Report

6. Discussion Items

- A. Recognizing Kimmy Molenda for Life-Savings Efforts
- B. 2024 Annual Comprehensive Financial Report
- C. Weekly Happenings (oral)

7. Action Item

- A. Ratify: 2024 Annual Comprehensive Financial Report
- B. Approval: Pleasant Hill Park Bid
- C. Approval: Intergovernmental Agreement between the Village of Carol Stream and the Carol Stream Park District for Transfer of Real Property - Armstrong Park Right of Way Entrance
- D. Approval: Personnel Policy Manual Changes
- E. Approval: Ordinance No. 589 declaring it necessary or convenient for the Carol Stream Park District to use, occupy or improve real property owned by the Village of Carol Stream for public park and recreation purposes - Charger Court
- F. Approval: Intergovernmental Agreement between the Village of Carol Stream and the Carol Stream Park District for the Transfer of Property known as Charger Court

- 8. Closed Session**
 - A. Sale of Lease of Property, Section 2(c)6
 - B. Performance of an Employee, Section 2(c)1
- 9. Action pertaining to closed session**
- 10. Adjournment**



**Board of Commissioners
Special Meeting
Kick Off to Summer
Community Park
May 8, 2025
5:30pm**

1. Call to Order	Commissioner Jeffery called the meeting to order at 5:30pm.
2. Roll Call	Present: Commissioners: Jeffery, Gramann, Bird, Powers, Sokolowski and Witteck. Staff: Executive Director Rini, Directors Bachewicz, Hamilton and Scumaci, Superintendents Adamson and Anderson, Division Manager Kenny, and multiple recreation staff.
3Welcome	Executive Director Rini welcomed all who attended this event, and thanked our partners including the Village of Carol Stream Police and Social Services Departments, Carol Stream Public Library, and Outreach Community Center of Carol Stream. She also thanked the event sponsors including the Carol Stream Park Foundation and Carol Stream Rotary Club. Staff is excited to offer this free event to the area's residents. Free hot dogs, chips and water were distributed, and numerous activities were planned for the families present.
Adjournment	The meeting was adjourned 5:40 pm.

President
Jacqueline Jeffery

Secretary
Sue Rini

June 9, 2025
Date



Board of Commissioners
Regular Meeting
May 12, 2025
6:00pm

Call to Order	Commissioner Jeffery called the meeting to order at 6:00 pm.								
Roll Call/Pledge of Allegiance	Present: Commissioners Jeffery, Gramann, Bird, Parisi, Sokolowski, Witteck and Commissioners elect Becker and Pauling. Commissioner Powers was absent. Staff: Executive Director Rini, Directors Bachewicz, Hamilton, Quinn, and Scumaci, Superintendent Adamson and Executive Assistant Greninger.								
Listening Post	Tom Chilton, a resident of Carol Stream for 29 years, expressed concern about the cost of the all-inclusive fitness membership compared to the cost of the open gym membership we offered pre-COVID.								
Changes to the Agenda	None								
Consent Agenda	<p>Commissioner Sokolowski made a motion to accept the consent agenda as read. Seconded by Commissioner Gramann.</p> <ul style="list-style-type: none"> A. Approval: Special Minutes: April 10, 2025 B. Approval: Regular Minutes: April 14, 2025 C. Approval: Special Minutes: April 18, 2025 D. Approval: Special Minutes: April 26, 2025 E. Ratify: April 2025 Bills <p>Voice Vote. All in favor. None opposed. Motion Passes.</p> <p>Commissioner Gramann made a motion to approve the consent agenda as read. Seconded by Commissioner Sokolowski.</p> <p>Roll Call Vote:</p> <table border="0"> <tr> <td>Commissioner Bird: Aye</td><td>Commissioner Powers: Absent</td></tr> <tr> <td>Commissioner Gramann: Aye</td><td>Commissioner Sokolowski: Aye</td></tr> <tr> <td>Commissioner Jeffery: Aye</td><td>Commissioner Witteck: Aye</td></tr> <tr> <td>Commissioner Parisi: Aye</td><td></td></tr> </table> <p>Motion Passes 6-0-1</p>	Commissioner Bird: Aye	Commissioner Powers: Absent	Commissioner Gramann: Aye	Commissioner Sokolowski: Aye	Commissioner Jeffery: Aye	Commissioner Witteck: Aye	Commissioner Parisi: Aye	
Commissioner Bird: Aye	Commissioner Powers: Absent								
Commissioner Gramann: Aye	Commissioner Sokolowski: Aye								
Commissioner Jeffery: Aye	Commissioner Witteck: Aye								
Commissioner Parisi: Aye									
Recognition of Retiring Commissioners	Commissioner Jeffery read Resolution No. 25-02 recognizing 24 years of service by Brian Sokolowski. Commissioner Bird read Resolution No. 25-03 recognizing 24 years of service by Brenda Gramann. Both Commissioners were awarded lifetime memberships for Fountain View Fitness and Coral Cove Water Park. Light refreshments were served.								



Annual Board Officers

A. Swearing In of New Commissioners

- Katie Becker
- Adam Parisi
- Jenn Pauling

B. Nominate and Elect President Pro Tem

Commissioner Witteck made a motion to elect Commissioner Bird as President Pro Tem. Seconded by Commissioner Parisi. Voice Vote. President Pro Tem was passed the gavel and took control of the meeting.

President Pro Tem Bird asked for a nomination for President of the Board. Commissioner Witteck nominated Commissioner Jeffery for Board President. Discussion of nomination. Commissioner Witteck made a motion to elect Commissioner Jeffery as President of the Board. Commissioner Parisi seconded.

Roll Call Vote:

Commissioner Bird: Aye
 Commissioner Becker Aye
 Commissioner Jeffery: Aye
 Commissioner Parisi: Aye
 Motion Passes 6-0-1

Commissioner Powers: Absent
 Commissioner Pauling: Aye
 Commissioner Witteck: Aye

Newly elected Board President Jeffery asked for nominees for Vice President of the Board. Commissioner Bird nominated Commissioner Parisi for Vice President. Discussion of nomination. Commissioner Bird made a motion to elect Commissioner Parisi for the office of Vice President of the Board. Seconded by Commissioner Witteck.

Roll Call Vote:

Commissioner Bird: Aye
 Commissioner Becker Aye
 Commissioner Jeffery: Aye
 Commissioner Parisi: Aye
 Motion Passes 6-0-1

Commissioner Powers: Absent
 Commissioner Pauling: Aye
 Commissioner Witteck: Aye

C. Commissioner Bird made a motion to appoint:

- Sue Rini, Executive Director as Board Secretary
- Lisa Scumaci, Director of Finance and IT, as Treasurer
- Ancel Glink as Attorney
- Lauterbach & Amen as Auditor

Seconded by Commissioner Parisi.

Roll Call Vote:

Commissioner Bird: Aye

Commissioner Powers: Absent



	<p>Commissioner Becker Aye Commissioner Jeffery: Aye Commissioner Parisi: Aye Motion Passes 6-0-1</p> <p>Commissioner Pauling: Aye Commissioner Witteck: Aye</p>
	<p>D. Standing Committee Assignments Commissioner Witteck made a motion to approve the 2025 Standing Committees as discussed. Seconded by Commissioner Parisi. Voice Vote. All in favor. Motion passes.</p> <p><u>Finance Committee</u> Commissioner Jeffery Commissioner Becker Commissioner Parisi Commissioner Powers</p> <p><u>Personnel & Policy</u> Commissioner Jeffery Commissioner Parisi Commissioner Witteck</p> <p><u>Parks & Facilities</u> Commissioner Jeffery Commissioner Becker Commissioner Bird Commissioner Pauling</p>
Discussion Items	<p>A. Performance Against Goals – First Quarter 2025 Executive Director reviewed the first quarter performance against goals, highlighting the Strategic Plan. The next step in the process will be a prioritization exercise for the goals during the next three to five years. The Pleasant Hill Park renovation has gone out to bid and 14 bid packets were picked up. Risk Management roles and responsibilities have been realigned and the HR Specialist took on the majority of administrative duties, while the Part Time Facility and Safety Specialist assists with outdoor tasks and inspections.</p> <p>B. Weekly Happenings</p> <ul style="list-style-type: none"> Commissioner Witteck asked about the Sunday church rental. Director Bachewicz said we are promoting the Sunday availability for baby and bridal showers. Commissioner Witteck likes the rental space available at Coyote Crossing Mini Golf. Director Bachewicz said moving the concessions storage to the new storage unit opened up the space for programming again.



	<ul style="list-style-type: none">• Commissioner Parisi invited everyone to join the Carol Stream Travel Softball and Baseball Association for a big tournament over the Memorial Day weekend at McCaslin and Armstrong.• Commissioner Bird shared some of the highlights from the Kick-Off to Summer event at Community Park. Commissioner Jeffery commented how efficient the concessions staff were at preparing 700 hotdogs. Executive Director Rini said all of our partners were so proud to be part of such a great event. We are planning next year's event already.• Commissioner Bird welcomed new Commissioners Becker and Pauling. Executive Director Rini said their orientation will be scheduled this week.
Closed Session	None
Action Pertaining to Closed Session	None
Adjournment	Commissioner Parisi made a motion to adjourn the meeting. Seconded by Commissioner Witteck. Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 7:11pm.

President
Jackie Jeffery

Secretary
Sue Rini

June 14, 2025
Date

To: Board of Commissioners
From: Sue Rini, Executive Director
Date: June 9, 2025
Approval: Ordinance No. 588 Park District Surplus **Agenda Item # 5C**

Issue

Should the Board approve Ordinance No. 588 declaring certain Park District property as surplus.

Background/Reasoning

The Park District staff would like to declare the following as surplus:

QUANTITY	EQUIPMENT
2	Windsor 115V Clipper 12 Carpet Extractors
2	Cybex Upright Stationary Bikes
2	Life Fitness Upright Stationary Bikes

Supporting Documents

Ordinance No. 588

Cost

There is no cost associated with this item.

Public/Customer Impact

These items will be auctioned or recycled.

Recommendation (Roll Call Vote)

That the Board make a motion to approve Ordinance No. 588 declaring certain Park District property as surplus.

ORDINANCE NO. 588
ORDINANCE DECLARING CERTAIN PARK
DISTRICT PERSONAL PROPERTY AS SURPLUS
AND AUTHORIZING SALE OR DISPOSAL

WHEREAS, the Carol Stream Park District, DuPage County, Illinois has accumulated certain personal property which has been used for various park purposes, specifically the items described in Exhibit A; and

WHEREAS, staff has determined that the subject items are beyond useful service life; and

WHEREAS, the Illinois Park District Code authorizes the Park District to dispose of items of personal property, when in the opinion of three-fifths of the members of the Board of Park Commissioners then holding office such property is no longer necessary, useful to, or for the best interests of the Park District; and

WHEREAS, Park District staff has made preliminary arrangements for the disposal of the equipment and personal property through trade in, sealed bid auction, competitive bid, or salvage.

NOW, THEREFORE BE IT AND IT IS HEREBY ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF THE CAROL STREAM PARK DISTRICT, DUPAGE COUNTY, AS FOLLOWS:

Section One:

It is hereby found and determined by the Board of Park Commissioners of the Carol Stream Park District that the following items of personal property is no longer necessary, useful to or for the best interests of this Park District:

- A. The property described in Exhibit A attached hereto and incorporated herein by reference.

Section Two:

That the park district staff is hereby authorized to convey or sell the personal property described in Section One of this Ordinance in any manner that it may designate, with or without advertising the sale, at any time following the adoption of this ordinance.

Section Three:

This ordinance shall be effective immediately upon passage and approval by a three-fifths majority of the members of this Board of Park Commissioners.

Section Four:

All prior ordinances, resolutions, motions, orders or policies in conflict herewith, be and the same hereby are, repealed to the extent of the conflict herewith.

Section Five:

If any clause or provision of this Ordinance shall be adjudged invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity of any other clause or provision, which shall remain in full force and effect.

Roll Call Vote:

Ayes: _____

Nays: _____

Abstain: _____

Dated: June 9, 2025

President, Board of Park Commissioners

ATTEST:

Secretary, Board of Park Commissioners

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of the Board of Park Commissioner (the "*Board*") of the Carol Stream Park District, DuPage County, Illinois (the "*District*"), and as such official I am the keeper of the records and files of the District and the Board.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Board held on the 10th day of March, insofar as same relates to the adoption of Ordinance No. 588 entitled:

AN ORDINANCE declaring certain park district personal property as surplus and authorizing sale or disposal.

A true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 48 hours in advance of the holding of said meeting, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board in the passage of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the District, this 9 day of June 2025.

(SEAL)

Secretary, Board of Park Commissioners

Exhibit A

QUANTITY	EQUIPMENT
2	Windsor 115V Clipper 12 Floor Scrubbers
2	Cybex Upright Stationary Bikes
2	Life Fitness Upright Stationary Bikes

To: Board of Commissioners
From: Lisa Scumaci, Director of Finance & IT
Date: June 9, 2025
Discussion: Post Bond Issuance -Annual Tax Compliance Report
Agenda Item #: 5D

Pursuant to my responsibilities as the Compliance Officer as set forth in a Bond Record Keeping Policy (the “*Policy*”) adopted by the Board of Park Commissioners (the “*Board*”) of the Carol Stream Park District, DuPage County, Illinois (the “*District*”), on November 10, 2014, I have prepared a report reviewing the District’s contracts and records to determine whether the Tax Advantaged Obligations (as defined in the Policy), comply with the applicable federal tax requirements. In accordance with the proceedings and agreements under which the Tax Advantaged Obligations were issued, the District has covenanted generally to take all action necessary to comply with the applicable federal tax rules and regulations relating to the Tax Advantaged Obligations, including covenants necessary to preserve the excludability of interest on the Tax Advantaged Obligations from gross income for federal income taxation purposes. The following sets forth a summary demonstrating the District’s compliance with such covenants and expectations.

- (a) **Records.** I have in my possession all of the records required under the Policy.
- (b) **Arbitrage Rebate Liability.** I have reviewed the agreements of the District with respect to each issue of the Tax Advantaged Obligations. At this time, the District does not have any rebate liability to the U.S. Treasury.
- (c) **Contract Review.** I have reviewed copies of all contracts and agreements of the District, including any leases, with respect to the use of any property owned by the District and acquired, constructed or otherwise financed or refinanced with the proceeds of the Tax Advantaged Obligations and other records. At this time, each issue of the Tax Advantaged Obligations complies with the federal tax requirements applicable to such issue, including restrictions on private business use, private payments and private loans.
- (d) **IRS Examinations or Inquiries.** The Internal Revenue Service (the “*IRS*”) has not commenced an examination of any issue of the Tax Advantaged Obligations. The IRS has not requested a response to a compliance check, questionnaire or other inquiry.

Based upon the foregoing, I believe that the District is currently in compliance with the applicable tax law requirements and no further action is necessary at this time. This report will be entered into the records of the District.

Respectfully submitted this 9th day of June, 2025.



By _____
Lisa Scumaci, Compliance Officer

* _ * _ * _ * _ * _ * _ * _ * _ * _ *

Attachment – a sample checklist is attached. A formal checklist has been completed and will be kept on file along with this report for these outstanding Issues:

General Obligation Taxable Capital Appreciation Bonds of 2011A
General Obligation Refunding Park Bonds of 2016
General Obligation Limited Tax Refunding Park Bonds 2020A
Taxable General Obligation Limited Tax Refunding Park Bonds 2020B
General Obligation Refunding Park Bonds Series 2020C
Taxable General Obligation Refunding Park Bonds Series 2020D
Taxable General Obligation Limited Tax Park Bonds Series 2021A
Taxable General Obligation Refunding Park Bonds Series 2021B

POST ISSUANCE COMPLIANCE CHECKLIST

SAMPLE

(THIS CHECKLIST IS REVIEWED FOR EACH OF THE DISTRICT'S OUTSTANDING BOND ISSUES)

Responsible Person for Debt Management Activities	Director of Finance and Administration
Bond Counsel	Chapman and Cutler LLP
Underwriter	Robert W. Baird & Co., Incorporated
Paying Agent/Escrow Agent	Zions Bank
Rebate Service	
Other:	

A. FEDERAL TAX LAW REQUIREMENTS

1. General Matters.

- (a) Location of complete bond transcript: _____
- (b) Have there been any "significant modifications" to the bond documents? If so, this could result in a reissuance. You may need proof of filing a new Form 8038-G plus a final rebate calculation on the pre-modified bonds.

2. Monitor the Use of Proceeds and Financed Facilities.

- (a) Do you have any no private business use arrangements with any private entities (includes the federal government)?
- (b) Have you taken any actions Re: the Financed Facilities?
 - (i) Sale?
 - (ii) Leases?
 - (iii) Management contracts?
 - (iv) "Special legal entitlements"?

3. Arbitrage.

- (a) Rebate¹.
 - (i) First installment of arbitrage rebate generally is due on the fifth anniversary of bond issuance plus 60 days.

¹ To calculate rebate one must have at least (i) complete records of all payments of principal and interest made on the Bonds and (ii) all investment income received on the investment of Bond proceeds.

- (ii) Succeeding installments every five years.
- (iii) Final installment 60 days after retirement of last bonds of issue.
- (iv) Monitor expenditures prior to semi-annual target dates for six-month, 18-month, or 24-month spending exception.
- (b) Monitor expenditures generally against date of issuance expectations for three-year temporary period.
- (c) For advance refunding escrows, confirm that any scheduled purchases of 0% SLGS are made on scheduled date.

4. Record Retention.

- (a) Maintain general records relating to issue for life of issue plus any refunding plus three years.
- (b) Maintain special records required by safe harbor for investment contracts or defeasance escrows.
- (c) Maintain record of identification on issuer's books and records of "qualified hedge" contracts and all payments and receipts thereunder.

B. SECURITIES LAW DISCLOSURE REQUIREMENTS

1. SEC Rule 15c2-12 Requirements².

- (a) Did the District execute and deliver a continuing disclosure undertaking ("CDU") in connection with the Bond issue? Was it a limited or a full CDU? If you are obligated to provide certain information to the market and fail to do so, subsequent attempts to access the market may be penalized.
- (b) Periodically determine that required CDU filings have been prepared, sent to and received by EMMA.
- (c) Information required to be provided to EMMA:
 - (i) Annual Reports.
 - (1) Quantitative financial information and operating data disclosed in official statement.
 - (2) Audited financial statements.

² Disclosures must be made via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system. Material filed at EMMA will be open to the public for free.

- (ii) Other information.
 - (1) Change of fiscal year.
 - (2) Other information specified in CDU.
- (d) Reportable Event Disclosure.

Notification by obligated person to EMMA, in timely manner, of any of the following events with respect to the Bonds:

 - (i) Principal and interest payment delinquencies.
 - (ii) Non-payment related defaults, if material.
 - (iii) Unscheduled draws on debt service reserves reflecting financial difficulties.
 - (iv) Unscheduled draws on credit enhancements reflecting financial difficulties.
 - (v) Substitution of credit or liquidity providers, or their failure to perform.
 - (vi) Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the bonds, or other material events affecting the tax status of the bonds.
 - (vii) Modifications to rights of holders of the bonds, if material.
 - (viii) Bond calls and tender offers.
 - (ix) Defeasances.
 - (x) Release, substitution or sale of property securing repayment of the bonds.
 - (xi) Rating changes.
 - (xii) Bankruptcy, insolvency, receivership or similar event of the District.
 - (xiii) The consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
 - (xiv) Appointment of a successor or additional trustee or the change of name of a trustee, if material.
- (e) Failure of the District to timely file financial information (including audited financial statements) and operating data with EMMA.

2. Notification to Underwriters of Bonds.

Determine if the bond purchase agreement requires the District to notify underwriters for a specified period of time of any fact or event that might cause the official statement to contain any untrue statement of material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances in which they were made, not misleading.

3. Information Required to be Filed with Other Entities.

- (a) Rating Agency(ies).
- (b) Bond Insurer.
- (c) Credit Enhancer.

Examples:

- (i) Financial records.
 - (1) Annual.
 - (2) Quarterly.
- (ii) Budgets.
- (iii) Issuance of additional bonds.
- (iv) Events of default.
- (v) Notices of redemption.
- (vi) Amendments to bond documents.

C. MISCELLANEOUS

1. Financial Covenants.

Monitor rate or other covenants.

2. Investments.

Monitor permitted investments restrictions.

PLEASE NOTE: This checklist is by its nature not comprehensive. No checklist can ever be a complete safeguard. Federal tax law compliance depends upon all of the relevant facts and circumstances in the particular transaction. Nonetheless, checklists can help provide a methodology for compliance.

The joint task force between the National Association of Bond Lawyers and the Government Finance Officers Association has prepared a more comprehensive "Tax Compliance Checklist—Post Issuance," which can be found at [www.http://www.gfoa.org/downloads/PostIssuanceCompliance](http://www.gfoa.org/downloads/PostIssuanceCompliance) .

Proclamation of Appreciation

WHEREAS, Kimmy Molenda is an employee of Carol Stream Park District, having worked since 2008 in several positions including Soccer Instructor, Recreation Attendant, Building Attendant, Program Assistant, Field Attendant, Registration Specialist, Service Team Specialist, Rentals Assistant, and Supervisor on Duty.

WHEREAS on January 24, 2025, while on a personal outing, she witnessed a man (Gerald Hanselmann) who was out shopping alone, and she witnessed him going into cardiac arrest, and

WHEREAS Kimmy Molenda saw that Mr. Hanselmann was not breathing and laying on the pavement, and

WHEREAS Kimmy Molenda assisted in performing CPR, as well as producing an emergency breathing device she knew could benefit Mr. Hanselmann, along with another witness who stepped into action. A third individual called 911. First responders arrived and took over life-saving care and rushed Mr. Hanselmann to the hospital, and

WHEREAS the Carol Stream Park District wishes to recognize Kimmy Molenda for her heroic and life-saving actions, and

THEREFORE let us honor and thank Kimmy Molenda for taking action quickly to save Gerald Hanselmann's life.

June 9, 2025

Jacqueline Jeffery, Board President

CERTIFICATE OF APPRECIATION

AWARDED TO

Kimmy Molenda

For being an Outstanding Citizen.

Your quick response in administering CPR saved a life!

Awarded June 9, 2025

Jacqueline Jeffery, Board President

CAROL STREAM PARK DISTRICT,
ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT



FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2024

849 West Lies Road
Carol Stream, IL 60188
Phone: 630.784.6116
www.csparks.org

CAROL STREAM PARK DISTRICT, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024

Prepared by:

Lisa Scumaci
Director of Finance & Information Technology

CAROL STREAM PARK DISTRICT, ILLINOIS

TABLE OF CONTENTS

PAGE

INTRODUCTORY SECTION

Principal Officials	<u>1</u>
Organization Chart	<u>2</u>
Letter of Transmittal	<u>3</u>
Certificate of Achievement for Excellence in Financial Reporting	<u>9</u>

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT	<u>12</u>
-------------------------------------	---------------------------

MANAGEMENT'S DISCUSSION AND ANALYSIS	<u>16</u>
---	---------------------------

BASIC FINANCIAL STATEMENTS

Government-Wide Financial Statements	
Statement of Net Position	<u>24</u>
Statement of Activities	<u>26</u>
Fund Financial Statements	
Balance Sheet - Governmental Funds	<u>28</u>
Reconciliation of Total Governmental Fund Balance to the	
Statement of Net Position - Governmental Activities	<u>30</u>
Statement of Revenues, Expenditures and Changes in	
Fund Balances - Governmental Funds	<u>32</u>
Reconciliation of the Statement of Revenues, Expenditures and Changes in	
Fund Balances to the Statement of Activities - Governmental Activities	<u>34</u>
Notes to Financial Statements	<u>35</u>

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Employer Contributions	
Illinois Municipal Retirement Fund - Last Ten Fiscal Years	<u>67</u>
Schedule of Changes in the Employer's Net Pension Liability/(Asset)	
Illinois Municipal Retirement Fund - Last Ten Fiscal Years	<u>68</u>
Schedule of Changes in the Employer's Total OPEB Liability	
Retiree Benefit Plan	<u>70</u>
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual	
General Fund	<u>72</u>
Recreation - Special Revenue Fund	<u>73</u>
Debt Service Fund	<u>77</u>
Capital Improvement 2010 Referendum - Capital Projects Fund	<u>78</u>

CAROL STREAM PARK DISTRICT, ILLINOIS

TABLE OF CONTENTS

PAGE

FINANCIAL SECTION - Continued

OTHER SUPPLEMENTARY INFORMATION

Combining Balance Sheet - Nonmajor Governmental Funds	79
Combining Statement of Revenues, Expenditures and Changes in Fund Balances Nonmajor Governmental Funds	80
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual Special Recreation - Special Revenue Fund	81
Consolidated Year-End Financial Report	82

SUPPLEMENTAL SCHEDULES

Long-Term Debt Requirements	
General Obligation Limited Refunding Park Bonds of 2016	84
General Obligation Limited Tax Refunding Park Bonds of 2020A	85
Taxable General Obligation Limited Tax Refunding Park Bonds of 2020B	86
General Obligation Refunding Park Bonds of 2020C	87
Taxable General Obligation Refunding Park Bonds of 2020D	88
Taxable General Obligation Limited Tax Park Bonds of 2021A	89
Taxable General Obligation Refunding Park Bonds of 2021B	90
General Obligation Taxable Capital Appreciation Bonds of 2011A	91

STATISTICAL SECTION (Unaudited)

Net Position by Component - Last Ten Fiscal Years	94
Changes in Net Position - Last Ten Fiscal Years	96
Fund Balances of Governmental Funds - Last Ten Fiscal Years	98
Changes in Fund Balances for Governmental Funds - Last Ten Fiscal Years	100
Assessed Value and Actual Value of Taxable Property - Last Ten Fiscal Years	102
Direct and Overlapping Property Tax Rates - Last Ten Fiscal Years	104
Principal Property Tax Payers - Current Tax Levy Year and Nine Tax Levy Years Ago	106
Property Tax Levies and Collections - Last Ten Fiscal Years	107
Ratios of Outstanding Debt by Type - Last Ten Fiscal Years	108
Schedule of Direct and Overlapping Governmental Activities Debt	109
Schedule of Legal Debt Margin - Last Ten Fiscal Years	110
Demographic and Economic Statistics - Last Ten Fiscal Years	112
Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago	113
Full-Time Equivalent District Employees by Function/Program - Last Ten Fiscal Years	114
Operating Statistics by Function/Program - Last Ten Fiscal Years	116
Capital Asset Statistics by Function/Program - Last Ten Fiscal Years	118

INTRODUCTORY SECTION

This section includes miscellaneous data regarding the Carol Stream Park District including: Principal Officials, Organizational Chart, Letter of Transmittal, and Certificate of Achievement for Excellence in Financial Reporting.

CAROL STREAM PARK DISTRICT, ILLINOIS

Principal Officials

December 31, 2024

BOARD OF COMMISSIONERS

Jacqueline Jeffery, President

Brenda Gramann, Vice President

Dan Bird, Commissioner

Adam Parisi, Commissioner

Tim Powers, Commissioner

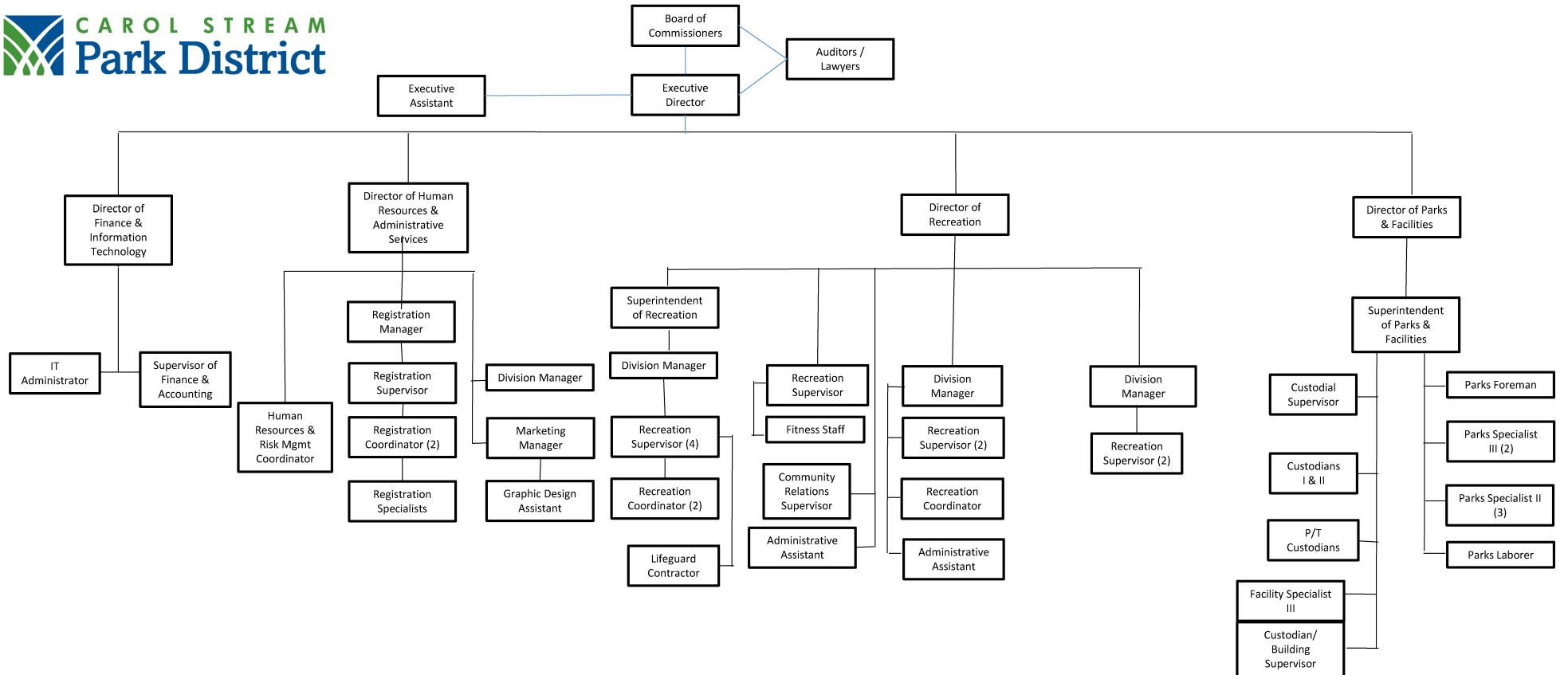
Brian Sokolowski, Commissioner

Sara Witteck, Commissioner

ADMINISTRATIVE

Susan Rini, Executive Director

Lisa Scumaci, Director of Finance & Information Technology



May 21, 2025

Board of Commissioners
Carol Stream Park District
849 W. Lies Road
Carol Stream, Illinois 60188

Honorable Commissioners and Citizens of the Carol Stream Park District:

The Annual Comprehensive Financial Report of the Carol Stream Park District for the fiscal year ended December 31, 2024 is submitted herewith.

Both local ordinance and state statutes require that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP). These ordinances and statutes require that the Park District issue annually a report on its financial position and activity, and that an independent firm of certified public accountants audit this report.

This report consists of management's representations concerning the finances of the Carol Stream Park District. This report was prepared by the District's Finance Department, and responsibility for both the accuracy of the presented data, and the completeness and fairness of the presentation, including all disclosures, rests with the Carol Stream Park District. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile reliable information for preparation of the District's financial statements. We believe the data, as presented, is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Carol Stream Park District as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain the maximum understanding of the District's financial activities have been included.

The Carol Stream Park District's financial statements have been audited by Lauterbach & Amen, LLP. The independent auditor's report is presented as the first component of the financial section of this report. *Management's Discussion and Analysis* (MD&A) immediately follows the *Independent Auditor's Report* and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this *Letter of Transmittal* and should be read in conjunction with it.

President: Jacqueline Jeffery, Vice President: Brenda Gramann, Executive Director: Sue Rini
Commissioners: Dan Bird, Adam Parisi, Tim Powers, Brian Sokolowski, Sara Witteck

The Reporting Entity and its Services

The Carol Stream Park District, incorporated in 1964, is a special district unit of local government and exists as authorized by the State of Illinois Park District Code. The District is located in the center of DuPage County, approximately 35 miles west of the city of Chicago. It serves the residents of Carol Stream, and small areas of Winfield, Wheaton, and unincorporated DuPage County. The population of the District is estimated to be 43,876.

The Park District has the power by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Park District's Board of Commissioners.

The Park District provides recreational services and opportunities for residents of all ages and abilities. These services include recreation programs, athletic programs, recreation facilities, park management, capital development, and general administration.

Active and passive parks owned or leased by the District include 41 sites totaling over 480 acres. Recreational facilities owned, leased, or operated by the District include Fountain View Recreation Center, Simkus Recreation Center, Coral Cove Water Park and Concession Stand, Coyote Crossing Mini Golf, Red Hawk Park and Concession Stand, McCaslin Park and Concession Stand, the Bark Park, and numerous softball/baseball, soccer, football, cricket, disc golf, playgrounds, open spaces, natural areas, gardens, ponds, picnic areas and a skate park.

The Park District operates under a seven-member board. Each board member serves a four-year term. The Park District Board of Commissioners is responsible, among other things, for passing ordinances, adopting the budget, and hiring the Executive Director, the Park District's attorney and independent auditor. The Executive Director is responsible for carrying out the policies and ordinances of the Board of Commissioners, for overseeing the day-to-day operations of the Park District and for hiring the Department heads for the various areas of the District. The Board is elected on a non-partisan basis. All Commissioners are elected at large.

The Park District includes all of the funds of its governmental operations and component units based on financial accountability. The accompanying financial statements include only those funds of the Park District, as there are no other organizations for which it has financial accountability. The Park District participates in the Illinois Municipal Retirement Fund (IMRF), the Western DuPage Special Recreation Association (WDSRA), and the Park District Risk Management Association (PDRMA). These organizations are separate government units and the Park District does not exercise financial accountability over these agencies so their financial statements are not included in this report. Additionally, the Park District partners with the Carol Stream Parks Foundation, a 501(c)(3) established to support public parks and recreation programs. The District does not exercise financial control over the Foundation; their financial statements are not included in this report. Audited financial statements for these organizations are available upon request from their business offices.

Economic Condition and Outlook

The District has not been immune to economic conditions, but has been aggressive in adjusting operations to remain financially stable. The District continues to see stable equalized assessed values, and 2024 growth is estimated to increase by 8.67%. Current assessed valuation is \$1,921 million. Local indicators reflect a stabilized environment, with some new commercial development, and growth of light manufacturing and retail businesses.

Carol Stream's varied light manufacturing and a small industrial base add to the relative stability of the unemployment rate. The boundaries of the Carol Stream Park District include major industries with headquarters or divisions located in our main community. There are several printing, metal fabrication, and container companies, warehousing and distribution facilities and the United States Postal Service regional facility.

Management continues to be aggressive in cost containment efforts. The District continues activities, programming and events to meet community needs. The District also continues to showcase its reputation as the recreation provider of choice within the community due to its creative programming, events and rental facilities.

Significant Events and Accomplishments

Carol Stream Park District continues to pursue excellence, efficiency, innovation, and financial strength in all aspects of facility operations, recreation services, customer engagement and satisfaction, park and open space management, human resources and administration.

The District also continues to partner with local school districts and governments, the Village of Carol Stream, DuPage County, affiliates, private sector, and neighboring park districts to improve and expand recreational services to its residents that allow for economy of scale at an affordable cost to our residents.

Other accomplishments include:

- Received the Illinois Distinguished Accredited Agency Award 2012 & 2018.
- Received Level 'A' Risk Management Accreditation for PDRMA Loss Control Program.
- Received the GFOA Certificate of Achievement for Excellence in Financial Reporting for the twenty-fourth consecutive year for the fiscal year ended December 31, 2023.
- Awarded \$600,000 in Open Space Lands Acquisition and Development Grant for 50% of the cost of construction for Pleasant Hill Park renovations.
- Awarded a \$50,000 Senate-Initiative Illinois Department of Commerce and Economic Opportunity (DCEO) Capital Improvement Grant to assist in funding the conversion of an old roller hockey court to six pickleball courts at Armstrong Park.
- Awarded a \$25,000 Senate-Initiative DCEO Capital Improvement Grant to assist in funding the gym floor renovation and refinishing at Simkus Recreation Center.
- Awarded a \$22,500 Senate-Initiative DCEO Safety Improvement Grant to assist in funding security cameras and access control at Simkus Recreation Center.
- Awarded a \$75,000 Senate-Initiative DCEO Capital Improvement Grant to assist in funding the fitness center floor replacement at Fountain View Recreation Center.

Major Initiatives

The Park District staff, under the direction and guidance of Senior Leadership and the Board of Commissioners has been involved in a variety of projects throughout the year. The projects were driven by the Mission of the District which is to “enrich our community by fulfilling our residents’ needs for healthy, accessible, quality recreation activities, parks and facilities, and to be responsible stewards of our community resources.” Some of these projects are being funded with the final bond proceeds authorized through the February, 2010 Referendum, and May, 2021 Issue; all others will now be funded through operational earned revenue transfers to a new Capital Improvement Fund.

Current Year Projects Include:

- The District was awarded two Community Development Block Grants totaling \$1,000,000 to assist with the Community Park Renovation Project, which was completed in 2024, bringing improvements to recreational space for a low-income, underserved area of the community.
- Walter Park improvements were completed, including updated baseball/soccer fields, a playground with synthetic turf, paths, parking lot and a new pickleball court.
- The District was awarded a \$50,000 Senate-Initiative Illinois Department of Commerce & Economic Opportunity Grant to assist with a new 6-court pickleball area completed at Armstrong Park.
- Replacement of the electronic marquee at Simkus Recreation Center.
- Coyote Crossing Minigolf received new artificial turf carpeting for the 18-hole course.
- The District began a multi-year replacement plan for all work stations to accommodate the end of Microsoft Office 10, and conversion to Microsoft Office 11.

Future Projects Include:

- The District was awarded a \$600,000 OSLAD Grant from the Illinois Department of Natural Resources to assist with the Pleasant Hill Park Renovation Project which will be completed, including new pickleball courts, a new playground with engineered wood fiber surfacing, a multi-sport play area, bag toss boards, a seating area with game tables, and a resurfaced parking lot.
- Coral Cove Water Park bucket feature will be resurfaced and refreshed.
- Fountain View Pool filter replacements will be made.
- Due to annexation into the Village of Carol Stream, Coyote Crossing Minigolf will be connected to city water/sewer services.

The District also plans to continue updating and maintaining facilities, structures, athletic fields, playgrounds, technology and its general infrastructure under a schedule for repair and replacements.

Financial Management and Control

Accounting Systems & Internal Control

The Park District uses a modified accrual basis of accounting; with revenues recorded when available and measurable and expenditures being recorded when the liability is incurred.

Management of the Carol Stream Park District is responsible for establishing and maintaining internal controls to ensure that the assets of the District are protected from loss, theft, or misuse and to ensure that adequate accounting data is properly recorded to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition; and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and the evaluation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within this framework. Internal control practices are also integrated into the budgetary management of the District's funds. Additional control is established through published policies and procedures for all aspects of accounting practices of the Park District which includes the recording of receipts and disbursements of funds.

Budgetary Control

Budgetary control is provided by verification of appropriation amounts prior to expenditures and monthly review of all account totals compared with appropriations. Additionally, the Board of Commissioners ratifies all expenditures. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Commissioners. Activities of the general fund, special revenue funds, debt service fund, and the capital projects funds (except the Cash in Lieu Fund) are included in the annual appropriated budget.

General Government Functions

The reporting period covered by these financial statements encompasses twelve months. Funds are provided for services by taxes, user fees, bond issuance, interest income, cash in lieu of land donations, and other sources.

Debt Administration

All general obligation bond payments are made from the Debt Service Fund. As of December 31, 2024, the District had eight outstanding General Obligation Bonds of various purposes including Limited Park Bonds, Unlimited Park Bonds and Capital Appreciation Bonds. The outstanding principal for these bonds totals \$53,394,878.

The Limited Park Bond (Series 2020A) was a refinance of a portion of the 2008B bond that will not extend the life of the bond. The Limited Park Bond, Series 2008B was new money for capital projects. This refinance allowed the District to reduce its total debt service.

The Taxable Limited Park Bond (Series 2020B) was a refinance of portions the 2008F bonds, portions of the 2010A bonds and portions of the Series 2010B bonds that will not extend the life of any bond. The Limited Park Bond (Series 2008F) was a refinance of portions of the 2008A and 2008B bonds and allowed the District to move forward with a capital improvement plan that focused on physical improvements and beautification.

The Park Bond (Series 2020C) was a refinance of all of the 2010E Build America Bonds that will not extend the life of the bond. This was the first issuance of the successful Park District voter referendum from February 2010. The referendum bonds allowed the District to construct a new recreation center with an indoor pool, renovate multiple parks and pathways, improve athletic fields, and create a dog park as well as other capital improvements. This refinance allowed the District to reduce its total debt service.

The Taxable Park Bond (Series 2020D) was a refinance of all of the 2011B Park Bonds that will not extend the life of the bond. This refinance allowed the District to reduce its total debt service.

The Taxable Limited Park Bond (Series 2021A) included a refinance of portions of the 2020A Bonds and portions of the 2020B Bonds that will not extend the life of any bond, as well as an issuance of new dollars that will allow the District to move forward with a capital improvement plan that focused on physical improvements and beautification.

The Taxable Park Bond (Series 2021B) was a refinance of portions of the 2011 Capital Appreciation Park Bonds and the 2016 Park Bonds that will not extend the life of the bonds. This refinance allowed the District to reduce its total debt service.

An unprecedented drop in 2011 EAV placed the District in a position of having exceeded their statutory debt issuance margin. While the District worked to seek legislative relief from this limit, the 2011A&B Series was formed through a combination of refunding bonds and taxable bonds. The Taxable Capital Appreciation Park Bonds (Series 2011A) was a refinance for all the 2005, 2008D, 2008E, 2008G, 2010C and 2010D bonds. The Park Bonds (Series 2011B) produced new funds for referendum capital projects.

In August 2012, the District obtained legislative relief in Illinois Statute 70 ILCS 1205/6-2, which ensured that the residents' needs would be fulfilled even though EAVs continued to decline. The final issuance of the referendum was then completed in March, 2013. The Park Bond (Series 2013) allowed the District to complete construction of Fountain View Recreation Center and open to the public September 7, 2013.

The General Obligation Bonds (Series 2016) was an advance refunding of Series 2013 to reduce the total debt service payments by approximately \$3,000,000. This par refinancing did not yield any additional funds, and did not extend the life of the bond. It was done to reduce future taxes to residents.

Cash Management

Cash temporarily idle during the year was invested in demand deposits, Certificates of Deposit, U.S. Government Securities, Treasuries, Illinois Trust (formerly Illinois Park District Liquid Asset Fund), and interest-bearing corporate checking accounts. These investments are short-term in nature.

Risk Management

The District is a member of the Park District Risk Management Agency (PDRMA), a joint risk management pool of park and forest preserve districts, which helps coordinate the Park District's risk management program. PDRMA provides certain loss coverage for workers' compensation and property damage claims on a partially self-funded basis. General liability insurance is completely self-funded.

Independent Audit

Chapter 70, Act 1205, of the Illinois Compiled Statutes requires that park districts secure a licensed public accountant to perform an annual audit of the financial statements. The firm of Lauterbach & Amen, LLP has performed this audit for the fiscal year ended December 31, 2024. The goal of the independent audit was to provide reasonable assurance that the financial statements are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. Their unmodified opinion on the basic financial statements is presented the financial section of this report.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Carol Stream Park District for its annual comprehensive report for the fiscal year ended December 31, 2023. This was the twenty-fourth consecutive year that the government has achieved this prestigious award.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

This financial report was compiled through the efficient and dedicated effort of entire staff of the Finance Department and our independent auditors. Although prepared annually, this report would not be possible without the consistent attention to procedures and monitoring of accounts by the staff from all departments. The Finance staff would like to thank the Board of Commissioners for their interest and support in conducting a sound financial environment for the financial operations of the Carol Stream Park District.

Respectfully submitted,



Lisa Scumaci
Director of Finance & IT



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Carol Stream Park District
Illinois**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION

This section includes:

Independent Auditors' Report

Management's Discussion and Analysis

Basic Financial Statements

Required Supplementary Information

Other Supplementary Information

Supplemental Schedules

INDEPENDENT AUDITORS' REPORT

This section includes the opinions of the District's independent auditing firm.



INDEPENDENT AUDITORS' REPORT

May 21, 2025

Members of the Board of Commissioners
Carol Stream Park District
Carol Stream, Illinois

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Carol Stream Park District (the District), Illinois, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Carol Stream Park District, Illinois, as of December 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

Auditor's Responsibilities for the Audit of the Financial Statements - Continued

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and supplementary pension and other post-employment benefit (OPEB) schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Carol Stream Park District, Illinois' basic financial statements. The other supplementary information and supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information and supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Carol Stream Park District, Illinois
May 21, 2025

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

Carol Stream Park District, Illinois
Management's Discussion and Analysis
December 31, 2024

The Carol Stream Park District (the District) discussion and analysis is offered to readers of the District's financial statements to: (1) summarize the financial highlights of the District, (2) present an overview of the District's financial position, (3) evaluate the District's recent activities resulting in net asset changes, (4) examine significant differences between the original budget, the final amended budget and final results, (5) review material changes in capital assets and long-term debt, and (6) recognize current facts or conditions that will impact the District.

The financial statements are prepared in accordance with generally accepted accounting principles (GAAP), and follow the guidelines of the Governmental Accounting Standards Board (GASB) in their Statement No. 34, "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments." This standard requires financial reporting for the District in conformity with full accrual accounting, including the reporting of all capital assets net of depreciation."

We encourage readers to consider the information presented in the MD&A in conjunction with the information in the transmittal letter (which can be found in the financial section of this report) and the District's Financial Statements (which can be found in the basic financial statement section of this report).

Financial Highlights

- The net position of the District at the close of the most recent fiscal year was \$3,071,064. Of this amount, (\$8,653,819) (unrestricted net position) may be used to meet the District's ongoing obligations to citizens and creditors.
- Taxes collected for the current year were \$10,983,755 an increase of \$447,453 compared to the prior year's collections of \$10,536,302. Tax revenues increased primarily due to a 6.7% average increase in taxable property values of the local real estate market.
- Capital outlays of \$1,792,601 were expended for the year ended December 31, 2024 to maintain and develop the District's parks and recreational facilities. These projects include Community and Walter Park renovations, Pickleball Court construction at Armstrong Park, and Coyote Crossing Minigolf course turf replacement.

Overview of the Financial Statements

Management's Discussion and Analysis introduces the District's basic financial statements. The basic financial statements are: (1) government-wide financial statements, (2) fund financial statements and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements. The *government-wide financial statements* incorporate all the District's governmental activities, in a manner similar to a private-sector business, using the economic resources measurement focus and the accrual basis of accounting.

The *Statement of Net Position* presents information on all of the District's assets, deferred outflows, liabilities, and deferred inflows with the difference between the three reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by taxes (*governmental activities*); from *business-type activities* that are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities of the District include general government and culture and recreation. There are no business-type activities of the Carol Stream Park District. The District does not manage any fiduciary activities such as employee pension plans. Fiduciary activities would not be included in the government-wide statements since those assets would not be available to fund programs.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Carol Stream Park District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. With the focus on significant balances and operations, major funds are reported individually, while all others are combined into a single, aggregated presentation.

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *short-term inflows and outflows of available resources*, as well as on balances of *expendable resources* available at the end of the fiscal year. This information is useful in evaluating a government's near-term financing requirements.

The short-term focus of governmental funds is narrower than the long-term focus of the government-wide financial statements, making it useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintains seven individual governmental funds to control resources for individual activities or objectives. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for activities considered to be major funds. Major funds are those whose revenues, expenditures/expenses, assets or liabilities are at least ten percent of the total for their fund category or type (governmental or enterprise) and at least five percent of the aggregate amount for all governmental and enterprise funds. Any fund may be reported as a major fund if management considers the fund particularly important to financial statement users. Data from the other governmental funds are combined into a single aggregated presentation.

Individual fund data for each of the non-major governmental funds is provided in the form of *combining statements* which can be found in the financial section of this report.

Major Funds

General
Recreation
Debt Service
Capital Improvements 2010 Referendum

Non-Major Funds

Special Recreation
Working Cash
Cash in Lieu

The Carol Stream Park District adopts an annual appropriated budget for all funds, except for the Working Cash Fund and the Cash in Lieu Fund. Budgetary comparison schedules are included as required supplementary information for the General Fund and Recreation Fund and demonstrate compliance with the budget. Budgetary comparison schedules for other funds can be found in a later section of this report.

Notes to the Financial Statements. Additional information that is essential to a full understanding of the government-wide and fund financial statements is provided in the notes to the financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the District's progress in funding its obligation to provide pension benefits to its employees, and the aforementioned budgetary comparison schedules for the General Fund and major Special Revenue Funds. The required supplementary information which can be found in the financial section of this report. Other supplementary information is included by fund for receivables, payables, transfers and payments within the reporting entity.

Government-Wide Financial Analysis

The District's net position was \$3,071,064 at the close of the most recent fiscal year. A condensed version of the Statement of Net Position as of December 31, 2024 and 2023 is shown in Table 1 and includes information for the governmental activities.

Table 1
Carol Stream Park District's Net Position
Governmental Activities
December 31, 2024

	2024	2023
Current and Other Assets	\$ 19,844,787	21,901,568
Capital Assets	59,334,711	59,446,103
Total Assets	79,179,498	81,347,671
Deferred Outflows	10,294,460	11,409,081
Total Assets/Deferred Outflows	89,473,958	92,756,752
Long-Term Debt	68,773,203	71,561,841
Other Liabilities	6,221,209	8,067,114
Total Liabilities	74,994,412	79,628,955
Deferred Inflows	11,408,482	10,922,130
Total Liabilities/Deferred Inflows	86,402,894	90,551,085
Net Position		
Net Investment in Capital Assets	9,180,724	7,552,168
Restricted	2,544,159	2,427,446
Unrestricted (Deficit)	(8,653,819)	(7,773,947)
Total Net Position	3,071,064	2,205,667

A portion of the District's net position, \$9,180,724, reflects its net investment in capital assets (e.g., land, construction in progress, land improvements, buildings and constructed assets, machinery, and equipment, and vehicles), less the related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the District's net investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Another part of the District's net position, \$2,544,159, represents resources that are subject to external restrictions associated with the District's general obligation bonds and ancillary fund dollars. The remaining balance of unrestricted net position (\$8,653,819) may be used to meet the District's ongoing obligations to citizens and creditors.

A summary of the Changes in Net Position is shown in Table 2.

Governmental Activities. The governmental activities had an increase in net position of \$865,397 in the current fiscal year and ending total net position of \$3,071,064. The unrestricted portion of total net position is (\$8,653,819) and available to fund the District's ongoing obligations.

- The direct expenses for governmental activities were \$17,191,172 this year, with revenue sources sufficient to fund the activities.
- Major revenue sources were \$10,983,755 in property taxes, \$5,065,392 in program and service fees, and \$849,465 in other general revenues. Property taxes and program and service fees increased \$447,453 and \$318,926, respectively, due to a 6.7% increase in property values and increased registrations for facility and field rentals, adult day/overnight trips, outdoor pool daily admissions, swim lessons, and gymnastics.
- Interest decreased from \$393,558 to \$390,951 due to slightly declining interest rates based on three late-year Federal Reserve rate cuts.

Table 2
Carol Stream Park District's Changes in Net Position
Governmental Activities
For the Year Ended December 31, 2024

	2024	2023
Revenues		
Program Revenues		
Charges for Services	\$ 5,065,392	4,746,466
Operating Grants/Contributions	41,642	974,500
Capital Grants/Contributions	578,033	—
General Revenues		
Taxes	10,983,755	10,536,302
Intergovernmental	147,331	251,018
Interest	390,951	393,558
Other	849,465	663,794
Total Revenues	<u>18,056,569</u>	<u>17,565,638</u>
Expenses		
Culture and Recreation	13,145,166	11,672,601
Interest on Long-Term Debt	4,046,006	4,241,634
Total Expenses	<u>17,191,172</u>	<u>15,914,235</u>
Change in Net Position	865,397	1,651,403
Net Position - Beginning	<u>2,205,667</u>	<u>554,264</u>
Net Position - Ending	<u><u>3,071,064</u></u>	<u><u>2,205,667</u></u>

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The District's *governmental funds* provide information on short-term inflows, outflows, and balances of *expendable resources*. This information is useful in assessing the District's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of the District's net resources available for spending at the end of the fiscal year.

The governmental fund balance as of December 31, 2024 is \$6,738,621, a decrease of \$387,405 from the prior year. Of the total balance, \$190,249 is nonspendable, \$2,609,476 is restricted, \$3,109,938 is committed, \$110,942 is assigned and \$718,016 is unassigned; indicating availability for continuing the District's operations.

Major Governmental Funds. The General, Recreation, Debt Service, and Capital Improvement 2010 Referendum funds are the primary operating funds of the District.

The General Fund has a total fund balance of \$1,810,222, a decrease of \$419,383 from the prior year. This decrease is primarily due to a second earned revenue transfer to the Capital Improvement Fund, an increase in registration fees, and unexpected weather-related insurance claim repairs..

The Recreation Fund committed fund balance of \$2,614,104 is a decrease of \$2,520 from the prior year. The fund decreased \$2,822 over prior year's balance due to continued conservative spending.

The Debt Service Fund has a total fund balance of \$1,602,431 of which \$1,602,431 is restricted for payment of debt service.

The Capital Improvement 2010 Referendum Fund total fund balance of \$527,637 is a decrease of \$44,189 all of which is unassigned. The decrease is due to District budgeted spending on capital projects.

Nonmajor Governmental Funds. The Special Recreation Fund is one of the non-primary operating funds of the District. The balance increased in the current fiscal year due to controlled capital outlay spending related to special recreation expenditures.

General Fund Budgetary Highlights

The District did not change the General Fund's operating budget in 2024.

The General Fund had revenues of \$3,904,795, which were \$362,900 over budget, and expenditures of \$3,674,178 which were \$70,915 over budget. Revenues were over budget due to taxes, interest, and miscellaneous revenues coming in higher than what was originally budgeted and expenditures were over budget due to unexpected weather-related insurance claim repairs that will be recovered in the coming year. The result was a positive budget variance of \$291,985.

The General Fund's excess of revenues and other financing sources over expenditures and other financing uses resulted in a net decrease in fund balance of \$419,383 at the end of the year. This decrease is mainly due to the transfers out in the amount of \$650,000.

Capital Asset and Debt Administration

Capital Assets. The District's capital assets were originally appraised during the fiscal year ended April 30, 2005 to develop a capital asset system and comply with the requirements of GASB Statement 34. An updated appraisal was completed during 2021-2022. Data in the capital system was based on historical cost information and the physical inventory. Assets were grouped in appropriate classes with a normal useful life assigned to allow the calculation of accumulated depreciation and net book values as of December 31, 2024.

Capital assets, net of accumulated depreciation for governmental activities as of December 31, 2024 was \$59,334,711 (compared to \$59,446,103 at December 31, 2023). The District's net investment in capital assets as of December 31, 2024 was \$9,180,724. This net investment in capital assets includes land, construction in progress, land improvements, buildings and constructed assets, machinery and equipment, and vehicles, less any capital related debt.

Major capital asset events during the current fiscal year included renovations to Community and Walter Parks, construction of 6 pickleball courts at Armstrong Park, replacement of the electronic marquee at Simkus Recreation Center, and artificial turf replacement at Coyote Crossing Minigolf for the 18-hole course.

Additional information on the District's capital assets can be found in Note 3 of this report.

Long-Term Debt. As of December 31, 2024, the District had total long-term liabilities of \$73,089,769 (compared to \$75,562,426 December 31, 2023), which includes an accrual of \$82,015 (\$77,926 at December 31, 2023) for compensated absences and deferred bond premiums of \$6,282,300 (\$7,082,214 at December 31, 2023). The long-term debt of \$53,394,878 is for general obligation bonds issued by the general government and being repaid from the applicable resources.

The District's total long-term liabilities decreased \$2,472,657 during the current fiscal year.

With the passage of legislation, the District can issue non-referendum general obligation bonds based on the District's 1991 debt service level before the tax cap (\$1.488 million). The legal debt limits for the District are 2.875% of assessed valuation (\$50,846,279) for total debt issued including referendum and non-referendum bonds (\$53.3 million for current assessed valuation). In 2010, the District calculated and issued new bonds based on conservative EAV growth and debt limitations following the passage of a referendum in February. The District refinanced current and new bonds in late 2011 and early 2013, and passed additional legislation in August 2012 to address this issue.

Additional information on the District's long-term debt can be found in Note 3 of this report.

Economic Factors and Next Year's Budgets and Rates

The District's fiscal year 2025 budget was prepared conservatively based on an increase of 2.78% of 2024 tax receipts, with an increase in property taxes of approximately \$147,620, excluding bonds, due to a higher estimated amount of reassessment in EAV. Fees and charges are based on an analysis of the market and covering direct and a portion of indirect costs.

In the near term, the District is anticipating an increase in tax revenues based on a CPI of 2.9% announced for the 2025 tax levy (2026 fiscal year), and construction of one new small residential subdivision and one new senior housing complex. Otherwise, the District is not aware of any economic factors that may adversely affect its financial circumstances in the future.

Requests for Information

This financial report is designed to provide a general overview of the Carol Stream Park District's finances, comply with finance related laws and regulations and demonstrate the District's commitment to public accountability. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Lisa Scumaci, Director of Finance & Information Technology, Carol Stream Park District, 849 West Lies Road, Carol Stream, IL 60188.

BASIC FINANCIAL STATEMENTS

The basic financial Statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

Government-Wide Financial Statements

Fund Financial Statements

Governmental Funds

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

CAROL STREAM PARK DISTRICT, ILLINOIS

**Statement of Net Position
December 31, 2024**

See Following Page

CAROL STREAM PARK DISTRICT, ILLINOIS

Statement of Net Position

December 31, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash and Investments	\$ 7,682,902
Receivables - Net of Allowances	12,113,278
Prepays	48,607
Total Current Assets	<u>19,844,787</u>
Noncurrent Assets	
Capital Assets	
Nondepreciable	16,988,906
Depreciable	67,118,119
Accumulated Depreciation	<u>(24,772,314)</u>
Total Noncurrent Assets	<u>59,334,711</u>
Total Assets	<u>79,179,498</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Items - IMRF	771,269
Loss on Refunding	<u>9,523,191</u>
Total Deferred Outflows of Resources	<u>10,294,460</u>
Total Assets and Deferred Outflows of Resources	<u>89,473,958</u>

The notes to the financial statements are an integral part of this statement.

	<u>Governmental Activities</u>
LIABILITIES	
Current Liabilities	
Accounts Payable	\$ 531,335
Accrued Payroll	157,130
Accrued Interest Payable	206,959
Other Payables	1,009,219
Current Portion of Long-Term Debt	4,316,566
Total Current Liabilities	<u>6,221,209</u>
Noncurrent Liabilities	
Compensated Absences Payable	65,612
Net Pension Liability - IMRF	2,095,608
Total OPEB Liability - RBP	178,200
General Obligation Bonds Payable - Net	55,302,300
General Obligation Capital Appreciation Bonds Payable	1,890,452
Accretion - General Obligation Capital Appreciation Bonds Payable	9,241,031
Total Noncurrent Liabilities	<u>68,773,203</u>
Total Liabilities	<u>74,994,412</u>
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	<u>11,408,482</u>
Total Liabilities and Deferred Inflows of Resources	<u>86,402,894</u>
NET POSITION	
Net Investment in Capital Assets	9,180,724
Restricted	
Special Recreation	39,033
Illinois Municipal Retirement	127,572
Audit	23,630
Paving, Lighting and Roadways	96,647
Federal Insurance Contribution Act	128,348
Reserve for Liability Insurance	591,815
Debt Service	1,395,472
Working Cash - Nonexpendable	100,000
Cash in Lieu - Nonexpendable	41,642
Unrestricted (Deficit)	<u>(8,653,819)</u>
Total Net Position	<u><u>3,071,064</u></u>

The notes to the financial statements are an integral part of this statement.

CAROL STREAM PARK DISTRICT, ILLINOIS

Statement of Activities

For the Fiscal Year Ended December 31, 2024

	Expenses	Program Revenues			Net (Expenses)/ Revenues
		Charges for Services	Operating Grants/ Contributions	Capital Grants/ Contributions	
Governmental Activities					
Culture and Recreation	\$ 13,145,166	5,065,392	41,642	578,033	(7,460,099)
Interest on Long-Term Debt	4,046,006	—	—	—	(4,046,006)
Total Governmental Activities	17,191,172	5,065,392	41,642	578,033	(11,506,105)
		General Revenues			
		Taxes			
		Property Taxes			10,983,755
		Intergovernmental - Unrestricted			
		Replacement Taxes			147,331
		Interest			390,951
		Miscellaneous			849,465
					<u>12,371,502</u>
		Change in Net Position			865,397
		Net Position - Beginning			<u>2,205,667</u>
		Net Position - Ending			<u><u>3,071,064</u></u>

The notes to the financial statements are an integral part of this statement.

CAROL STREAM PARK DISTRICT, ILLINOIS

Balance Sheet - Governmental Funds

December 31, 2024

See Following Page

CAROL STREAM PARK DISTRICT, ILLINOIS

Balance Sheet - Governmental Funds

December 31, 2024

	General
<hr/>	
ASSETS	
Cash and Investments	\$ 1,813,157
Receivables - Net of Allowances	
Taxes	3,376,982
Accounts	7,751
Accrued Interest	47,851
Prepays	13,252
	<hr/>
Total Assets	5,258,993
<hr/>	
LIABILITIES	
Accounts Payable	7,426
Accrued Payroll	49,693
Other Payables	14,670
Total Liabilities	71,789
<hr/>	
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	3,376,982
Total Liabilities and Deferred Inflows of Resources	3,448,771
<hr/>	
FUND BALANCES	
Nonspendable	13,252
Restricted	968,012
Committed	—
Assigned	110,942
Unassigned	718,016
Total Fund Balances	1,810,222
	<hr/>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	5,258,993
	<hr/>

The notes to the financial statements are an integral part of this statement.

Special Revenue Recreation	Debt Service	Capital Projects Capital Improvements 2010 Referendum	Nonmajor	Totals
3,808,399	1,602,431	245,834	213,081	7,682,902
1,313,339	5,975,434	—	742,727	11,408,482
399,194	—	250,000	—	656,945
—	—	—	—	47,851
3,552	—	31,803	—	48,607
5,524,484	7,577,865	527,637	955,808	19,844,787
492,144	—	—	31,765	531,335
106,992	—	—	445	157,130
994,353	—	—	196	1,009,219
1,593,489	—	—	32,406	1,697,684
1,313,339	5,975,434	—	742,727	11,408,482
2,906,828	5,975,434	—	775,133	13,106,166
3,552	—	31,803	141,642	190,249
—	1,602,431	—	39,033	2,609,476
2,614,104	—	495,834	—	3,109,938
—	—	—	—	110,942
—	—	—	—	718,016
2,617,656	1,602,431	527,637	180,675	6,738,621
5,524,484	7,577,865	527,637	955,808	19,844,787

The notes to the financial statements are an integral part of this statement.

CAROL STREAM PARK DISTRICT, ILLINOIS

Reconciliation of the Total Governmental Fund Balance to the Statement of Net Position - Governmental Activities

December 31, 2024

Total Governmental Fund Balances	\$ 6,738,621
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in Governmental Activities are not financial resources and therefore, are not reported in the funds.	59,334,711
Deferred outflows (inflows) of resources related to the pensions not reported in the funds. Deferred Items - IMRF	771,269
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Compensated Absences Payable	(82,015)
Net Pension Liability - IMRF	(2,095,608)
Total OPEB Liability - RBP	(213,363)
General Obligation Bonds Payable - Net	(70,698,783)
Loss on Refunding	9,523,191
Accrued Interest Payable	<u>(206,959)</u>
Net Position of Governmental Activities	<u>3,071,064</u>

The notes to the financial statements are an integral part of this statement.

CAROL STREAM PARK DISTRICT, ILLINOIS

**Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended December 31, 2024**

See Following Page

CAROL STREAM PARK DISTRICT, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds For the Fiscal Year Ended December 31, 2024

	<u>General</u>
Revenues	
Taxes	\$ 3,238,503
Intergovernmental	147,331
Charges for Services	4,685
Interest	318,987
Grants and Donations	—
Miscellaneous	195,289
Total Revenues	<u>3,904,795</u>
Expenditures	
Culture and Recreation	3,443,178
Capital Outlay	231,000
Debt Service	
Principal Retirement	—
Interest and Fiscal Charges	—
Total Expenditures	<u>3,674,178</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>230,617</u>
Other Financing Sources (Uses)	
Transfers In	—
Transfers Out	(650,000)
	<u>(650,000)</u>
Net Change in Fund Balances	(419,383)
Fund Balances - Beginning	<u>2,229,605</u>
Fund Balances - Ending	<u><u>1,810,222</u></u>

The notes to the financial statements are an integral part of this statement.

Special Revenue Recreation	Debt Service	Capital Projects Capital Improvements 2010 Referendum	Nonmajor	Totals
1,257,656	5,797,915	—	689,681	10,983,755
—	—	—	—	147,331
5,060,707	—	—	—	5,065,392
—	—	38,065	33,899	390,951
—	—	578,033	41,642	619,675
647,222	—	6,034	920	849,465
6,965,585	5,797,915	622,132	766,142	18,056,569
6,369,182	—	—	495,922	10,308,282
230,009	—	1,716,321	181,763	2,359,093
—	3,985,000	—	—	3,985,000
—	1,791,599	—	—	1,791,599
6,599,191	5,776,599	1,716,321	677,685	18,443,974
366,394	21,316	(1,094,189)	88,457	(387,405)
30,784	—	1,050,000	—	1,080,784
(400,000)	—	—	(30,784)	(1,080,784)
(369,216)	—	1,050,000	(30,784)	—
(2,822)	21,316	(44,189)	57,673	(387,405)
2,620,478	1,581,115	571,826	123,002	7,126,026
2,617,656	1,602,431	527,637	180,675	6,738,621

The notes to the financial statements are an integral part of this statement.

CAROL STREAM PARK DISTRICT, ILLINOIS

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities - Governmental Activities For the Fiscal Year Ended December 31, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (387,405)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital Outlays	1,792,601
Depreciation Expense	(1,856,883)
Disposals - Cost	(202,563)
Disposals - Accumulated Depreciation	155,453

The net effect of deferred outflows (inflows) of resources related to the pensions not reported in the funds.

Change in Deferred Items - IMRF	(285,216)
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The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal on long-term debt consumes the current financial resources of the governmental funds.

Change in Compensated Absences Payable	(4,089)
Change in Net Pension Liability - IMRF	(99,003)
Change in Total OPEB Liability - RBP	21,909
Retirement of Debt	3,985,000
Accretion Expense - Alternate Revenue Capital Appreciation Bonds	(2,231,074)
Amortization of Premium	799,914
Amortization of Loss on Refunding	(829,405)

Changes to accrued interest on long-term debt in the Statement of Activities does not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

6,158

Changes in Net Position of Governmental Activities	865,397
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CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Carol Stream Park District (the District) of Illinois is duly organized and existing under the provisions of the laws of the State of Illinois. The District is operating under the provisions of the Park District Code of the State of Illinois approved July 8, 1947 and under all laws amendatory thereto. The District operates under the commissioner-director form of government (an elected Board of seven District commissioners). The District provides a variety of recreational facilities, programs, and services.

The government-wide financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the District's accounting policies established in GAAP and used by the District are described below.

REPORTING ENTITY

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is both legally and substantively separate from the government. Management has determined that there are no component units that are required to be included in the financial statements of the District as pension trust funds and there are no discretely component units to include in the reporting entity.

BASIS OF PRESENTATION

Government-Wide Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as governmental. The District's preservation of open space, recreational program activities, development and maintenance of the District's various parks and facilities, and general administration are all classified as governmental activities.

In the government-wide Statement of Net Position, the governmental activities column is (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets/deferred outflows and receivables as well as long-term debt/deferred inflows and obligations. The District's net position is reported in three parts: net investment in capital assets; restricted; and unrestricted. The District first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the District's functions (culture and recreation, etc.). The functions are supported by general government revenues (property and personal property replacement taxes, certain intergovernmental revenues, interest, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, which include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Government-Wide Statements - Continued

The net costs (by function) are normally covered by general revenue (property and personal property replacement taxes, charges for services, interest income, etc.).

The District does not allocate indirect costs. An administrative and maintenance service fee is charged by the General Fund to the other operating funds that is eliminated like a reimbursement (reducing the revenue and expense in the General Fund) to recover the direct costs of General Fund services provided (finance, personnel, purchasing, legal, technology management, maintenance of buildings, grounds and natural areas).

This government-wide focus is more on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets/deferred outflows, liabilities/deferred inflows, fund equity, revenues and expenditures/expenses. All of the District funds are reported as governmental funds. An emphasis is placed on major funds within the governmental category. A fund is considered major if it is a primary operating fund of the District or meets the following criteria:

Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of that individual governmental fund are at least 10 percent of the corresponding total for all funds of that category or type; and

Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of the individual governmental fund are at least 5 percent of the corresponding total for all governmental funds combined.

The various funds are reported by generic classification within the financial statements. The following fund types are used by the District:

Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the District:

General Fund is the general operating fund of the District. It accounts for all revenues and expenditures of the District which are not accounted for in other funds. The General Fund is a major fund.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Governmental Funds - Continued

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The District maintains two special revenue funds. The Recreation Fund, a major fund, is used to account for the operations of the recreation programs offered to residents. Financing is provided by specific annual property tax levy to the extent user charges are not sufficient to provide such financing.

Debt Service Fund are used to account for the accumulation of funds for the periodic payment of principal and interest on general long-term debt. The Debt Service Fund is treated as a major fund and is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

Capital Projects Funds are used to account for financial resources to be used for the acquisition of construction of major capital facilities. The Capital Improvements 2010 Referendum Fund, a major fund, is used to account for projects associated with the successful passage of the District's 2010 Referendum, including capital repair and replacement funding from referendum project grant dollars received.

Permanent Funds are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs, that is, for the benefit of the government or its citizenry. The District maintains two permanent funds.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, governmental activities are presented using the economic resources measurement focus as defined below. In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate.

All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets/deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

The accounting objectives of the "economic resources" measurement focus is the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets/deferred outflows, liabilities/deferred inflows (whether current or noncurrent) associated with their activities are reported.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING - Continued

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability/deferred inflow is incurred or economic asset used. Revenues, expenses, gains, losses, assets/deferred outflows, and liabilities/deferred inflows resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year end. The District recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70. A sixty-day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, those revenues susceptible to accrual are property taxes, interest revenue, and charges for services. All other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/NET POSITION

Cash and Investments

For purpose of the Statement of Net Position, the District's cash and cash equivalents are considered to be cash on hand, demand deposits, and cash with fiscal agent.

Investments are generally reported at fair value. Short-term investments are reported at cost, which approximates fair value. For investments, the District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Interfund Receivables, Payables and Activity

Interfund activity is reported as loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION- Continued

Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivables balances for governmental activities include property taxes.

Prepays

Prepays are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The costs of governmental fund-type prepaids are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaids in both the government-wide and fund financial statements.

Capital Assets

Capital assets purchased or acquired with an original cost of \$7,500, depending on asset class, or more are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. General capital assets are long-lived assets of the District as a whole. When purchased, such assets are recorded as expenditures in the governmental funds and capitalized. The valuation basis for general capital assets are historical cost, or where historical cost is not available, estimated historical cost based on replacement costs.

Depreciation on all assets is computed and recorded using the straight-line method of depreciation over the following estimated useful lives:

Land Improvements	15 Years
Buildings and Constructed Assets	15 - 50 Years
Machinery and Equipment	10 - 20 Years
Vehicles	8 Years

Deferred Outflows/Inflows of Resources

Deferred outflow/inflow of resources represents a consumption/acquisition of net assets that applies to a future period and therefore will not be recognized as an outflow of resources (expense)/inflow of resources (revenue) until that future time.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/NET POSITION- Continued

Compensated Absences

The District's policy allows full time, full time equivalent, and part time employees to earn varying amounts of sick and vacation pay for each year employed.

Time available for vacation, sick leave, and personal days is earned every pay period and can be used in any one of the categories. Vacation time earned may be carried into the following year at a maximum of ten days (80 for full time employees, 70 hours for 35 hours/week employees, 60 hours for 30/week employees, and 50 hours for 25 hours/week employees).

Upon separation of employment any unused and accrued sick leave will not be paid out to the employee.

All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses at the time of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position

In the government-wide financial statements, equity is classified as net position and displayed in three components:

Net Investment in Capital Assets - Consists of capital assets, including restricted capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted - All other net position balances that do not meet the definition of "restricted" or "net investment in capital assets."

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION- Continued

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumption that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGETARY INFORMATION

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- The Combined Budget and Appropriation Ordinance is prepared in tentative form by the Director of Finance and Administration and is made available by the Superintendent of Finance and Accounting for public inspection 30 days prior to final Board action. A public hearing is held on the tentative Combined Budget and Appropriation Ordinance to obtain taxpayer comments.
- Prior to January 1, the Appropriation Ordinance, which is generally fifteen percent (15%) greater than the operating budget, is legally enacted through the passage of a Combined Budget and Appropriation Ordinance. All actual expenditures contained herein have been compared to the operating budget.
- The Board of Park Commissioners may:
 - Amend the Budget and Appropriation ordinance in the same manner as its original enactment.
 - Transfer among items of any fund not exceeding in the aggregate fifteen percent (15%) of the total amount appropriated in such fund.
 - After six months of the fiscal year, by two-thirds vote transfer any appropriation item it anticipates to be unexpended to any other appropriation item.
- Management cannot amend the Budget and Appropriation Ordinance. However, expenditures may exceed appropriations at the sub-object level. Expenditures that exceed individual appropriations at the object level must be approved by the Board of Commissioners as outlined above.
- All budgets and appropriations are prepared based on the annual fiscal year of the District. The District does not use the encumbrance method of accounting. Budgetary funds are controlled by an integrated budgetary accounting system, in accordance with various legal requirements which govern the District.
- Budgets are adopted for the General Fund, the Special Revenue Funds, the Debt Service Fund and the Capital Projects Funds, on a basis of anticipated revenues to be received in cash, and expenditures to be incurred. This basis does not differ materially from generally accepted accounting principles (GAAP). All appropriations lapse at year end. There were no amendments adopted to the budget for the current year.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY - Continued

EXCESS OF ACTUAL EXPENDITURES OVER BUDGET IN INDIVIDUAL FUNDS

The following funds had an excess of actual expenditures, over budget as of the date of this report:

Fund	Excess
General	\$ 70,915
Recreation	45,900

NOTE 3 - DETAIL NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

The District maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the combined balance sheet as "cash and investments." In addition, investments are separately held by several of the District's funds.

Permitted Deposits and Investments - Statutes authorize the District to make deposits/invest in commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, obligations of States and their political subdivisions, credit union shares, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, and the the Illinois Park District Liquid Asset Fund

The Illinois Park District Liquid Asset Fund (IDLAF) allows Illinois park districts, forest preserves and joint recreational programs to pool their funds for investment purposes. The Illinois Park District Liquid Asset Fund is composed of finance officials and treasurers all of whom are employees of the Illinois public agencies, which are investors in the Illinois Park District Liquid Asset Fund. The Illinois Park District Liquid Asset Fund is not registered with the SEC as an investment company. Investments in the Illinois Park District Liquid Asset Fund are valued at the share price, the price for which the investment could be sold.

Deposits. At year-end, the carrying amount of the District's deposits totaled \$2,037,753 and the bank balances totaled \$2,175,224.

Investments. The District has the following investment fair values and maturities:

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less Than 1	1-5	6-10	More Than 10
U.S. Treasury Securities	\$ 5,110,172	5,110,172	—	—	—
IPDLAF	534,977	534,977	—	—	—
Totals	5,645,149	5,645,149	—	—	—

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

The District has the following recurring fair value measurements as of December 31, 2024:

- U.S. Treasury Securities of \$5,110,172 are valued using quoted market prices (Level 1 inputs)
- IPDLAF of \$534,977 are measured at the net asset value per share determined by the pool

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District's policy states that investing operating funds should be primarily in shorter-term securities, money-market mutual funds, or similar investment pools as a means of managing interest rate risk. Its practice is to structure the investment portfolio maturity dates in order to meet cash requirements for operations, capital projects and debt repayment schedules.

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in commercial paper, corporate bonds and mutual funds to the top two ratings issued by nationally recognized statistical rating organizations. The District's investment policy further states all institutions in which the District makes investments must be designated as approved depositories by the District's Board of Park Commissioners. As of December 31, 2024, the District's investment in IPDLAF was rated AAAM by Standard and Poor's.

Concentration of Credit Risk. Concentration of credit risk is the risk of loss attributed to the magnitude of the District's investment in a single issuer. The District's investment policy states that the investment objective is to make productive use of reserves while limiting credit risk. Therefore, the following limitations are in force:

- No individual issuer shall hold more than 5% of the District's investment portfolio (direct obligations of the U.S. Treasury, FDIC insured obligations and money market funds).
- At least quarterly, any outside investment managers must furnish a detailed list of holdings so that the District can be assured that the limitations established here have not been violated.

At year-end, the District does not have any investments over 5 percent of the total cash and investment portfolio (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires funds on deposit in excess of insured limits be secured by some form of collateral. The District will accept any of the following assets as collateral:

- a. U.S. Government Securities
- b. Obligations of Federal Agencies
- c. Obligations of the State of Illinois
- d. General Obligation Municipal Bonds rated "A" or better issued by a governing body in the State of Illinois
- e. First Real Estate Mortgage Obligations

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

The amount of collateral provided shall not be less than 110 percent of the fair market value of the net amount of District funds on deposit at each financial institution. At year-end, the entire amount of the bank balance of deposits was covered by collateral, federal depository or equivalent insurance.

For an investment, this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The District's investment policy does not address custodial credit risk for investments. At December 31, 2024, the District's investment in IPDLAF is not subject to custodial credit risk.

PROPERTY TAXES

Property taxes for 2023 attach as an enforceable lien on January 1 on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and are payable in two installments on or about June 1 and September 1. The County collects such taxes and remits them periodically.

INTERFUND TRANSFERS

Interfund transfers for the year consisted of the following:

Transfers In	Transfers Out	Amount
Recreation	Nonmajor Governmental	\$ 30,784
Capital Improvement 2010 Referendum	General	650,000
Capital Improvement 2010 Referendum	Recreation	<u>400,000</u>
		<u>1,080,784</u>

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them.

CAROL STREAM PARK DISTRICT, ILLINOIS**Notes to the Financial Statements****December 31, 2024****NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued****CAPITAL ASSETS****Governmental Activities**

Governmental capital asset activity for the year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	\$ 16,955,168	—	—	16,955,168
Construction in Progress	2,063,271	24,701	2,054,234	33,738
	19,018,439	24,701	2,054,234	16,988,906
Depreciable Capital Assets				
Land Improvements	15,339,199	3,652,121	110,164	18,881,156
Buildings and Constructed Assets	44,403,968	71,050	—	44,475,018
Machinery and Equipment	3,154,262	24,402	54,856	3,123,808
Vehicles	601,119	74,561	37,543	638,137
	63,498,548	3,822,134	202,563	67,118,119
Less Accumulated Depreciation				
Land Improvements	8,299,967	588,840	80,123	8,808,684
Buildings and Constructed Assets	12,386,047	1,121,858	—	13,507,905
Machinery and Equipment	1,957,351	112,370	37,787	2,031,934
Vehicles	427,519	33,815	37,543	423,791
	23,070,884	1,856,883	155,453	24,772,314
Total Net Depreciable Capital Assets	40,427,664	1,965,251	47,110	42,345,805
Total Net Capital Assets	59,446,103	1,989,952	2,101,344	59,334,711

Depreciation expense of \$1,856,883 was charged to culture and recreation activities.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT

General Obligation Bonds

The District issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the District. General obligation bonds currently outstanding are as follows:

Issue	Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
\$14,425,000 General Obligation Refunding Park Bonds of 2016 - Due in annual installments of \$105,000 to \$5,100,000 plus interest at 2.50% to 5.00% through December 31, 2036.	Debt Service	\$ 10,220,000	—	125,000	10,095,000
\$145,000 General Obligation Limited Tax Refunding Park Bonds of 2020A - Due in one installment of \$145,000 plus interest at 4.00% on November 1, 2028.	Debt Service	145,000	—	—	145,000
\$2,435,000 Taxable General Obligation Limited Tax Refunding Park Bonds of 2020B - Due in annual installments of \$75,000 to \$295,000 plus interest at 0.75% to 1.95% through November 1, 2029.	Debt Service	1,230,000	—	225,000	1,005,000
\$12,850,000 General Obligation Refunding Park Bonds of 2020C - Due in annual installments of \$370,000 to \$3,745,000 plus interest at 2.00% to 4.00% through November 1, 2032.	Debt Service	12,480,000	—	840,000	11,640,000

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

General Obligation Bonds - Continued

Issue	Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
\$8,860,000 Taxable General Obligation Refunding Park Bonds of 2020D - Due in annual installments of \$45,000 to \$2,775,000 plus interest at 0.75% to 2.65% through November 1, 2036.	Debt Service	\$ 8,510,000	—	45,000	8,465,000
\$4,125,000 Taxable General Obligation Limited Tax Park Bonds of 2021A - Due in annual installments of \$20,000 to \$370,000 plus interest at 0.60% to 3.15% through November 1, 2041.	Debt Service	4,080,000	—	25,000	4,055,000
\$15,750,000 Taxable General Obligation Refunding Park Bonds of 2021B - Due in annual installments of \$90,000 to \$5,445,000 plus interest at 2.43% to 3.03% through November 1, 2039.	Debt Service	15,750,000	—	—	15,750,000
		52,415,000	—	1,260,000	51,155,000
Plus: Unamortized Premium on General Obligation Bonds					6,282,300
					57,437,300

General Obligation Capital Appreciation Bonds Payable

Governments issue general obligation capital appreciation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation capital appreciation bonds are direct obligations and pledge the full faith and credit of the government. General obligation capital appreciation bonds currently outstanding are as follows:

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

General Obligation Capital Appreciation Bonds Payable - Continued

Issue	Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
\$15,005,225 General Obligation Taxable Capital Appreciation Bonds of 2011A - Due in annual installments of \$102,627 to \$786,575 plus interest at 13.50% through November 1, 2031.	Debt Service	\$ 2,749,317	—	509,439	2,239,878

Long-Term Liability Activity

Changes in long-term liabilities during the fiscal year were as follows:

Type of Debt		Additions	Deductions	Ending Balances	Amounts Due within One Year
Governmental Activities					
Compensated Absences	\$ 77,926	8,178	4,089	82,015	16,403
Net Pension Liability - IMRF	1,996,605	99,003	—	2,095,608	—
Total OPEB Liability - RBP	235,272	—	21,909	213,363	35,163
General Obligation Bonds	52,415,000	—	1,260,000	51,155,000	2,135,000
Plus Unamortized Premium	7,082,214	—	799,914	6,282,300	—
General Obligation Capital Appreciation Bonds	2,749,317	—	509,439	2,239,878	349,426
Accretion - General Obligation Capital Appreciation Bonds	11,006,092	2,231,074	2,215,561	11,021,605	1,780,574
	<u>75,562,426</u>	<u>2,338,255</u>	<u>4,810,912</u>	<u>73,089,769</u>	<u>4,316,566</u>

For the governmental activities, the compensated absences, the net pension liability, and the total OPEB liability are liquidated by the General Fund and Recreation Fund. Payments on the general obligation bonds and the general obligation capital appreciation bonds are made by the Debt Service Fund.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

Debt Service Requirements to Maturity

The annual debt service requirements to maturity, including principal and interest, are as follows:

Fiscal Year	Governmental Activities			
	General		General Obligation	
	Obligation Bonds		Capital Appreciation Bonds	
	Principal	Interest	Principal	Accretion
2025	\$ 2,135,000	1,746,510	349,426	1,780,574
2026	3,145,000	1,668,107	175,631	1,044,369
2027	1,240,000	1,548,590	404,888	2,800,112
2028	460,000	1,504,675	445,657	3,574,343
2029	320,000	1,488,440	405,657	3,764,342
2030	330,000	1,482,114	355,993	3,814,007
2031	3,190,000	1,474,920	102,626	1,267,374
2032	4,710,000	1,351,364	—	—
2033	4,780,000	1,205,907	—	—
2034	5,055,000	978,727	—	—
2035	5,235,000	802,344	—	—
2036	5,445,000	615,716	—	—
2037	5,630,000	451,813	—	—
2038	5,795,000	287,315	—	—
2039	2,975,000	112,940	—	—
2040	370,000	22,365	—	—
2041	340,000	10,710	—	—
Totals	51,155,000	16,752,557	2,239,878	18,045,121

Defeased Debt

In prior years, the District defeased general obligation bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payment on the old bonds. Since the requirements which normally satisfy defeasance, have been met, the financial statements reflect satisfaction of the original liability through the irrevocable transfer to an escrow agent of an amount computed to be adequate to meet the future debt service requirements of the issue. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the District's basic financial statements. Defeased bonds of \$15,215,000 remain outstanding as of the date of this report.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

Legal Debt Margin

Chapter 70, Section 1205/6-2 of the Illinois Compiled Statutes provides "...for the payment of land condemned or purchased for parks or boulevards, for the building, maintaining, improving and protection of the same and for the payment of the expenses incident thereto, or for the acquisition of real estate and lands to be used as a site for an armory, any park district is authorized to issue the bonds or notes of such park district and pledge its property and credit therefore to an amount including existing indebtedness of such district so that the aggregate indebtedness of such district does not exceed 2.875% of the value of the taxable property therein, to be ascertained by the last assessment for state and county taxes previous to the issue from time to time of such bonds or notes or, until January 1, 1983, if greater, the sum that is produced by multiplying the district's 1978 equalized assessed valuation by the debt limitation percentage in effect on January 1, 1979, if a petition, signed by voters in number equal to not less than 2% of the voters of the district, who voted at the last general election in the district, asking that the authorized aggregate indebtedness of the district be increased to not more than .575% of the value of the taxable property therein, is presented to the Board and such increase is approved by the voters of the district at a referendum held on the question."

Assessed Valuation - 2023	<u>\$ 1,768,566,212</u>
Legal Debt Limit - 2.875% of Assessed Value	50,846,279
Amount of Debt Applicable to Limit	53,394,878
Debt Exemption Limit per 70 ILCS 1205/6-2	<u>(15,000,000) *</u>
Legal Debt Margin	<u>12,451,401</u>
Non-Referendum Legal Debt Limit .575% of Equalized Assessed Valuation	10,169,256
Amount of Debt Applicable to Limit Limited Tax Park Bonds	<u>5,205,000</u>
Non-Referendum Legal Debt Margin	<u>4,964,256</u>

*Excludes \$15,000,000 of bonds that refunded bonds approved by referendum at the February 2, 2010 general primary election. Pursuant to Section 6-2 of the Park Code, such bonds are not subject to the percentage limitations imposed by, and are not considered as part of the existing principal indebtedness of the District for the purposes of any applicable statutory debt limitation.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

NET POSITION CLASSIFICATIONS

Net investment in capital assets was comprised of the following as of December 31, 2024:

Governmental Activities

Capital Assets - Net of Accumulated Depreciation	\$ 59,334,711
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Plus:

Loss on Refunding	9,523,191
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Less Capital Related Debt:

General Obligation Refunding Park Bonds of 2016	(10,095,000)
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General Obligation Limited Tax Refunding Park Bonds of 2020A	(145,000)
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Taxable General Obligation Limited Tax Refunding Park Bonds of 2020B	(1,005,000)
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General Obligation Refunding Park Bonds of 2020C	(11,640,000)
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Taxable General Obligation Refunding Park Bonds of 2020D	(8,465,000)
--	-------------

General Obligation Tax Park Bonds of 2021A	(4,055,000)
--	-------------

General Obligation Refunding Park Bonds of 2021B	(15,750,000)
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General Obligation Taxable Capital Appreciation Bonds of 2011A	(2,239,878)
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Premium on General Obligation Bonds	<u>(6,282,300)</u>
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Net Investment in Capital Assets	<u><u>9,180,724</u></u>
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CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS

In the governmental funds financial statements, the District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The District first utilizes committed, then assigned and then unassigned fund balance when an expenditure is incurred for purposes for which all three unrestricted fund balances are available.

Nonspendable Fund Balance. Consists of resources that cannot be spent because they are either: a) not in a spendable form; or b) legally or contractually required to be maintained intact.

Restricted Fund Balance. Consists of resources that are restricted to specific purposes, that is, when constraints placed on the use of resources are either: a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance. Consists of resources constrained (issuance of an ordinance) to specific purposes by the government itself, using its highest level of decision-making authority, the Board of Commissioners; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.

Assigned Fund Balance. Consists of amounts that are constrained by the Board of Commissioners' intent to be used for specific purposes but are neither restricted nor committed. Intent is expressed by a) the Board of Commissioners itself or b) a body or official to which the Board of Commissioners has delegated the authority to assign amounts to be used for specific purposes. The District's highest level of decision-making authority is the Board of Commissioners, who is authorized to assign amounts to a specific purpose.

Unassigned Fund Balance. Consists of residual net resources of a fund that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

Minimum Fund Balance Policy. The District's policy manual states that the General Fund and Recreation Fund should maintain a minimum fund balance equal to 5 months of budgeted operating expenditures less capital expenditures.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS - Continued

The following is a schedule of fund balance classifications for the governmental funds as of the date of this report:

	General	Special Revenue Recreation	Debt Service	Capital Projects Capital Improvements 2010 Refund	Nonmajor	Totals
Fund Balances						
Nonspendable						
Prepays	\$ 13,252	3,552	—	31,803	—	48,607
Working Cash	—	—	—	—	100,000	100,000
Cash in Lieu	—	—	—	—	41,642	41,642
	13,252	3,552	—	31,803	141,642	190,249
Restricted						
Special Recreation	—	—	—	—	39,033	39,033
Illinois Municipal Retirement	127,572	—	—	—	—	127,572
Audit	23,630	—	—	—	—	23,630
Paving, Lighting and Roadways	96,647	—	—	—	—	96,647
Federal Insurance Contribution Act	128,348	—	—	—	—	128,348
Reserve for Liability Insurance	591,815	—	—	—	—	591,815
Debt Service	—	—	1,602,431	—	—	1,602,431
	968,012	—	1,602,431	—	39,033	2,609,476
Committed						
Capital Improvements 2010 Refund	—	—	—	495,834	—	495,834
Recreational Programming, Facility Maintenance, and Future Recreation Capital	—	2,614,104	—	—	—	2,614,104
	—	2,614,104	—	495,834	—	3,109,938
Assigned						
Repairs and Replacement	110,942	—	—	—	—	110,942
Unassigned	718,016	—	—	—	—	718,016
Total Fund Balances	1,810,222	2,617,656	1,602,431	527,637	180,675	6,738,621

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION

RISK MANAGEMENT

Park District Risk Management Agency (PDRMA)

The District is exposed to various risks related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and net income losses. Since 1992, the District has been a member of the Park District Risk Management Agency (PDRMA) Property/Casualty Program, a joint risk management pool of park and forest preserve districts, and special recreation associations through which property, general liability, automobile liability, crime, boiler and machinery, public officials', employment practices liability and workers compensation coverage is provided in excess of specified limits for the members, acting as a single insurable unit.

Losses exceeding the per occurrence self-insured and reinsurance limit would be the responsibility of the District.

As a member of PDRMA's Property/Casualty Program, the District is represented on the Property/Casualty Program Council and the Membership Assembly and is entitled to one vote on each. The relationship between the District and PDRMA is governed by a contract and by-laws that have been adopted by resolution of the District's governing body.

The District is contractually obligated to make all annual and supplementary contributions to PDRMA, to report claims on a timely basis, cooperate with PDRMA, its claims administrator and attorneys in claims investigations and settlement, and to follow risk management procedures as outlined by PDRMA. Members have a contractual obligation to fund any deficit of PDRMA attributable to a membership year during which they were a member.

PDRMA is responsible for administering the self-insurance program and purchasing excess insurance according to the direction of the Program Council. PDRMA also provides its members with risk management services, including the defense of and settlement of claims, and establishes reasonable and necessary loss reduction and prevention procedures to be followed by the members. The following represents a summary of PDRMA's Property/Casualty Program balance sheet at December 31, 2023 and the statement of revenues and expenses for the period ending December 31, 2023. The District's portion of the overall equity of the pool is 0.700% or \$283,023.

Assets	\$ 60,313,775
Deferred Outflows of Resources - Pension	1,896,306
Liabilities	21,392,998
Deferred Inflows of Resources - Pension	138,153
Total Net Position	40,678,930
Operating Revenues	17,472,235
Nonoperating Revenues	4,226,502
Expenditures	25,204,654

Since 93.63% of PDRMA's liabilities are reserves for losses and loss adjustment expenses which are based on an actuarial estimate of the ultimate losses incurred, the Member Balances are adjusted annually as more recent loss information becomes available.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

RISK MANAGEMENT - Continued

Park District Risk Management Agency (PDRMA) Health Program

Since May 1, 2015, the District has been a member of the Park District Risk Management Agency (PDRMA) Health Program, a health insurance pool of park districts, special recreation associations, and public service organizations through which medical, vision, dental, life and prescription drug coverages are provided in excess of specified limits for the members, acting as a single insurable unit. The pool purchases excess insurance covering single claims over \$300,000. Until January 1, 2001 the PDRMA Health Program was a separate legal entity formerly known as the Illinois Park Employees Health Network (IPEHN).

Members can choose to provide any combination of coverages available to their employees, and pay premiums accordingly. As a member of the PDRMA Health Program, the District is represented on the Health Program Council as well as the Membership Assembly and is entitled to one vote on each. The relationship between the member agency and PDRMA Health Program is governed by a contract and by-laws that have been adopted by a resolution of each member's governing body. Members are contractually obligated to make all monthly payments to the PDRMA Health Program and to fund any deficit of the PDRMA Health Program upon dissolution of the pool. They will share in any surplus of the pool based on a decision by the Health Program Council.

The following represents a summary of PDRMA's Health Program balance sheet at December 31, 2023 and the statement of revenues and expenses for the period ending December 31, 2023.

Assets	\$ 25,597,567
Deferred Outflows of Resources - Pension	812,704
Liabilities	7,696,413
Deferred Inflows of Resources - Pension	59,208
Total Net Position	18,654,650
Operating Revenues	37,348,378
Nonoperating Revenues	729,307
Expenditures	39,999,720

A large percentage of PDRMA's liabilities are reserves for losses and loss adjustment expenses, which are based on an actuarial estimate of the ultimate losses incurred.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

JOINT VENTURE

Western DuPage Special Recreation Association

Effective May 1, 1996, the District became a member of the Western DuPage Special Recreation Association (WDSRA). WDSRA is an association of eight other area park districts that provides recreational programs and other activities for handicapped and impaired individuals. Each member agency shares equally in WDSRA, and generally provides funding based on up to .0400 cents per \$100 of its equalized assessed valuation. The District contributed \$328,625 to WDSRA during the current fiscal year.

The District does not have a direct financial interest in WDSRA and, therefore, its investment therein is not reported within the financial statements. Upon dissolution of WDSRA, the assets, if any, shall be divided among the members in accordance with an equitable formula as determined by a unanimous vote of WDSRA's Board of Directors.

Complete financial statements for WDSRA can be obtained from WDSRA's administrative offices at 116 Schmale Road, Carol Stream, Illinois.

INTERGOVERNMENTAL AGREEMENTS

The District and the school districts have entered into agreements that provide for the reciprocal use of each organization's facilities and services. No revenues or expenditures have been included in the accompanying financial statements for usage of facilities shared by each organization, as it was not practical to determine such charges.

CONTINGENT LIABILITIES

Litigation

From time to time, the District is party to various pending claims and legal proceedings with respect to employment, civil rights, property taxes and other matters. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the District attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the District's financial position or results of operations.

Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the District expects such amounts, if any, to be immaterial.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLAN

Illinois Municipal Retirement Fund (IMRF)

The District contributes to the Illinois Municipal Retirement Fund (IMRF), a defined benefit agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for local governments and school districts in Illinois. IMRF issues a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole, but not by individual employer. That report may be obtained online at www.imrf.org. The benefits, benefit levels, employee contributions, and employer contributions are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly.

Plan Descriptions

Plan Administration. All hired in positions that meet or exceed the prescribed annual hourly standard must be enrolled in IMRF as participating members. The plan is accounted for on the economic resources measurement focus and the accrual basis of accounting. Employer and employee contributions are recognized when earned in the year that the contributions are required, benefits and refunds are recognized as an expense and liability when due and payable.

Benefits Provided. IMRF provides two tiers of pension benefits. Employees hired before January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

Employees hired on or after January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with ten years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the lesser of:

- 3% of the original pension amount, or
- 1/2 of the increase in the Consumer Price Index of the original pension amount.

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements
December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLAN - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Plan Membership. As of December 31, 2024, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	47
Inactive Plan Members Entitled to but not yet Receiving Benefits	88
Active Plan Members	<u>49</u>
Total	<u>184</u>

Contributions. As set by statute, the District’s Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. For the year-ended December 31, 2024, the District’s contribution was 9.31% of covered payroll.

Net Pension Liability. The District’s net pension liability was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation performed, as of December 31, 2024, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.25%
Salary Increases	2.85% to 13.75%
Cost of Living Adjustments	2.75%
Inflation	2.25%

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLAN - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions - Continued. For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 108.0%) and Female (adjusted 106.4%) tables, and future mortality improvements projected using scale MP-2021. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target	Long-Term Expected Real Rate of Return
Fixed Income	24.50%	5.20%
Domestic Equities	34.50%	4.35%
International Equities	18.00%	5.40%
Real Estate	10.50%	6.40%
Blended	11.50%	4.85% - 6.25%
Cash and Cash Equivalents	1.00%	3.60%

Notes to the Financial Statements
December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLAN - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Discount Rate

The discount rate used to measure the total pension liability was 7.25%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that District contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all project future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the District calculated using the discount rate as well as what the District's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Net Pension Liability	\$ 4,163,673	2,095,608	465,871

CAROL STREAM PARK DISTRICT, ILLINOIS**Notes to the Financial Statements****December 31, 2024****NOTE 4 - OTHER INFORMATION - Continued****EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLAN - Continued****Illinois Municipal Retirement Fund (IMRF) - Continued****Changes in the Net Pension Liability**

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2023	\$ 15,454,125	13,457,520	1,996,605
Changes for the Year:			
Service Cost	254,704	—	254,704
Interest on the Total Pension Liability	1,109,815	—	1,109,815
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	488,861	—	488,861
Changes of Assumptions	—	—	—
Contributions - Employer	—	278,337	(278,337)
Contributions - Employees	—	134,537	(134,537)
Net Investment Income	—	1,278,347	(1,278,347)
Benefit Payments, Including Refunds of Employee Contributions	(547,356)	(547,356)	—
Other (Net Transfer)	—	63,156	(63,156)
Net Changes	1,306,024	1,207,021	99,003
Balances at December 31, 2024	16,760,149	14,664,541	2,095,608

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLAN - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2024, the District recognized pension expense of \$662,556. At December 31, 2024, the District reported deferred outflows or resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	\$ 479,446	—	479,446
Change in Assumptions	518	—	518
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	291,305	—	291,305
Total Deferred Amounts Related to IMRF	771,269	—	771,269

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2025	\$ 508,411
2026	465,298
2027	(141,386)
2028	(61,054)
2029	—
Thereafter	—
Total	771,269

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements
December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS

General Information about the OPEB Plan

Plan Description. The District’s defined benefit OPEB plan, Carol Stream Park District’s Retiree Benefit Plan (RBP), provides OPEB for all permanent full-time general employees of the District. RBP is a single-employer defined benefit OPEB plan administered by the District. Article 11 of the State Compiled Statutes grants the authority to establish and amend the benefit terms and financing requirements to the District Board. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement GASB 75.

Benefits Provided. RBP provides healthcare, dental, and vision benefits for retirees and their dependents. Retirees and spousal/dependent may continue these benefits through COBRA provisions until the Medicare age. Retirees may not continue on the healthcare plan once Medicare eligible.

Plan Membership. As of December 31, 2024, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	—
Inactive Plan Members Entitled to but not yet Receiving Benefits	—
Active Plan Members	<u>42</u>
Total	<u><u>42</u></u>

Total OPEB Liability

The District’s total OPEB liability was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs. The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Total OPEB Liability - Continued

Actuarial Assumptions and Other Inputs - Continued.

Inflation	2.50%
Salary Increases	2.50%
Discount Rate	4.08%
Healthcare Cost Trend Rates	The initial trend rate is based on the 2025 Segal Health Plan Cost Trend Survey. The grading period and ultimate trend rates selected fall within a generally accepted range.
Retirees' Share of Benefit-Related Costs	100% of projected health insurance premiums for retirees

The discount rate has been increased from 3.26% to 4.08% to better reflect the current high-quality fixed income environment.

Mortality rates were based on PubG-2010(B) Improved Generationally using MP-2021 Improvement Rates, weighted per IMRF Experience Study Report dated January 4, 2024.

Change in the Total OPEB Liability

	Total OPEB Liability
Balance at December 31, 2023	<u>\$ 235,272</u>
Changes for the Year:	
Service Cost	20,964
Interest on the Total OPEB Liability	7,097
Changes of Benefit Terms	—
Difference Between Expected and Actual Experience	1,828
Changes of Assumptions or Other Inputs	(16,635)
Benefit Payments	<u>(35,163)</u>
Net Changes	<u>(21,909)</u>
Balance at December 31, 2024	<u>213,363</u>

CAROL STREAM PARK DISTRICT, ILLINOIS

Notes to the Financial Statements

December 31, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The discount rate used to measure the total pension liability was 4.08%, while the prior valuation used 3.26%. The following presents the total OPEB liability, calculated using the discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	Decrease (3.08%)	Current Discount Rate (4.08%)	1% Increase (5.08%)
Total OPEB Liability	\$ 228,869	213,363	198,743

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability, calculated using a varied Healthcare Trend Rate, as well as what the total OPEB liability would be if it were calculated using a Healthcare Trend Rate that is one percentage point lower or one percentage point higher:

	1% Decrease (Varies)	Healthcare Cost Trend Rates (Varies)	1% Increase (Varies)
Total OPEB Liability	\$ 189,294	213,363	242,327

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

Per GASB Statement No. 75, under the Alternative Measurement Method, changes in Total OPEB Liability are immediately recognized as expense, resulting in no deferred outflows of resources or deferred inflows of resources related to OPEB.

For the year ended December 31, 2024, the District recognized OPEB expense of \$13,254.

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes:

- Schedule Employer Contributions
Illinois Municipal Retirement Fund - Last Ten Fiscal Years
- Schedule of Changes in the Employer's Net Pension Liability/(Asset)
Illinois Municipal Retirement Fund - Last Ten Fiscal Years
- Schedule of Changes in the Employer's Total OPEB Liability
Retiree Benefit Plan
- Budgetary Comparison Schedules
General Fund
Recreation - Special Revenue Fund

Notes to the Required Supplementary Information

Budgetary Information - Budgets are adopted on a basis consistent with generally accepted accounting principles.

CAROL STREAM PARK DISTRICT, ILLINOIS

Illinois Municipal Retirement Fund

Schedule Employer Contributions - Last Ten Fiscal Years

December 31, 2024

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2015	\$ 327,906	\$ 327,906	\$ —	\$ 2,743,981	11.95%
2016	313,115	313,115	—	2,615,834	11.97%
2017	310,424	310,424	—	2,708,760	11.46%
2018	310,637	310,637	—	2,708,258	11.47%
2019	281,409	281,409	—	2,724,192	10.33%
2020	283,072	283,072	—	2,364,852	11.97%
2021	295,122	295,122	—	2,391,591	12.34%
2022	294,354	294,354	—	2,570,777	11.45%
2023	297,961	297,961	—	2,878,848	10.35%
2024	278,337	278,337	—	2,989,642	9.31%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Aggregate Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	19 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	2.75% to 13.75%, Including Inflation
Investment Rate of Return	7.25%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2020 valuation pursuant to an experience study of the period 2017-2019.
Mortality	For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

CAROL STREAM PARK DISTRICT, ILLINOIS

Illinois Municipal Retirement Fund

Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Fiscal Years

December 31, 2024

	12/31/2015	12/31/2016	12/31/2017
Total Pension Liability			
Service Cost	\$ 291,403	292,683	271,504
Interest	642,697	670,847	718,599
Differences Between Expected and Actual Experience	(392,790)	(111,747)	141,070
Change of Assumptions	13,306	(27,781)	(303,084)
Benefit Payments, Including Refunds of Member Contributions	(151,956)	(182,946)	(218,311)
Net Change in Total Pension Liability	402,660	641,056	609,778
Total Pension Liability - Beginning	8,511,013	8,913,673	9,554,729
Total Pension Liability - Ending	8,913,673	9,554,729	10,164,507
Plan Fiduciary Net Position			
Contributions - Employer	\$ 327,906	313,115	310,424
Contributions - Members	131,293	120,061	121,894
Net Investment Income	35,139	470,263	1,230,979
Benefit Payments, Including Refunds of Member Contributions	(151,956)	(182,946)	(218,311)
Other (Net Transfer)	(401,908)	32,824	(59,063)
Net Change in Plan Fiduciary Net Position	(59,526)	753,317	1,385,923
Plan Net Position - Beginning	6,874,127	6,814,601	7,567,918
Plan Net Position - Ending	6,814,601	7,567,918	8,953,841
Employer's Net Pension Liability/(Asset)	\$ 2,099,072	1,986,811	1,210,666
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	76.45%	79.21%	88.09%
Covered Payroll	\$ 2,743,981	2,615,834	2,708,760
Employer's Net Pension Liability/(Asset) as a Percentage of Covered Payroll	76.50%	75.95%	44.69%

Changes of Assumptions. Changes in assumptions related to the discount rate were made in 2014 through 2018 and 2020. Changes in assumptions related to the demographics were made in 2014 and 2017.

12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024
272,378	273,954	283,861	215,679	228,399	236,525	254,704
761,931	803,299	867,921	888,199	951,527	1,014,336	1,109,815
(173,466)	160,214	(333,829)	198,399	163,707	574,266	488,861
359,306	—	(112,465)	—	—	1,682	—
(283,220)	(316,854)	(385,308)	(398,089)	(472,203)	(490,531)	(547,356)
936,929	920,613	320,180	904,188	871,430	1,336,278	1,306,024
10,164,507	11,101,436	12,022,049	12,342,229	13,246,417	14,117,847	15,454,125
11,101,436	12,022,049	12,342,229	13,246,417	14,117,847	15,454,125	16,760,149
310,637	281,409	283,072	295,122	294,354	297,961	278,337
121,872	130,994	106,419	107,621	115,685	129,548	134,537
(367,407)	1,505,670	1,392,800	1,866,340	(1,475,963)	1,277,191	1,278,347
(283,220)	(316,854)	(385,308)	(398,089)	(472,203)	(490,531)	(547,356)
(128,686)	28,587	(7,536)	3,809	8,903	271,482	63,156
(346,804)	1,629,806	1,389,447	1,874,803	(1,529,224)	1,485,651	1,207,021
8,953,841	8,607,037	10,236,843	11,626,290	13,501,093	11,971,869	13,457,520
8,607,037	10,236,843	11,626,290	13,501,093	11,971,869	13,457,520	14,664,541
2,494,399	1,785,206	715,939	(254,676)	2,145,978	1,996,605	2,095,608
77.53%	85.15%	94.20%	101.92%	84.80%	87.08%	87.50%
2,708,258	2,724,192	2,364,852	2,391,591	2,570,777	2,878,848	2,989,642
92.10%	65.53%	30.27%	(10.65%)	83.48%	69.35%	70.10%

CAROL STREAM PARK DISTRICT, ILLINOIS

Retiree Benefit Plan

Schedule of Changes in the Employer's Total OPEB Liability

December 31, 2024

	<u>12/31/2018</u>
Total OPEB Liability	
Service Cost	\$ 8,080
Interest	19,775
Differences Between Expected and Actual Experience	—
Change of Assumptions or Other Inputs	(31,920)
Benefit Payments	<u>(39,591)</u>
Net Change in Total OPEB Liability	(43,656)
Total OPEB Liability - Beginning	<u>594,216</u>
 Total OPEB Liability - Ending	 <u><u>550,560</u></u>
 Covered-Employee Payroll	 \$ 2,708,898
 Total OPEB Liability as a Percentage of Covered-Employee Payroll	 20.32%

Notes:

This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes of Assumptions. Changes of assumptions related to the discount rate were made in 2018 - 2024.

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024
7,853	2,375	6,859	5,805	19,170	20,964
21,716	16,066	12,023	9,753	8,032	7,097
—	(53,364)	—	(227,910)	—	1,828
67,156	56,009	(75,873)	(15,548)	6,059	(16,635)
(41,547)	(38,767)	(41,876)	(31,448)	(27,831)	(35,163)
55,178	(17,681)	(98,867)	(259,348)	5,430	(21,909)
550,560	605,738	588,057	489,190	229,842	235,272
605,738	588,057	489,190	229,842	235,272	213,363
2,459,297	2,187,758	2,193,207	2,153,398	2,462,978	2,767,833
24.63%	26.88%	22.30%	10.67%	9.55%	7.71%

CAROL STREAM PARK DISTRICT, ILLINOIS**General Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>
Revenues			
Taxes			
Property Taxes	\$ 3,152,740	3,152,740	3,238,503
Intergovernmental			
Replacement Taxes	175,000	175,000	147,331
Charges for Services			
Program Activities	4,655	4,655	4,685
Interest	195,000	195,000	318,987
Miscellaneous			
Recovery of Cost	13,000	13,000	194,289
Miscellaneous	1,500	1,500	1,000
Total Revenues	<u>3,541,895</u>	<u>3,541,895</u>	<u>3,904,795</u>
Expenditures			
Culture and Recreation			
Salaries and Wages	1,453,089	1,453,089	1,375,089
Employee Fringe Benefits	845,244	845,244	820,420
Utilities	57,601	57,601	63,374
Contractual Services	912,229	912,229	999,718
Commodities	172,789	172,789	184,577
Capital Outlay	162,311	162,311	231,000
Total Expenditures	<u>3,603,263</u>	<u>3,603,263</u>	<u>3,674,178</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(61,368)	(61,368)	230,617
Other Financing (Uses)			
Transfers Out	<u>(500,000)</u>	<u>(500,000)</u>	<u>(650,000)</u>
Net Change in Fund Balance	<u>(561,368)</u>	<u>(561,368)</u>	(419,383)
Fund Balance - Beginning			<u>2,229,605</u>
Fund Balance - Ending			<u>1,810,222</u>

CAROL STREAM PARK DISTRICT, ILLINOIS

Recreation Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended December 31, 2024

	Budgeted Amounts		Actual
	Original	Final	Amounts
Revenues			
Taxes			
Property Taxes	\$ 1,214,100	1,214,100	1,257,656
Charges for Services			
Program Activities	4,280,398	4,280,398	4,507,002
Rentals	483,900	483,900	553,705
Miscellaneous			
Concession Sales	424,538	424,538	475,690
Recovery of Cost	89,297	89,297	110,932
Miscellaneous	83,385	83,385	60,600
Total Revenues	6,575,618	6,575,618	6,965,585
Expenditures			
Culture and Recreation			
Salaries and Wages	3,375,599	3,375,599	3,285,452
Employee Fringe Benefits	255,177	255,177	243,308
Utilities	477,387	477,387	519,458
Contractual Services	1,589,314	1,589,314	1,665,150
Commodities	680,614	680,614	655,814
Capital Outlay	175,200	175,200	230,009
Total Expenditures	6,553,291	6,553,291	6,599,191
Excess (Deficiency) of Revenues Over (Under) Expenditures	22,327	22,327	366,394
Other Financing Sources (Uses)			
Transfers In	30,788	30,788	30,784
Transfers Out	(2,152)	(2,152)	(400,000)
	28,636	28,636	(369,216)
Net Change in Fund Balance	50,963	50,963	(2,822)
Fund Balance - Beginning			2,620,478
Fund Balance - Ending			2,617,656

OTHER SUPPLEMENTARY INFORMATION

Other supplementary information includes financial statements and schedules not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such statements and schedules include:

- Budgetary Comparison Schedules - Major Governmental Funds
- Combining Statements - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Nonmajor Governmental Funds
- Consolidated Year-End Financial Report

INDIVIDUAL FUND SCHEDULES

GENERAL FUND

The General Fund is used to account for all financial resources except those required to be accounted for in another fund.

SPECIAL REVENUE FUNDS

The Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than fiduciary funds or capital projects funds) that are legally restricted to expenditure for specified purposes.

Recreation Fund

The Recreation Fund is used to account for the operations of the recreation programs offered to residents. Financing is provided by a specific annual property tax levy to the extent user charges are not sufficient to provide such financing.

Special Recreation Fund

The Special Recreation Fund is used to account for the expenditures in connection with the District's participation in the Western DuPage Special Recreation Association, which provides recreation programs to the handicapped and impaired.

DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

CAPITAL PROJECTS FUNDS

The Capital Projects Funds are used to account for all financial resources used for the acquisition or construction of major capital facilities, equipment and capital asset replacement.

Capital Improvement 2010 Referendum Fund

The Capital Improvement 2010 Referendum Fund is used to account for projects associated with the successful passage of the District's 2010 Referendum, including capital repair and replacement funding from referendum project grant dollars received.

INDIVIDUAL FUND SCHEDULES - Continued

PERMANENT FUNDS

The Permanent Funds are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs, that is, for the benefit of the government or its citizenry.

Working Cash Fund

The Working Cash Fund is used to account for payments for general government expenditures if tax revenue is temporarily unavailable. Upon receipt of tax revenues, the general fund must repay this permanent fund.

Cash in Lieu Fund

The Cash in Lieu Land Fund is used to account for the revenues from developers contributing cash in lieu of a land donation and the related expenditures for park land acquisition and development.

CAROL STREAM PARK DISTRICT, ILLINOIS

Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended December 31, 2024

	Budgeted Amounts		Actual
	Original	Final	Amounts
Revenues			
Taxes			
Property Taxes	\$ 5,753,730	5,753,730	5,797,915
Expenditures			
Debt Service			
Principal Retirement	3,985,000	3,985,000	3,985,000
Interest and Fiscal Charges	1,791,601	1,791,601	1,791,599
Total Expenditures	5,776,601	5,776,601	5,776,599
Net Change in Fund Balance	(22,871)	(22,871)	21,316
Fund Balance - Beginning			1,581,115
Fund Balance - Ending			1,602,431

CAROL STREAM PARK DISTRICT, ILLINOIS**Capital Improvement 2010 Referendum - Capital Projects Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended December 31, 2024**

	Budgeted Amounts		Actual Amounts
	Original	Final	
Revenues			
Interest	\$ 15,000	15,000	38,065
Grants and Donations	1,278,033	1,278,033	578,033
Miscellaneous	—	—	6,034
Total Revenues	1,293,033	1,293,033	622,132
Expenditures			
Capital Outlay	2,242,050	2,242,050	1,716,321
Excess (Deficiency) of Revenues Over (Under) Expenditures	(949,017)	(949,017)	(1,094,189)
Other Financing Sources			
Transfers In	500,000	500,000	1,050,000
Net Change in Fund Balance	(449,017)	(449,017)	(44,189)
Fund Balance - Beginning			571,826
Fund Balance - Ending			527,637

CAROL STREAM PARK DISTRICT, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet

December 31, 2024

	Special Revenue Special Recreation	Permanent Working Cash	Cash in Lieu	Totals
ASSETS				
Cash and Investments	\$ 71,439	100,000	41,642	213,081
Receivables - Net of Allowances				
Taxes	742,727	—	—	742,727
Total Assets	814,166	100,000	41,642	955,808
LIABILITIES				
Accounts Payable	31,765	—	—	31,765
Accrued Payroll	445	—	—	445
Other Payables	196	—	—	196
Total Liabilities	32,406	—	—	32,406
DEFERRED INFLOWS OF RESOURCES				
Property Taxes	742,727	—	—	742,727
Total Liabilities and Deferred Inflows of Resources	775,133	—	—	775,133
FUND BALANCES				
Nonspendable	—	100,000	41,642	141,642
Restricted	39,033	—	—	39,033
Total Fund Balances	39,033	100,000	41,642	180,675
Total Liabilities, Deferred Inflows of Resources and Fund Balances	814,166	100,000	41,642	955,808

CAROL STREAM PARK DISTRICT, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Year Ended December 31, 2024

	Special Revenue Special Recreation	Permanent Working Cash	Cash in Lieu	Totals
Revenues				
Taxes	\$ 689,681	—	—	689,681
Interest	33,899	—	—	33,899
Grants and Donations	—	—	41,642	41,642
Miscellaneous	920	—	—	920
Total Revenues	724,500	—	41,642	766,142
Expenditures				
Culture and Recreation	495,922	—	—	495,922
Capital Outlay	181,763	—	—	181,763
Total Expenditures	677,685	—	—	677,685
Excess (Deficiency) of Revenues Over (Under) Expenditures	46,815	—	41,642	88,457
Other Financing (Uses)				
Transfers Out	(30,784)	—	—	(30,784)
Net Change in Fund Balances	16,031	—	41,642	57,673
Fund Balances - Beginning	23,002	100,000	—	123,002
Fund Balances - Ending	39,033	100,000	41,642	180,675

CAROL STREAM PARK DISTRICT, ILLINOIS**Special Recreation - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended December 31, 2024**

	Budgeted Amounts		Actual
	Original	Final	Amounts
Revenues			
Taxes			
Property Taxes	\$ 690,071	690,071	689,681
Interest	5,000	5,000	33,899
Miscellaneous	—	—	920
Total Revenues	695,071	695,071	724,500
Expenditures			
Culture and Recreation			
Salaries and Wages	12,441	12,441	12,744
Employee Fringe Benefits	630	630	602
Contractual Services	433,345	433,345	478,532
Commodities	8,590	8,590	4,044
Capital Outlay	424,000	424,000	181,763
Total Expenditures	879,006	879,006	677,685
Excess (Deficiency) of Revenues Over (Under) Expenditures	(183,935)	(183,935)	46,815
Other Financing (Uses)			
Transfers Out	(30,788)	(30,788)	(30,784)
Net Change in Fund Balance	(214,723)	(214,723)	16,031
Fund Balance - Beginning			23,002
Fund Balance - Ending			39,033

CAROL STREAM PARK DISTRICT, ILLINOIS

Consolidated Year-End Financial Report
December 31, 2024

CSFA #	Program Name	State	Federal	Other	Total
422-11-0970	Open Space Land Acquisition and Development	\$ 400,000	—	—	400,000

SUPPLEMENTAL SCHEDULES

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

General Obligation Refunding Park Bonds of 2016

December 31, 2024

Date of Issue	February 25, 2016
Date of Maturity	December 31, 2036
Authorized Issue	\$14,425,000
Interest Rates	2.50% to 5.00%
Interest Dates	January 1 and July 1
Principal Maturity Date	January 1
Payable at	Wells Fargo Bank, National Association, Chicago, Illinois

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 125,000	504,750	629,750
2026	135,000	498,500	633,500
2027	140,000	491,750	631,750
2028	145,000	484,750	629,750
2029	—	477,500	477,500
2030	—	477,500	477,500
2031	165,000	477,500	642,500
2032	375,000	469,250	844,250
2033	4,300,000	450,500	4,750,500
2034	2,000,000	235,500	2,235,500
2035	2,050,000	135,500	2,185,500
2036	660,000	33,000	693,000
	10,095,000	4,736,000	14,831,000

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

General Obligation Limited Tax Refunding Park Bonds of 2020A

December 31, 2024

Date of Issue	September 3, 2020
Date of Maturity	November 1, 2028
Authorized Issue	\$145,000
Interest Rate	4.00%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Zions Bank, Chicago IL

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ —	5,800	5,800
2026	—	5,800	5,800
2027	—	5,800	5,800
2028	145,000	5,800	150,800
	145,000	23,200	168,200

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

Taxable General Obligation Limited Tax Refunding Park Bonds of 2020B

December 31, 2024

Date of Issue	September 3, 2020
Date of Maturity	November 1, 2029
Authorized Issue	\$2,435,000
Interest Rates	0.75% to 1.95%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Zions Bank, Chicago IL

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 235,000	16,160	251,160
2026	230,000	13,223	243,223
2027	220,000	9,773	229,773
2028	75,000	6,143	81,143
2029	245,000	4,777	249,777
	<u>1,005,000</u>	<u>50,076</u>	<u>1,055,076</u>

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

General Obligation Refunding Park Bonds of 2020C

December 31, 2024

Date of Issue	September 3, 2020
Date of Maturity	November 1, 2032
Authorized Issue	\$12,850,000
Interest Rates	2.00% to 4.00%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Zions Bank, Chicago IL

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 1,710,000	428,150	2,138,150
2026	2,705,000	359,750	3,064,750
2027	795,000	251,550	1,046,550
2028	—	219,750	219,750
2029	—	219,750	219,750
2030	—	219,750	219,750
2031	2,685,000	219,750	2,904,750
2032	3,745,000	112,350	3,857,350
	11,640,000	2,030,800	13,670,800

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

Taxable General Obligation Refunding Park Bonds of 2020D

December 31, 2024

Date of Issue	September 3, 2020
Date of Maturity	November 1, 2036
Authorized Issue	\$8,860,000
Interest Rates	0.75% to 2.65%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Zions Bank, Chicago IL

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 45,000	215,414	260,414
2026	45,000	214,828	259,828
2027	45,000	214,131	259,131
2028	45,000	213,366	258,366
2029	45,000	212,547	257,547
2030	50,000	211,660	261,660
2031	50,000	210,626	260,626
2032	50,000	209,390	259,390
2033	50,000	208,156	258,156
2034	2,640,000	206,920	2,846,920
2035	2,775,000	141,712	2,916,712
2036	2,625,000	69,562	2,694,562
	8,465,000	2,328,312	10,793,312

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

Taxable General Obligation Limited Tax Park Bonds of 2021A

December 31, 2024

Date of Issue	May 10, 2021
Date of Maturity	November 1, 2041
Authorized Issue	\$4,125,000
Interest Rates	0.60% to 3.15%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Zions Bancorporation, National Association, Chicago, Illinois

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 20,000	112,771	132,771
2026	30,000	112,541	142,541
2027	40,000	112,121	152,121
2028	50,000	111,401	161,401
2029	30,000	110,401	140,401
2030	280,000	109,739	389,739
2031	290,000	103,579	393,579
2032	295,000	96,909	391,909
2033	300,000	89,740	389,740
2034	310,000	82,150	392,150
2035	320,000	73,935	393,935
2036	330,000	64,495	394,495
2037	340,000	54,760	394,760
2038	350,000	44,730	394,730
2039	360,000	33,705	393,705
2040	370,000	22,365	392,365
2041	340,000	10,710	350,710
	4,055,000	1,346,052	5,401,052

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

Taxable General Obligation Refunding Park Bonds of 2021B

December 31, 2024

Date of Issue	May 10, 2021
Date of Maturity	November 1, 2039
Authorized Issue	\$15,750,000
Interest Rates	2.43% to 3.03%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Zions Bancorporation, National Association, Chicago, Illinois

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ —	463,465	463,465
2026	—	463,465	463,465
2027	—	463,465	463,465
2028	—	463,465	463,465
2029	—	463,465	463,465
2030	—	463,465	463,465
2031	—	463,465	463,465
2032	245,000	463,465	708,465
2033	130,000	457,511	587,511
2034	105,000	454,157	559,157
2035	90,000	451,197	541,197
2036	1,830,000	448,659	2,278,659
2037	5,290,000	397,053	5,687,053
2038	5,445,000	242,585	5,687,585
2039	2,615,000	79,235	2,694,235
	15,750,000	6,238,117	21,988,117

CAROL STREAM PARK DISTRICT, ILLINOIS

Long-Term Debt Requirements

General Obligation Taxable Capital Appreciation Bonds of 2011A

December 31, 2024

Date of Issue	December 30, 2011
Date of Maturity	November 1, 2031
Authorized Issue	\$15,005,225
Interest Rate	13.50%
Interest Dates	May 1 and November 1
Principal Maturity Date	November 1
Payable at	Wells Fargo Bank, National Association, Chicago, Illinois

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Beginning Principal Balance	Accretion	Principal Payment	Ending Principal Balance
2025	\$ 2,239,878	1,780,574	349,426	1,890,452
2026	1,890,452	1,044,369	175,631	1,714,821
2027	1,714,821	2,800,112	404,888	1,309,933
2028	1,309,933	3,574,343	445,657	864,276
2029	864,276	3,764,342	405,657	458,619
2030	458,619	3,814,007	355,993	102,626
2031	102,626	1,267,374	102,626	—
		<u>18,045,121</u>	<u>2,239,878</u>	

STATISTICAL SECTION (Unaudited)

This part of the annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the District's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the District's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the District's most significant local revenue sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the District's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the District's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the District's financial report relates to the services the District provides and the activities it performs.

CAROL STREAM PARK DISTRICT, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
December 31, 2024 (Unaudited)

See Following Page

CAROL STREAM PARK DISTRICT, ILLINOIS

Net Position by Component - Last Ten Fiscal Years* December 31, 2024 (Unaudited)

	2015	2016	2017
Governmental Activities			
Net Investment in Capital Assets	\$ 2,273,065	(383,925)	7,472,114
Restricted	1,566,769	1,432,407	1,597,860
Unrestricted (Deficit)	5,894,445	(7,374,310)	(9,261,961)
Total Governmental Activities Net Position	9,734,279	(6,325,828)	(191,987)

* Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

2018	2019	2020	2021	2022	2023	2024
8,205,528	8,833,055	10,902,610	7,970,137	7,272,042	7,552,168	9,180,724
1,902,699	2,032,809	2,448,524	2,663,933	2,467,911	2,427,446	2,544,159
(11,593,736)	(12,992,360)	(14,032,594)	(10,598,197)	(9,185,689)	(7,773,947)	(8,653,819)
(1,485,509)	(2,126,496)	(681,460)	35,873	554,264	2,205,667	3,071,064

CAROL STREAM PARK DISTRICT, ILLINOIS

Changes in Net Position - Last Ten Fiscal Years* December 31, 2024 (Unaudited)

	2015	2016	2017
Expenses			
Governmental Activities			
General Government	\$ 4,307,853	—	—
Culture and Recreation	7,743,422	11,502,421	10,097,539
Interest on Long-Term Debt	2,694,352	3,677,579	3,668,523
Total Governmental Activities Expenses	14,745,627	15,180,000	13,766,062
Program Revenues			
Governmental Activities			
General Government			
Charges for Services	41,109	—	—
Capital Grants/Contributions	528,000	—	—
Culture and Recreation			
Charges for Services	4,198,909	4,185,374	4,292,869
Operating Grants/Contributions	39,945	8,739	1,000
Capital Grants/Contributions	170	—	—
Total Governmental Activities Program Revenues	4,808,133	4,194,113	4,293,869
Net (Expenses) Revenues			
Governmental Activities	(9,937,494)	(10,985,887)	(9,472,193)
General Revenues and Other Changes in Net Position			
Governmental Activities			
Taxes			
Property Taxes	8,038,325	8,078,758	8,439,103
Intergovernmental - Unrestricted			
Replacement Taxes	89,864	79,627	84,090
ARPA Grants	—	—	—
Interest	15,771	19,272	33,442
Insurance Proceeds	282,621	—	—
Miscellaneous	453,627	511,474	601,492
Total Governmental Activities General Revenues	8,880,208	8,689,131	9,158,127
Changes in Net Position			
Governmental Activities	(1,057,286)	(2,296,756)	(314,066)

* Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

Note: The District eliminated the General Government function for the fiscal year December 31, 2016.

2018	2019	2020	2021	2022	2023	2024
—	—	—	—	—	—	—
10,502,713	10,434,127	7,351,593	8,075,881	10,232,041	11,672,601	13,145,166
3,848,783	4,799,445	4,987,050	4,162,291	4,400,962	4,241,634	4,046,006
14,351,496	15,233,572	12,338,643	12,238,172	14,633,003	15,914,235	17,191,172
—	—	—	—	—	—	—
—	—	—	—	—	—	—
4,316,664	4,278,662	1,726,426	2,957,492	4,048,147	4,746,466	5,065,392
—	—	53,789	107,136	2,500	974,500	41,642
—	204,725	2,022,656	—	—	—	578,033
4,316,664	4,483,387	3,802,871	3,064,628	4,050,647	5,720,966	5,685,067
(10,034,832)	(10,750,185)	(8,535,772)	(9,173,544)	(10,582,356)	(10,193,269)	(11,506,105)
8,747,273	9,090,150	9,283,344	9,262,511	10,130,866	10,536,302	10,983,755
76,447	95,042	84,944	149,120	301,721	251,018	147,331
—	—	—	—	31,978	—	—
65,781	81,466	49,176	27,547	76,248	393,558	390,951
—	—	—	—	—	—	—
729,176	842,540	563,344	451,699	559,934	663,794	849,465
9,618,677	10,109,198	9,980,808	9,890,877	11,100,747	11,844,672	12,371,502
(416,155)	(640,987)	1,445,036	717,333	518,391	1,651,403	865,397

CAROL STREAM PARK DISTRICT, ILLINOIS**Fund Balances of Governmental Funds - Last Ten Fiscal Years
December 31, 2024 (Unaudited)**

	2015	2016	2017
General Fund			
Nonspendable	\$ 11,895	2,092	7,558
Restricted	—	—	244,178
Assigned	—	—	57,831
Unassigned	502,589	450,887	481,039
Total General Fund	514,484	452,979	790,606
All Other Governmental Funds			
Nonspendable	132,126	121,309	103,640
Restricted			
Special Revenue	293,244	354,137	243,471
Debt Service	1,173,525	1,193,542	1,224,136
Committed			
Capital Projects	4,581,792	2,957,179	1,908,560
Recreation	—	71,307	221,671
Assigned			
Capital Projects	491,609	410,458	374,987
Unassigned			
Recreation	(145,783)	—	—
Total All Other Governmental Funds	6,526,513	5,107,932	4,076,465
Total Governmental Funds	7,040,997	5,560,911	4,867,071

* Modified Accrual Basis of Accounting

Data Source: Audited financial statements

2018	2019	2020	2021	2022	2023	2024
13,340	10,177	23,853	27,649	11,355	11,948	13,252
375,082	468,045	712,763	857,480	940,399	936,446	968,012
87,237	114,158	113,936	116,012	138,727	138,727	110,942
466,681	562,671	689,034	754,443	944,224	1,142,484	718,016
942,340	1,155,051	1,539,586	1,755,584	2,034,705	2,229,605	1,810,222
149,454	166,236	102,093	109,186	100,100	103,854	176,997
397,528	397,984	588,869	385,299	97,169	23,002	39,033
1,252,285	1,286,943	1,165,652	1,535,201	1,543,943	1,581,115	1,602,431
1,503,002	1,085,955	787,150	3,702,789	2,563,394	571,826	495,834
433,774	612,037	439,977	1,155,072	1,904,902	2,616,624	2,614,104
322,955	143,784	129,149	86,810	50,913	—	—
—	—	—	—	—	—	—
4,058,998	3,692,939	3,212,890	6,974,357	6,260,421	4,896,421	4,928,399
5,001,338	4,847,990	4,752,476	8,729,941	8,295,126	7,126,026	6,738,621

CAROL STREAM PARK DISTRICT, ILLINOIS

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years* December 31, 2024 (Unaudited)

	2015	2016	2017
Revenues			
Taxes			
Property Taxes	\$ 7,722,004	8,078,758	8,439,103
Intergovernmental			
Replacement Taxes	89,864	79,627	84,090
Program Activities	2,424,611	3,986,279	4,064,346
User Fees	1,614,119	—	—
Rentals	138,908	175,380	228,523
Interest Earned	15,633	19,272	33,442
Concession Sales	43,578	45,088	188,612
Capital Grant	528,200	—	1,000
Other	512,339	498,840	412,880
Donations and Grants	170	—	—
Total Revenues	13,089,426	12,883,244	13,451,996
Expenditures			
Personnel	5,256,802	4,149,303	5,367,503
Utilities	517,371	520,080	462,792
Contractual Services	862,472	1,705,821	1,710,130
Commodities	469,895	587,711	688,230
Insurance	433,163	1,154,074	170,458
Program Supplies	196,765	—	—
Program Contract Services	498,324	—	—
Intergovernmental	242,270	—	—
Capital Improvements	80,162	104,866	—
Debt Service			
Principal Retirement	1,294,512	2,340,000	2,480,000
Interest and Fiscal Charges	2,798,727	2,175,074	2,025,700
Capital Outlay	976,805	1,853,722	1,242,023
Total Expenditures	13,627,268	14,590,651	14,146,836
Excess (Deficiency) of Revenues Over (Under) Expenditures	(537,842)	(1,707,407)	(694,840)
Other Financing Sources (Uses)			
Bond Proceeds	—	14,425,000	—
Payment to Escrow Agent	—	(15,819,655)	—
Premium (Discount) on Bond Issue	—	1,621,976	—
Proceeds from Sale of Capital Asset	—	—	—
Insurance Proceeds	282,621	—	—
Transfers In	—	322,150	297,423
Transfers Out	—	(322,150)	(297,423)
	282,621	227,321	—
Net Change in Fund Balances	(255,221)	(1,480,086)	(694,840)
Debt Service as a Percentage of Noncapital Expenditures	32.36%	35.50%	34.56%

* Modified Accrual Basis of Accounting

Data Source: Audited financial statements

2018	2019	2020	2021	2022	2023	2024
8,747,273	9,090,150	9,283,344	9,262,511	10,130,866	10,536,302	10,983,755
76,447	95,042	84,944	149,120	301,721	251,018	147,331
4,045,609	3,977,484	1,574,663	2,613,601	3,586,267	4,263,629	4,511,687
—	—	—	—	—	—	—
271,055	301,178	151,763	343,891	461,880	482,837	553,705
65,781	81,466	49,176	27,547	76,248	393,559	390,951
239,727	252,297	98,352	271,305	326,699	424,922	475,690
—	—	—	—	—	—	—
489,449	590,243	464,992	180,394	233,235	238,872	373,775
—	204,725	53,789	107,136	34,478	974,500	619,675
13,935,341	14,592,585	11,761,023	12,955,505	15,151,394	17,565,639	18,056,569
5,025,116	5,064,482	3,958,827	4,105,776	4,680,516	5,303,920	5,737,615
534,341	520,347	416,198	489,916	462,762	520,446	582,832
2,256,995	2,297,955	1,354,773	1,843,237	2,514,781	2,838,285	3,143,400
641,751	651,703	393,750	536,179	665,185	821,880	844,435
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—
2,705,000	2,985,000	3,770,000	2,850,000	3,645,000	3,755,000	3,985,000
2,013,443	1,998,778	2,052,866	1,939,106	1,804,233	1,798,097	1,791,599
625,775	1,227,668	513,750	1,422,839	2,415,774	3,725,110	2,359,093
13,802,421	14,745,933	12,460,164	13,187,053	16,188,251	18,762,738	18,443,974
132,920	(153,348)	(699,141)	(231,548)	(1,036,857)	(1,197,099)	(387,405)
—	—	24,290,000	19,875,000	—	—	—
—	—	(25,794,202)	(15,665,987)	—	—	—
—	—	2,107,829	—	—	—	—
2,347	—	—	—	602,042	28,000	—
—	—	—	—	—	—	—
18,905	32,604	10,365	14,615	20,828	18,569	1,080,784
(18,905)	(32,604)	(10,365)	(14,615)	(20,828)	(18,569)	(1,080,784)
2,347	—	603,627	4,209,013	602,042	28,000	—
135,267	(153,348)	(95,514)	3,977,465	(434,815)	(1,169,099)	(387,405)
35.07%	36.19%	49.15%	40.04%	38.80%	35.88%	34.69%

CAROL STREAM PARK DISTRICT, ILLINOIS**Assessed Value and Actual Value of Taxable Property - Last Ten Fiscal Years
December 31, 2024 (Unaudited)**

Fiscal Year	Tax Levy Year	Residential Property	Farm	Commercial Property
2015	2014	\$ 764,611,838	\$ 32,757	\$ 147,950,782
2016	2015	784,104,613	22,277	161,351,720
2017	2016	836,784,095	19,120	176,914,380
2018	2017	892,429,711	20,830	180,861,735
2019	2018	937,967,343	22,660	184,975,003
2020	2019	979,512,091	24,190	197,203,580
2021	2020	1,010,396,718	25,810	196,830,170
2022	2021	1,033,208,162	28,190	202,495,508
2023	2022	1,086,936,369	30,770	206,655,898
2024	2023	1,136,570,625	32,150	224,049,145

Data Source: DuPage County Clerk

Note: Property is assessed using a multiplier of 33.33%, therefore estimated actual taxable values are equal to assessed values times 3.

Industrial Property	Railroad Property	Total Taxable Assessed Value	Estimated Actual Taxable Value	Total Direct Tax Rate
\$ 269,573,741	\$ —	\$ 1,182,169,118	\$ 3,546,507,354	0.6570
286,332,728	—	1,231,811,338	3,695,434,014	0.6562
299,459,020	—	1,313,176,615	3,939,529,845	0.6395
313,045,130	—	1,386,357,406	4,159,072,218	0.6306
327,449,701	—	1,450,414,707	4,351,244,121	0.6292
338,111,075	—	1,514,850,936	4,544,552,808	0.6170
334,363,020	—	1,541,615,718	4,624,847,154	0.5991
336,482,007	—	1,572,213,867	4,716,641,601	0.6465
349,486,110	—	1,643,109,147	4,929,327,441	0.6427
407,914,292	—	1,768,566,212	5,305,698,636	0.6227

CAROL STREAM PARK DISTRICT, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Fiscal Years* December 31, 2024 (Unaudited)

	2014	2015	2016
District Direct Rates			
General	0.1382	0.1143	0.1107
Recreation	0.1060	0.1029	0.0948
Debt Service	0.3203	0.3282	0.3250
Other	0.0925	0.1108	0.1090
Total Direct Rates	0.6570	0.6562	0.6395
Overlapping Rates			
Bartlett Fire District	0.6294	0.6446	0.6069
Bloomington Special Police	0.0398	0.0419	0.0390
Carol Stream Fire Protection District	0.8998	0.8750	0.8366
City of Wheaton	1.0341	1.0342	0.9960
College of DuPage 502	0.2975	0.2786	0.2626
Community College 509	0.5013	0.5673	0.5304
County of DuPage	0.2057	0.1971	0.1848
DuPage Airport Authority	0.0196	0.0188	0.0176
DuPage County Forest Preserve	0.1691	0.1622	0.1514
Glenside Fire District	1.1904	1.2087	1.1434
Glenside Library District	0.6398	0.6504	0.6125
Grade School District 25	5.2747	5.1476	4.9347
Grade School District 41	3.9236	3.7579	3.6171
Grade School District 93	5.1272	5.0951	4.8165
High School District 87	2.5824	2.5173	2.4030
High School District 94	2.6731	2.6293	2.4677
Unit School District U-46	6.4133	6.8325	6.3384
Unit School District U-200	5.3915	5.3108	5.1076
Milton Township Special Police	0.0379	0.0406	0.0411
Village of Carol Stream	—	—	—
Village of Carol Stream Library District	0.3400	0.3252	0.3046
Village of Glendale Heights	1.3899	1.3995	1.3086
Village of Winfield	0.4033	0.3955	0.3714
Village of Winfield Library District	0.2722	0.2681	0.2522
West Chicago Fire District	1.0652	1.0556	0.9971
West Chicago Mosquito District	0.0161	0.0160	0.0152
Wheaton Mosquito District	0.0188	0.0156	0.0136
Winfield Fire District	0.4092	0.4051	0.3845
Total Overlapping Rates	40.9649	40.8905	38.7545

*Tax rates are expressed in dollars per one hundred of assessed valuation.

Data Source: DuPage County Clerk's Office, Department of Tax Extensions

Note: The State of Illinois establishes a lien on property for the levy at the beginning of the calendar year. The taxing entities adopt their levies at the end of December of the same calendar year. The tax levies are for collections in the following calendar year. Therefore, the District's fiscal year 2024 relied on the property tax collections in 2024, which are from the 2023 tax levy year.

2017	2018	2019	2020	2021	2022	2023
0.1074	0.1060	0.1187	0.1090	0.1289	0.1361	0.1332
0.0932	0.0942	0.0691	0.0926	0.0779	0.0752	0.0713
0.3233	0.3277	0.3206	0.3009	0.3483	0.3410	0.3287
0.1067	0.1013	0.1086	0.0966	0.0914	0.0904	0.0895
0.6306	0.6292	0.6170	0.5991	0.6465	0.6427	0.6227
0.6000	0.7051	0.6028	0.6888	0.6910	0.6795	0.6573
0.0360	0.0356	0.0370	0.0378	0.0392	0.0388	0.0399
0.8085	0.7903	0.7694	0.7764	0.7757	0.7799	0.7581
0.9631	0.9338	0.9123	0.8913	0.8771	0.8379	0.7983
0.2431	0.2317	0.2112	0.2114	0.2037	0.1946	0.1907
0.5055	0.5159	0.4957	0.4582	0.4549	0.4245	0.3985
0.1749	0.1673	0.1655	0.1609	0.1587	0.1428	0.1473
0.0166	0.0146	0.0141	0.0148	0.0144	0.0139	0.0132
0.1306	0.1278	0.1242	0.1205	0.1177	0.1130	0.1076
0.9975	0.9433	0.8512	0.8429	0.8368	0.8304	0.7993
0.5857	0.5243	0.4512	0.4496	0.4426	0.4262	0.4007
4.8443	4.7104	4.6407	4.5876	4.5268	4.4837	4.5225
3.4080	3.3384	3.3558	3.3574	3.4017	3.4688	3.4644
4.6931	4.5643	4.5364	4.5597	4.4370	4.4300	4.2512
2.3402	2.2834	2.2296	2.2255	2.2284	2.2216	2.1976
2.3770	2.3136	2.2573	2.2082	2.1843	2.1762	2.1468
6.1638	5.9746	5.7783	5.6366	5.5822	5.4771	5.1326
4.9916	4.8883	4.8603	4.8540	4.8374	4.9029	4.7816
0.0415	0.0425	0.0438	0.0454	0.0472	0.0481	0.0496
—	—	—	—	0.2752	0.2635	0.2438
0.2880	0.2938	0.2789	0.2743	0.2714	0.2639	0.2470
1.2891	1.1956	1.0681	1.0411	1.0519	0.9862	0.8968
0.3574	0.3487	0.3452	0.3379	0.3376	0.3410	3.4480
0.2432	0.2377	0.2357	0.2322	0.2314	0.2339	0.2367
0.9663	0.9448	0.9295	0.9126	0.9080	0.8856	0.8573
0.0148	0.0143	0.0135	0.0136	0.0127	0.0113	0.0104
0.0165	0.0161	0.0160	0.0157	0.0154	0.0148	0.0141
0.3722	0.3642	0.3637	0.3598	0.3602	0.5351	0.5403
37.4685	36.5204	35.5874	35.3142	35.3206	35.2252	37.3516

CAROL STREAM PARK DISTRICT, ILLINOIS

Principal Property Tax Payers - Current Tax Levy Year and Nine Tax Levy Years Ago December 31, 2024 (Unaudited)

Taxpayer	2023 Tax Levy Year (1)			2014 Tax Levy Year		
			Percentage of Total District			Percentage of Total District
	Taxable Assessed Value	Rank		Taxable Assessed Value	Rank	Taxable Assessed Value
Carol Stream Residences	\$ 11,171,346	1	0.63%			
Petiole Reva Golub Lakeha	10,807,738	2	0.61%			
Mercy Housing Inc	9,794,179	3	0.55%			
LSG Parkway Commons LLC	9,386,495	4	0.53%			
Property Reserve Inc	9,011,250	5	0.51%			
RReef CPIF 343 E Lies Rd	8,775,003	6	0.50%			
AR Preservation LP	8,077,558	7	0.46%			
Carol Stream RE LLC	7,947,000	8	0.45%			
Windsor Park Manor	7,858,350	9	0.44%	\$ 7,591,210	5	0.62%
HS Chicago Portfolio Inv	7,762,786	10	0.44%			
Royal Tee LLC				12,730,460	1	1.03%
Lakehaven Apts LLC				8,696,860	2	0.71%
Sir Carol Stream				8,431,010	3	0.68%
Liberty Properties LTD				8,158,510	4	0.66%
Friedkin Realty Mgt Group				6,854,380	6	0.56%
Tyndale House Publishers				6,837,610	7	0.56%
Tri State Distribution				6,580,520	8	0.53%
CTLTC A7710755908				6,236,980	9	0.51%
Scott Reloff and Associates				6,214,800	10	0.50%
	<u>90,591,705</u>		<u>5.12%</u>	<u>78,332,340</u>		<u>6.36%</u>

Data Source: DuPage County Clerk

Note: (1) The State of Illinois establishes a lien on property for the levy at the beginning of the calendar year. The taxing entities adopt their levies at the end of December of the same calendar year. The tax levies are for collections in the following calendar year. Therefore, the District's fiscal year 2024 relied on the property tax collections in 2024, which are from the 2023 tax levy year.

CAROL STREAM PARK DISTRICT, ILLINOIS

Property Tax Levies and Collections - Last Ten Fiscal Years December 31, 2024 (Unaudited)

Fiscal Year	Tax Levy Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2015	2014	\$ 7,766,851	\$ 7,721,262	99.41%	\$ —	\$ 7,721,262	99.41%
2016	2015	8,083,146	8,078,799	99.95%	—	8,078,799	99.95%
2017	2016	8,397,764	8,390,869	99.92%	—	8,390,869	99.92%
2018	2017	8,742,370	8,739,099	99.96%	—	8,739,099	99.96%
2019	2018	9,126,009	9,111,850	99.84%	—	9,111,850	99.84%
2020	2019	9,346,630	9,283,143	99.32%	34,382	9,317,525	99.69%
2021	2020	9,235,819	9,227,550	99.91%	—	9,227,550	99.91%
2022	2021	10,164,363	10,130,866	99.67%	—	10,130,866	99.67%
2023	2022	10,560,659	10,536,302	99.77%	—	10,536,302	99.77%
2024	2023	11,012,862	10,971,367	99.62%	—	10,971,367	99.62%

Data Source: Office of the DuPage County Clerk

CAROL STREAM PARK DISTRICT, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years December 31, 2024 (Unaudited)

Fiscal Year	General Obligation Bonds	Less: Amounts Available for Debt Service	Net General Obligation Debt	Gross Debt as a Percentage of Personal Income	Net Debt as a Percentage of Actual Taxable Value of Property (2)	Gross Debt Per Capita (1)	Net Bonded Debt Per Capita (1)
2015	\$ 63,228,913	\$ 1,173,525	\$ 62,055,388	4.66%	5.25%	\$ 1,378.47	\$ 1,352.88
2016	61,602,770	1,078,270	60,524,500	4.54%	4.91%	1,343.02	1,319.51
2017	58,625,327	1,110,211	57,515,116	4.32%	4.38%	1,278.10	1,253.90
2018	67,588,566	1,030,089	66,558,477	4.98%	4.80%	1,473.51	1,451.06
2019	66,818,399	1,066,780	65,751,619	4.93%	4.53%	1,456.72	1,433.47
2020	66,941,215	1,046,892	65,894,323	4.93%	4.35%	1,459.40	1,436.58
2021	77,270,237	1,321,154	75,949,083	5.70%	4.93%	1,684.59	1,655.78
2022	75,393,008	1,330,343	74,062,665	5.56%	4.71%	1,643.66	1,614.66
2023	73,252,623	1,367,998	71,884,625	5.40%	4.37%	1,597.00	1,567.17
2024	70,698,783	1,395,472	69,303,311	5.21%	3.92%	1,612.43	1,580.61

Notes:

(1) See Demographic and Economic Statistics for population data.

(2) See Assessed Value and Actual Value of Taxable Property for property value.

Details regarding District's outstanding debt can be found in the financial notes to the financial statements.

CAROL STREAM PARK DISTRICT, ILLINOIS

Schedule of Direct and Overlapping Governmental Activities Debt December 31, 2024 (Unaudited)

Governmental Unit	Gross Debt	Percentage of Debt Applicable to District	District's Share of Debt
District	\$ 70,698,783	100.00%	\$ 70,698,783
Schools:			
School Districts:			
Grade School District 25	1,072,199	44.37%	475,735
Grade School District 41	18,170,000	1.59%	288,903
Grade School District 93	7,345,093	65.86%	4,837,478
High School District 87	66,150,000	14.81%	9,796,815
High School District 94	26,930,000	8.95%	2,410,235
Unit School District 46	204,735,000	35.47%	72,619,505
Unit School District 200	29,150,000	6.05%	1,763,575
Community College 502	76,395,000	2.97%	2,268,932
Community College 509	127,385,000	8.56%	10,904,156
Total Schools	557,332,292		105,365,333
Others:			
DuPage County	98,399,982	3.14%	3,089,759
DuPage County Forest Preserve	56,516,521	3.14%	1,774,619
Village of Carol Stream	—	86.72%	—
Village of Glendale Heights	18,378,401	38.00%	6,983,792
City of Wheaton	—	25.00%	—
Total Others	173,294,904		11,848,171
Total Overlapping Debt	730,627,196		117,213,504
Total Direct and Overlapping Debt	801,325,979		187,912,287

Data Source: DuPage County Clerk

Notes:

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the District. The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the District's taxable assessed value that is within the boundaries of the government and dividing it by the government's total taxable assessed value.

CAROL STREAM PARK DISTRICT, ILLINOIS

Schedule of Legal Debt Margin - Last Ten Fiscal Years December 31, 2024 (Unaudited)

	2015	2016	2017
Legal Debt Limit	\$ 33,987,362	35,414,576	37,753,828
Total Net Debt Applicable to Limit	36,551,965	34,908,240	33,535,190
Legal Debt Margin	(2,564,603)	506,336	4,218,638
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	107.55%	98.57%	88.83%

Data Source: Audited Financial Statements.

2018	2019	2020	2021	2022	2023	2024
39,857,775	41,699,423	43,551,964	44,321,452	45,201,149	47,239,388	50,846,279
32,253,536	30,963,293	28,586,870	42,482,446	41,290,871	40,164,317	38,394,878
7,604,239	10,736,130	14,965,094	1,839,006	3,910,278	7,075,071	12,451,401
80.92%	74.25%	65.64%	95.85%	91.35%	85.02%	75.51%

Legal Debt Margin Calculation for Fiscal Year 2024

	Legal Debt Margin
Assessed Value	<u>\$ 1,768,566,212</u>
Bonded Debt Limit - 2.875% of Assessed Value	50,846,279
Amount of Debt Applicable to Limit	<u>38,394,878</u>
Legal Debt Margin	<u>12,451,401</u>
Non-Referendum Legal Debt Limit .575% of Equalized Assessed Valuation	10,169,256
Amount of Debt Applicable to Limit Limited Tax Park Bonds	<u>5,205,000</u>
Non-Referendum Legal Debt Margin	<u>4,964,256</u>

CAROL STREAM PARK DISTRICT, ILLINOIS

Demographic and Economic Statistics - Last Ten Fiscal Years December 31, 2024 (Unaudited)

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Owned and Leased Parks		Acres Per 1,000 People	Unemployment Rate
				Acres	Number		
2015	45,869	\$ 1,356,713	\$ 29,578	489.77	41	10.68	5.30%
2016	45,869	1,356,713	29,578	489.77	41	10.68	4.60%
2017	45,869	1,356,713	29,578	489.77	41	10.68	4.10%
2018	45,869	1,356,713	29,578	489.77	41	10.68	4.10%
2019	45,869	1,356,713	29,578	489.77	41	10.68	4.10%
2020	45,869	1,356,713	29,578	489.77	41	10.68	16.20%
2021	45,869	1,356,713	29,578	489.77	41	10.68	8.40%
2022	45,869	1,356,713	29,578	489.77	41	10.68	4.40%
2023	45,869	1,356,713	29,578	489.77	41	10.68	3.50%
2024	43,846	1,356,713	30,943	489.77	41	10.68	3.20%

Data Source:

District records, U.S. Census Bureau and DuPage County Clerk, Illinois Department of Employment Security, number and acreage of owned parks is from District records.

CAROL STREAM PARK DISTRICT, ILLINOIS

Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago December 31, 2024 (Unaudited)

Employer	2024			2015		
	Employees	Rank	Percentage of Total District Employment	Employees	Rank	Percentage of Total District Employment
Carol Stream						
Hearthside Food Solutions	900	2	N/A			
FIC America Corp.	494	7	N/A	406	6	N/A
FedEx Ground Package System	530	5	N/A	417	5	N/A
U-46 School District	500	6	N/A			
Grunt Style LLC	400	8	N/A			
American Litho	345	9	N/A			
Diamond Marketing Solutions Group	335	10	N/A	335	7	N/A
Peacock Engineering Company				633	3	N/A
Office Depot #1105				280	8	N/A
Windsor Park Manor				265	9	N/A
Tyndale House Publishers, Inc.				260	10	N/A
Wheaton						
Wheaton College	775	3	N/A	900	2	N/A
First Trust Partners	595	4	N/A	500	4	N/A
Winfield						
Central DuPage Hospital/Northwestern Memorial	4,398	1	N/A	4,250	1	N/A
	<u>9,272</u>		<u>N/A</u>	<u>8,246</u>		<u>N/A</u>

The District includes residents of all three municipalities noted above.

Data Source: Illinois Department of Commerce and Economic Opportunity website.

N/A - Not Available

CAROL STREAM PARK DISTRICT, ILLINOIS

Full-Time Equivalent District Employees by Function/Program - Last Ten Fiscal Years December 31, 2024 (Unaudited)

Function/Program	2015	2016	2017
Administration/Finance:			
Full-Time Employees	13	13	16
Part-Time Employees	5	5	4
Seasonal Employees	17	14	17
Parks/Facilities:			
Full-Time Employees	19	17	17
Part-Time Employees	5	7	4
Seasonal Employees	11	12	10
Recreation:			
Full-Time Employees	16	15	18
Part-Time Employees	8	7	9
Seasonal Employees	572	505	520
Total Employees	666	595	615
Total Full-Time	48	45	51
Total Part-Time	18	19	17
Total Seasonal	600	531	547
Total Employees	666	595	615

Data Source: District Payroll Records

2018	2019	2020	2021	2022	2023	2024
14	14	13	12	12	11	12
2	2	3	3	2	2	2
21	13	9	12	12	11	12
18	18	18	14	14	14	13
—	—	24	16	18	29	23
16	12	3	—	—	—	—
15	14	13	12	9	16	17
8	8	8	5	6	4	2
470	442	303	257	310	320	342
564	523	394	331	383	407	423
47	46	44	38	35	41	42
10	10	35	24	26	35	27
507	467	315	269	322	331	354
564	523	394	331	383	407	423

CAROL STREAM PARK DISTRICT, ILLINOIS

Operating Indicators by Function/Program - Last Ten Fiscal Years December 31, 2024 (Unaudited)

Function/Program	2015	2016	2017
Culture and Recreation:			
Number of Resident Participants	16,031	18,834	18,458
Number of Nonresident Participants	4,354	6,437	4,987
Number of Households Participating	4,826	4,901	1,781
Number of Programs Offered	3,159	2,568	2,545
Parks and Natural Resources:			
Number of Residents who use Parks	45,869	45,869	45,869

Data Source: District Records

2018	2019	2020	2021	2022	2023	2024
17,689	12,381	7,116	10,460	12,528	13,973	14,570
5,011	4,957	2,494	4,915	5,426	6,438	7,200
8,107	6,192	3,432	5,491	6,412	7,289	7,775
2,460	2,116	1,662	1,705	1,903	2,088	2,077
45,869	45,869	45,869	45,869	45,869	45,869	43,876

CAROL STREAM PARK DISTRICT, ILLINOIS

Capital Asset Statistics by Function/Program - Last Ten Fiscal Years December 31, 2024 (Unaudited)

Function/Program	2015	2016	2017
Parks and Natural Resources:			
Parks	41	41	41
Acreage	489.8	489.8	489.8
Baseball/Softball Fields	22	20	20
Basketball Courts	16	16	16
Bocce Court	2	2	2
Concessions	3	3	3
Cricket Fields	1	1	1
Disc Golf Course	1	1	1
Dog Parks	1	1	1
Football Fields	3	3	3
Futsal Courts	—	—	—
Gymnasiums	5	5	5
Museums	1	1	1
Pickleball Courts	—	—	—
Playgrounds	33	33	33
Preschools	1	1	1
Recreation Centers	3	3	3
Sand Volleyball Courts	4	4	4
Shelters	12	12	12
Skate Parks	2	2	2
Soccer Fields	18	18	18
Swimming Facilities	2	2	2
Tennis Courts	4	4	4

Data Source: District Records

2018	2019	2020	2021	2022	2023	2024
41	41	41	41	41	41	41
489.8	489.8	489.8	489.8	489.8	489.8	489.8
20	20	20	20	20	20	15
16	16	16	16	16	16	16
2	2	2	2	2	2	2
3	3	3	3	3	3	3
1	1	1	1	1	1	1
1	1	1	1	1	1	1
1	1	1	1	1	1	1
3	3	3	3	3	3	3
—	—	—	—	—	—	1
5	5	5	5	5	5	5
1	1	1	1	1	1	1
—	—	—	—	—	—	7
33	33	33	33	33	33	33
1	1	1	1	1	1	1
3	3	3	3	2	2	2
4	4	4	4	4	4	5
12	12	12	12	12	12	15
2	2	2	2	2	2	1
18	18	18	18	18	18	18
2	2	2	2	2	2	2
4	4	4	4	4	4	2

CAROL STREAM PARK DISTRICT,
ILLINOIS

MANAGEMENT LETTER



FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2024

849 West Lies Road
Carol Stream, IL 60188
Phone: 630.784.6116
www.csparks.org



May 21, 2025

Members of the Board of Commissioners
Carol Stream Park District
Carol Stream, Illinois

In planning and performing our audit of the financial statements of the Carol Stream Park District (the District), Illinois, for the year ended December 31, 2024, we considered its internal control structure in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

We do not intend to imply that our audit failed to disclose commendable aspects of your system and structure. For your consideration, we herein submit our comments and suggestions which are designed to assist in effecting improvements in internal controls and procedures. Those less-significant matters, if any, which arose during the course of the audit, were reviewed with management as the audit field work progressed.

The accompanying comments and recommendations are intended solely for the information and use of the Board, Executive Director and senior management of the Carol Stream Park District, Illinois.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various District personnel. We would be pleased to discuss our comments and suggestions in further detail with you at your convenience, to perform any additional study of these matters, or to review the procedures necessary to bring about desirable changes.

We commend the finance department for the well prepared audit package and we appreciate the courtesy and assistance given to us by the entire District staff.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

CURRENT RECOMMENDATION

1. FUND NOT IN COMPLIANCE WITH FUND BALANCE POLICY

Comment

During our current year audit procedures, we noted the following fund with fund balance that was not in compliance with the Board approved fund balance policy:

	Per 2024 Budget	Fund Balance per ACFR	Amount Not In Compliance
Recreation Fund			
Operating Expenditures	\$ 6,553,291		
Less: Capital Outlay	<u>(175,200)</u>		
	6,378,091		
X's 5 Months per Policy	<u>5/12</u>		
	<u>2,657,538</u>	2,617,656	39,882

Recommendation

We recommend the District investigate the fund balances and adopt future budgets to address these items not in compliance.

Management Response

Management acknowledges this comment and will work to correct it in the coming year.

PRIOR RECOMMENDATION

1. FUNDS OVER BUDGET

Comment

Previously and during our current year audit procedures, we noted that the following funds had an excess of actual expenditures over budget for the fiscal year:

Fund	12/31/2023	12/31/2024
General	\$ 129,049	70,915
Recreation	120,412	45,900
Capital Improvement	5,863	—

Recommendation

We recommended the District investigate the causes of the funds over budget and adopt appropriate future funding measures.

Status

This comment has not been implemented and will be repeated in the future.

Management Response

In the General Fund, several pieces of equipment unexpectedly needing replacement, causing additional expenditures of less than 2% more than budget to replace them. These expenditures include the air conditioning unit in the Fountain View IT server room and the Fountain View floor scrubber. In addition, insurance claim repairs representing over \$52,000 were completed for various parks damage, with insurance reimbursements being received in early 2025 to offset those costs.

In the Recreation Fund, the budgeted project to replaster the Fountain View indoor pool also had an unexpected large change order due to damage uncovered beneath the surface of the pool.

The new earned-revenue-funded Capital Improvements Fund was over budget because in early December 2023 when the 2024 budget was finalized, the funding amount to be transferred to the new CIP Fund was unknown. Once the funding was confirmed at the beginning of 2024, the unplanned projects such as the new pickleball courts at Armstrong Park, the Fountain View locker room floor repairs, and tractor, vehicle and marquee replacements, were all completed.

UPCOMING STANDARDS

1. **GASB STATEMENT NO. 102 CERTAIN RISK DISCLOSURES**

In December 2023, the Governmental Accounting Standards Board (GASB) issued Statement No. 102, *Certain Risk Disclosures*, which establishes the requirements for disclosing, in the notes to the financial statements, the risks related to a government's vulnerabilities due to certain concentrations or constraints that are essential to their analyses for making decisions or assessing accountability. Governments may be vulnerable to risks from certain concentrations or constraints that limit their ability to acquire resources or control spending. Concentration risk is a lack of diversity related to an aspect of a significant inflow of resources (revenues) or outflow of resources (expenses). Constraint risk is a limitation that is imposed by an external party or by formal action of a government's highest level of decision-making authority. GASB Statement No. 102, *Certain Risk Disclosures* is applicable to the District's financial statements for the year ended December 31, 2025.

2. **GASB STATEMENT NO. 103 FINANCIAL REPORTING MODEL IMPROVEMENTS**

In April 2024, the Governmental Accounting Standards Board (GASB) issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes improvements to key components of the financial reporting model to enhance effectiveness in providing information that is essential for decision making and assessing a government's accountability. The Statement addresses application issues related to management's discussion and analysis, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. GASB Statement No. 103, *Financial Reporting Model Improvements* is applicable to the District's financial statements for the year ended December 31, 2026.



May 21, 2025

Members of the Board of Commissioners
Carol Stream Park District
Carol Stream, Illinois

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Carol Stream Park District (the District), Illinois for the year ended December 31, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 21, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in the Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended December 31, 2024, except for the implementation of GASB Statement No. 101, *Compensated Absences*. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental activities' financial statements were:

Management's estimate of the depreciation expense on capital assets is based on assumed useful lives of the underlying capital assets, the net pension liability is based on estimated assumptions used by the actuary, and the total OPEB liability is based on estimated assumptions used by the actuary. We evaluated the key factors and assumptions used to develop the depreciation expense, the net pension liability, and the total OPEB liability estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Any material misstatements detected as a result of audit procedures were corrected by management.

Significant Audit Findings - Continued

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 21, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI), as listed in the table of contents, that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the other supplementary information and supplemental schedules, as listed in the table of contents, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with the accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, and we do not express an opinion or provide any assurance on it.

Restrictions on Use

This information is intended solely for the use of the Board of Commissioners and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to express our gratitude to the Board of Commissioners and staff (in particular the Finance Department) of the Carol Stream Park District, Illinois for their valuable cooperation throughout the audit engagement.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

To: Board of Commissioners
From: Lisa Scumaci, Director of Finance & IT
Date: June 9, 2025
Ratify: 2024 Annual Comprehensive Financial Report

Agenda Item # 7A

Issue

Should the Board make a motion to ratify the 2024 Annual Comprehensive Financial Report as presented.

Background/Reasoning

The Park District is statutorily required to undergo an independent audit of its finances on an annual basis. The firm of Lauterbach & Amen (L/A) conducted the independent audit. Lauterbach & Amen Partner, Matt Beran, is attending today to present the Audit, review results and answer any questions. Any responses to questions submitted by the Board will be presented at this meeting.

- The Board has received copies of the 2024 Annual Comprehensive Financial Report (Audit), Letter to the Board, and Management Letter.
- The Audit and all supplementary reports will be submitted to the County and State. Copies are also provided to rating agencies and bond counsel for use in the annual disclosure filings for the District's outstanding debt.
- As in past years, the Audit will be submitted to the Government Finance Officers Association for consideration of its Award for Excellence in Financial Reporting.
- The Audit will be posted to the District website as an additional measure of transparency.

Supporting Documents

PDF copies of all these documents were provided to the Board on June 2, with hard copies being distributed at this meeting.

- 2024 Annual Comprehensive Financial Report.
- SAS 114 Letter – The Auditor's communication of internal controls, and disclosure of any conflicts or deficiencies; none were identified. (*Separate Document dated May 21, 2025*).
- SAS 115/Management Letter – The Auditor's communication to those charged with governance of their audit process and communication of internal controls that are considered to be control deficiencies as well as other recommendations related to the audit process including new GASB pronouncements.

Cost

\$20,850 to the Corporate Audit GL # 10-5-00-00-550

Public/Customer Impact

Displays the Board and staff's commitment to financial excellence, transparency, and financial stewardship.

Recommendation (Roll Call Vote)

That the Board make a motion to ratify the 2024 Annual Comprehensive Financial Report as presented.

To: Board of Commissioners
From: Shane Hamilton, Director of Parks & Facilities
Date: June 9, 2025
Approval: Pleasant Hill Park Bid Award

Agenda Item # 7B

Issue

Should the Board award the contract for Pleasant Hill Park renovations, including the addition of alternate #1, to Landworks Limited, Bolingbrook, IL for \$514,660.

Background/Reasoning

- The project went out to bid on May 7 and sealed bids were opened on May 21.
- Six companies submitted bids for the project.
- Landworks Limited, Bolingbrook, IL was the lowest responsible bidder.
- Staff has experience with Landworks Limited and has no hesitations in awarding the contract. Additionally, all references were favorable.

Supporting Documents

- Bidder Review and Qualifications – Hitchcock Design Group
- Summary of Bids

Cost

Below is a breakdown for this project:

Community Park Renovation Project	Expenditure	Funding Source
Budget (\$1,200,000)		
CSPD (Pickleball, Playground Purchase)	\$362,851	Capital Projects
Hitchcock Design	\$173,450	Engineering Service
Landworks Limited	\$498,040	General Contractor
10% Bid Contingency	\$86,089	
TOTAL COST	\$1,120,430	
ADD ALTERNATE #1 (Shade Over Benches)	\$16,620	
PROJECT TOTAL W/ALTERNATE	\$1,137,050	
Under Budget W/Alternate Included	\$62,950	

Public/Customer Impact

Pleasant Hill Park serves not only Carol Stream Park District patrons but serves as Pleasant Hill Elementary School's primary source of exterior recreation for all students who attend the school. A cooperative effort between CSPD and School District 200 allows both entities to deliver a new play environment to their constituents and is a win for both organizations; when local governmental entities work together, the community wins.

Recommendation (Roll Call Vote)

That the Board award the contract for Pleasant Hill Park renovations to Landworks Limited, Bolingbrook, IL for \$514,660.



June 3, 2025

Sue Rini
Executive Director
Carol Stream Park District
849 W. Lies Road
Carol Stream, Illinois 60188

RE: Pleasant Hill Park Final Design – Bid Summary

Dear Sue,

Public bids for Pleasant Hill Park were opened on May 21, 2025, at 9:01 AM. The following bids were received in order from lowest to highest:

1. Landworks, Ltd.
2. Clauss Brothers, Inc.
3. Schroeder Asphalt Services, Inc.
4. Beritus, Inc.
5. Hacienda Landscaping, Inc.
6. Innovation Landscape, Inc.

Contractor:	Base Bid:	Alternate #1:	Bond:	Addenda #1:
Landworks Limited	\$498,040.00	\$16,620.00	Y	Y
Clauss Brothers, Inc.	\$500,101.90	\$23,860.00	Y	Y
Schroeder Asphalt Services, Inc.	\$535,749.50	\$24,000.00	Y	Y
Beritus, Inc.	\$542,261.44	\$20,400.00	Y	Y
Hacienda Landscaping, Inc.	\$544,495.00	\$24,000.00	Y	Y
Innovation Landscape, Inc.	\$717,254.00	\$18,040.00	Y	Y

As requested, HDG has reviewed the bids submitted and called references for the two lowest bid packages received, Landworks, Ltd. and Clauss Brothers, Inc. The bid submittals reviewed included all required documentation as outlined in Section 000405 Bid Submittal Checklist.

Following review of the project references listed in the 000455 Contractor's Qualifications section, HDG contacted references with the following questions. The compiled bid reference check questionnaires that were completed following the bid opening for Pleasant Hill Park are attached for reference.

Communications

1. Were they easy to communicate with?
2. Did they initiate communications when problems arose?
3. Were they good problem solvers, did they want to be involved in the solution?
4. Did they follow standard procedures for RFIs, payout applications, etc?

Quality

1. Would you describe their work as detailed oriented?



2. Were there any quality/craftsmanship issues with their or their sub-contractors work?
3. Was any work removed and re-done due to poor quality or non-passing test results?

Budget/Schedule

1. Did they initiate a lot of change orders?
2. Was their pricing for Owner requested change orders reasonable?
3. Did they meet the project deadline? If no, why not?

Miscellaneous

1. If given the opportunity to hire or recommend them would you?

A summary of our findings for each Contractor is included below:

Landworks Limited

After reviewing the reference list and qualification statement provided by Landworks Limited with scopes from previous projects shown and making reference check calls, Landworks Limited has shown that they have completed several projects with amenities similar to the ones proposed in the Pleasant Hill Park project. Reference checks also revealed that Landworks Limited has excellent communication, is great with problem solving and providing the client with options when problems arise, consistently completes their work on time, and performed well overall.

Our conclusion, after reviewing the bid submittal, contacting project references provided with their bid, Landworks Limited has produced reasonable references to demonstrate past experience in projects of a similar scope to Pleasant Hill Park and that all bidding requirements have been met.

Clauss Brothers, Inc.

References indicated that Clauss Brothers, Inc. provides quality work, is effective at coordinating and communicating with all involved parties and completes work on time. The project experience provided by Clauss Brothers included several projects with a similar scope to Pleasant Hill Park also.

After reviewing the bid submittal and contacting project references provided with this bid, it is our conclusion that Clauss Brothers, Inc. has provided reasonable references to demonstrate past experience in projects of a similar scope to Pleasant Hill Park and that all bidding requirements have been met.

Please advise us of your decision so we may prepare the AIA contract document and schedule the pre-construction meeting. Should you have any questions regarding this bid review summary, please don't hesitate to call.



Sincerely,
Hitchcock Design Group

Lara Barnas
Senior Associate

encl: (bid tabulation)
(bid reference check - Landworks Limited)
(bid reference check – Clauss Brothers)

cc: Shane Hamilton, Carol Stream Park District (CSPD)
Randy Anderson, CSPD
Steve Konters, Hitchcock Design Group (HDG)
Christian Sanford, HDG



Bid Tabulation

Date: May 21, 2025
RE: Pleasant Hill Park Final Design

Contractor	Base Bid	Alternate #1 - Add Pickleball Shade Structures	Addendum 1	Bid Security
Landworks Limited	\$498,040.00	\$16,620.00	Y	Y
Clauss Brothers, Inc.	\$500,101.90	\$23,860.00	Y	Y
Schroeder Asphalt Services, Inc.	\$535,749.50	\$24,000.00	Y	Y
Beritus, Inc.	\$542,261.44	\$20,400.00	Y	Y
Hacienda Landscaping, Inc.	\$544,495.00	\$24,000.00	Y	Y
Innovation Landscape, Inc.	\$717,254.00	\$18,040.00	Y	Y

To: Board of Commissioners

From: Sue Rini, Executive Director

Date: June 9, 2025

Approval: Intergovernmental Agreement Between the Village of Carol Stream and the Carol Stream Park District for Transfer of Real Property - Armstrong Park Right of Way Entrance

Agenda Item # 7C

Issue:

Shall the Board approve an Intergovernmental Agreement between the Village of Carol Stream and the Carol Stream Park District for the transfer of Real Property known as the right of way entrance to Armstrong Park, pursuant to the Illinois Local Governmental Property Transfer Act 50ILCS 605/1 Et Seq.

Background/Reasoning

The small section of road that leads to the entrance of Armstrong Park is currently owned by the Park District. To the east and west of the roadway are homes, to the south is Illini Drive, and to the north is Armstrong Park's entrance. The transfer of this small roadway will shift responsibility for repair and maintenance to the Village. It will also allow the Village to install sidewalks both sides and thereby connect the walking paths in Armstrong Park to the sidewalks along Illini Drive. The IGA provides for a permanent easement and entrance in and out of the Park. Corporate Counsel has reviewed and approved the transfer and IGA.

Supporting Documents:

- IGA between the Village of Carol Stream and the Carol Stream Park District for the Transfer of Real Property
- Plat of Dedication for Road Purposes for Lot 587.
- Quit Claim Deed to complete transfer

Public/Customer Impact:

The transfer of this property will improve pedestrian and bicycle access from the adjoining neighborhood in and out of Armstrong Park.

Recommendation (Roll Call Vote)

That the Board approve an Intergovernmental Agreement between the Village of Carol Stream and the Carol Stream Park District for the transfer of Real Property known as the right of way entrance to Armstrong Park, pursuant to the Illinois Local Governmental Property Transfer Act 50ILCS 605/1 Et Seq.

**INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN THE VILLAGE OF CAROL STREAM AND
THE CAROL STREAM PARK DISTRICT
FOR THE TRANSFER OF REAL PROPERTY**

WHEREAS, the Carol Stream Park District is the owner of a parcel of real property legally described as:

Lot 587 in Carol Stream Unit 6, being a Subdivision of Part of the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31, all in Township 40 North, Range 10, East of the Third Principal Meridian, according to the Plat Thereof Recorded June 14, 1961 as Document No. R1961-010463, in Bloomingdale Township, DuPage County, Illinois.

Commonly known as Illini Drive, Carol Stream, Illinois
Permanent Index No.: 02-30-411-060

hereinafter referred to as Lot 587; and

WHEREAS, upon Lot 587 the Carol Stream Park District has constructed its driveway to Armstrong Park; and

WHEREAS, Lots 586 and 588 within the same Carol Stream Unit 6 Subdivision, and commonly known as 381 and 401 Illini Drive respectively, have driveway access directly onto and over Lot 587; and

WHEREAS, the vehicles must access Lots 586 and 588 through the driveway located upon Lot 587 for ingress and egress to the nearest public roadway (i.e., Illini Drive) without a clear ingress and egress easement; and

WHEREAS, the Village of Carol Stream finds and declares that it is necessary or convenient for it to use, occupy or improve Lot 587 for public right of way purposes; and

WHEREAS, to induce the Carol Stream Park District to enter into this Agreement, the Village of Carol Stream agrees to install and maintain sidewalks on Lots 586 and 588 and to maintain Lot 587 as a public right of way; and

WHEREAS, this Agreement is entered pursuant to the provisions of Article VII, Section 10 of the Illinois Constitution, the Illinois Intergovernmental Corporation Act, 5 ILCS 220/1 et seq., and Section 2 of the Local Government Property Transfer Act, 50 ILCS 605/0.01 et seq.; and

WHEREAS, in exchange for the Village of Carol Stream constructing a sidewalk on Lots 586 and 588 connecting Armstrong Park to Illini Drive and the Village of Carol Stream and agreeing to maintain the sidewalks and the public right of way on Lot 587 with access and egress to and from Armstrong Park and Illini Drive, the Carol Stream Park District will execute a Quit

Claim Deed to the Village of Carol Stream transferring ownership of Lot 587 to the Village of Carol Stream while reserving an easement for vehicle access and egress to and from Armstrong Park and Illini Drive.

NOW THEREFORE, BE IT AGREED by the Carol Stream Board of Park Commissioners of the Carol Stream Park District, DuPage County, Illinois, and the Village of Carol Stream as follows:

SECTION 1: The recitals in the preambles of this Agreement are true and correct and are incorporated herein.

SECTION 2: The Village of Carol Stream shall pass an Ordinance approving this Agreement and thereby declaring that it is necessary or convenient for it to use, occupy or improve Lot 587; thereafter the Carol Stream Park District shall pass a Resolution approving this Agreement and authorizing and directing the transfer of ownership of Lot 587 to the Village by a valid and recordable Quit Claim Deed in the form attached hereto as Exhibit A (subject to the reserved easement for vehicle access and egress from and to Armstrong Park and Illini Drive).

SECTION 3: This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns. There are no third-party beneficiaries intended or created by this Agreement.

SECTION 4: This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement, binding upon all of the parties hereto, notwithstanding that all of the parties are not signatories to the original or the same counterpart; provided, however, that this Agreement shall not be binding upon any party or signatory hereto until each person or entity which is to execute this Agreement has so executed a counterpart thereof. Signed copies of this Agreement delivered electronically (e.g., fax, email, PDF), shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Intergovernmental Agreement as of the date(s) written below.

CAROL STREAM PARK DISTRICT

VILLAGE OF CAROL STREAM

By: _____
Its: President

By: _____
Its: President

Dated: _____

Dated: _____

ATTEST:

ATTEST:

By: _____

By: _____

Its: Secretary

Its: Clerk

Dated: _____

Dated: _____

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER/OWNERS OF THE LAND DESCRIBED IN THIS PLAT, AND HAS/HAVE CAUSED THE SAME TO BE SURVEYED AS INDICATED THEREON, FOR THE PURPOSES OF DEDICATING RIGHT-OF-WAY TO THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS, THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20____.

TITLE	ADDRESS
1. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	1. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
2. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	2. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
3. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	3. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
4. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	4. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
5. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	5. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
6. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	6. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
7. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	7. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
8. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	8. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
9. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	9. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>
10. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>	10. <i>THE HISTORY OF THE UNITED STATES OF AMERICA</i>

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE

AFORSAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/PERSONS WHOSE NAME/NAMES IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER/OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE/HE/THEY SIGNED THE ANNEXED PLAT AS HER/HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, CLERK OF THE VILLAGE OF CAROL STREAM, HEREBY

CERTIFY THAT THIS PLAN WAS PRESENTED TO AND BY RESOLUTION _____
DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON _____
_____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS
EITHER BEEN POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED
FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL
STREAM, ILLINOIS THIS _____ DAY OF _____, A.D. 20_____.

MAYOR _____ VILLAGE CLERK _____

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____, A.D. 20__.

BY: _____
VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, FINANCE DIRECTOR OF CAROL STREAM, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

BY: _____
FINANCE DIRECTOR

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NUMBER _____ RECORDED IN THE _____

RECORDER'S OFFICE IN DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____

_____, A.D. 20____, AT _____ O'CLOCK _____.M. AND WAS

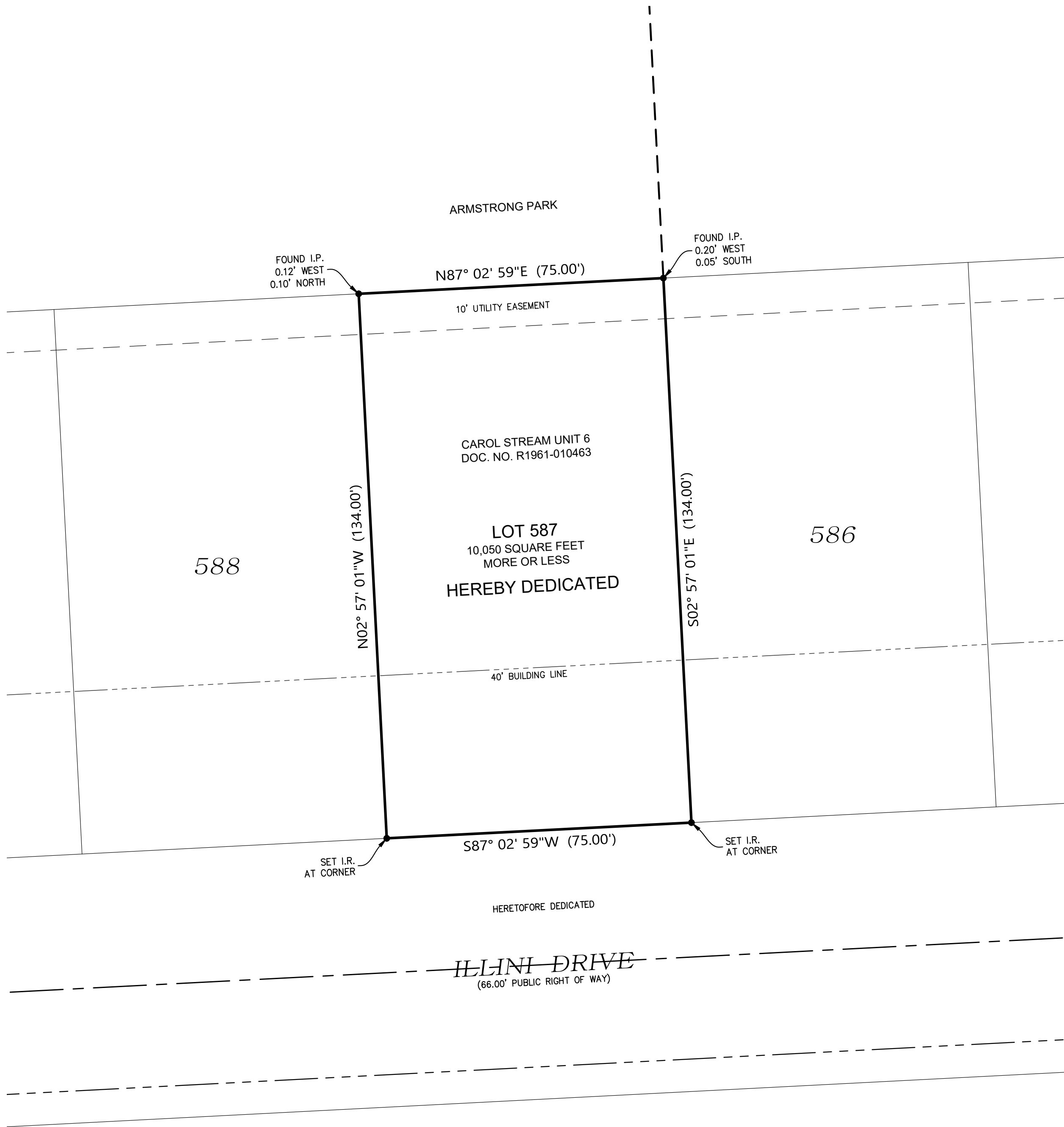
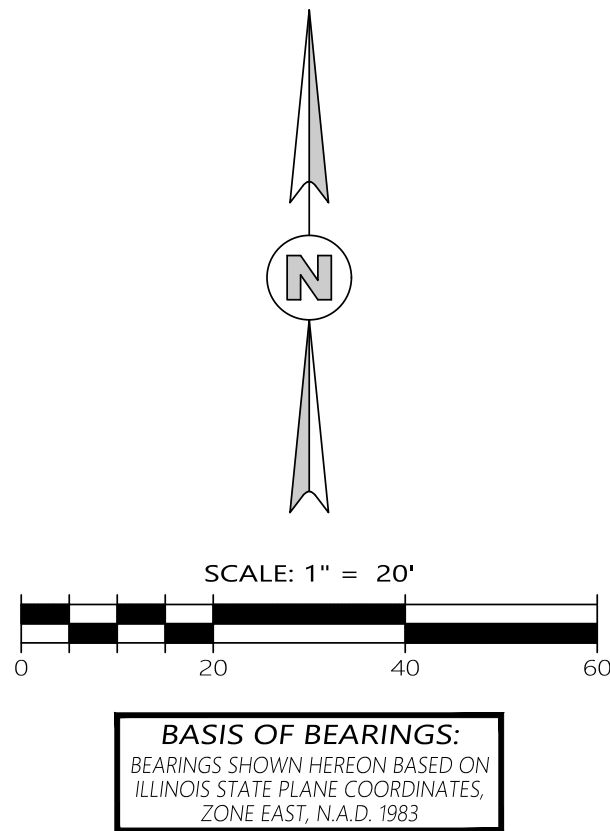
RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
RECORDER OF DEEDS

LEGAL DESCRIPTION

LOT 587 IN CAROL STREAM UNIT 6, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1967 AS DOCUMENT NO. R1961-010463, IN BLOOMINGDALE TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

PIN NO.: 02-30-411-060



STATE OF ILLINOIS)
COUNTY OF OGLE) SS

THIS IS TO CERTIFY THAT I, RUDY P. DIXON, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE DEDICATION TO THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS FOR THE PURPOSE STATED HEREON, AND THAT THIS PLAT OF DEDICATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF _____ DAY OF _____, A.D., 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0010

[illegible]

P.U. & D. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
B.C. BUILDING
C.B. CHORD BEARING
P. BALDUS
B.D.C. BUILDING
W.C.F. CHAIN LINK FENCE
W.F. WOOD FENCE
W.G.F. WOOD GLASS FENCE
W.F. WROUGHT IRON FENCE
A.L. ALUMINUM FENCE
F.I.P. OR S.P. FOUND OR SET IRON PIPE
F.I.P. OR S.P. FOUND OR SET IRON ROD
F.I.P. OR S.C.N. FOUND OR SET CROSS NOTCH

SURVEYORS NOTES:
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

CLIENT:
VILLAGE OF CAROL STREAM
500 N. GARY AVENUE, CAROL STREAM, IL 60188
(630) 665-7050

REGIONAL
LAND SERVICES

9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 240103
DATE: 10/10/2024
SHEET: 1 OF 1
DRAWING NUMBER: DEDICATION

QUIT CLAIM DEED

Statutory (Illinois)

MAIL TO:

Village of Carol Stream
Attn: Village Manager
500 N. Gary Avenue
Carol Stream, IL 60188

NAME AND ADDRESS OF TAXPAYER:

Village of Carol Stream
Attn: Village Manager
500 N. Gary Avenue
Carol Stream, IL 60188

RECORDER'S STAMP

The Grantor, the Carol Stream Park District, for and in consideration of ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, convey and quit claim to Grantee, the Village of Carol Stream, an Illinois municipal corporation, Carol Stream, Illinois, the following described Subject Property:

Lot 587 in Carol Stream Unit 6, being a Subdivision of Part of the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31, all in Township 40 North, Range 10, East of the Third Principal Meridian, according to the Plat Thereof Recorded June 14, 1961 as Document No. R1961-010463, in Bloomingdale Township, DuPage County, Illinois.

Commonly known as Illini Drive, Carol Stream, Illinois
Permanent Index No.: 02-30-411-060

Subject to an easement over the Subject Property reserved to the Grantor for vehicle and pedestrian access and egress to and from Armstrong Park and Illini Drive.

Also Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

This conveyance does not constitute the Homestead for the Grantor.

Dated this _____ day of _____, 2025.

GRANTOR: The Carol Stream Park District

ATTEST:

By: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the authorized act of the Carol Stream Park District.

Given under my hand and notarial seal, this _____ day of _____, 2025.

Notary Public

ILLINOIS TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF
35 ILCS 200/31-45, PARAGRAPH (b)
REAL ESTATE TRANSFER ACT

NAME and ADDRESS OF PREPARER:

Derke Price
Ancel Glink, PC
1979 N Mill Street
Suite 207
Naperville, IL 60563

DATE: _____

Buyer, Seller or Representative

To: Board of Commissioners

From: Christine Quinn, Director of HR and Admin. Services

Date: June 9, 2025

Approval: Personnel Policy Manual Updates

Agenda Item # 7D

Issue:

Should the Board approve the addition of the Boundary Violation and Electronic Communication with Minors and Vulnerable Adult policies to the Personnel Policy Manual as outlined in this Summary.

Background/Reasoning

The District is committed to implementing systems for monitoring and reporting behavior that violates physical, emotional, and behavioral boundaries of minor and vulnerable adult participants and volunteers. PDRMA recommends implementing a policy intended to regulate the behavior of District employees toward minor children and vulnerable adult participants in District programs or facilities.

Supporting Documents:

- Policy 1-24 Boundary Violations
- Policy 6-6 Electronic Communication with Minors and Vulnerable Adults

Cost:

N/A

Public/Customer Impact:

The implementation of these policies enhances the safety and well-being of minor and vulnerable adult participants in District programs and facilities. By establishing clear behavioral expectations for staff, the District reinforces its commitment to providing a secure, respectful, and supportive environment for all community members.

Recommendation (Voice Vote)

That the Board approve of the addition the Boundary Violation and Electronic Communication with Minors and Vulnerable Adult policies to the Personnel Policy Manual as outlined in this Summary.

NEW PERSONNEL POLICIES

1-24 Boundary Violations

The Carol Stream Park District is committed to implementing systems for monitoring and reporting behavior that violates physical, emotional and behavioral boundaries of minor and vulnerable adult participants and volunteers. The behaviors outlined in this policy are a nonexhaustive list of examples which, among others, may trigger intervention, corrective and/or disciplinary action and possible termination of employment the District.

While this policy is intended to regulate the behavior of District employees and volunteers toward minor children and vulnerable adult participants in District programs or facilities, the prohibited conduct can also serve as a guide regarding what is not a professional interaction with minor or vulnerable adult employees at the District. Nothing in this policy restricts the District's right to intervene as appropriate or enforce its other policies, including those on preventing discrimination, harassment or retaliation in the workplace.

1-24.1 Reporting Obligations

If an employee of the District suspects a minor child under the age of 18 (a "minor") is being sexually abused or neglected, they must contact both the appropriate individuals within the District and report their concerns to the Illinois Department of Child and Family Services (DCFS) via the DCFS 24-hour reporting hotline 800.25.ABUSE. If an employee believes a minor is in immediate danger of harm, they must first contact 911 and then report to the appropriate individuals within the District and DCFS.

If an employee of the District suspects an adult with disabilities above the age of 18 (a "vulnerable adult") is being sexually abused or neglected, they must contact both the appropriate individuals within the District and report their concerns to the Illinois Adult Protective Services (IAPS) via the IAPS 24-hour reporting hotline: 866.800.1409. If an employee believes a vulnerable adult is in immediate danger of harm, they must first contact 911 and then report to the appropriate individuals within the District and IAPS.

Employees can find more information on mandated reporting in the District's "Abused and Neglected Child Reporting Act – Personnel Policy #1.23". However, this Boundary Violations Policy prohibits a broader range of conduct than applicable laws to help the District prevent sexual abuse and avoid the opportunity for or the appearance of employee impropriety. If an employee suspects an employee of any of the boundary violations below – even if they do not have a reasonable belief that sexual abuse is actually happening – they still should report that conduct to your immediate supervisor, your Department Director, or a member of the Human Resources Staff, so the District can investigate and take remedial action when warranted regarding the boundary violation.

1-24.2 Prohibited Conduct

The conduct prohibited under this policy includes, but is not limited to:

Physical boundary violations (absent exigent circumstances).

- Shoulder, neck, feet or other types of massages, whether from adult to a minor/vulnerable adult or from a minor/vulnerable adult to adult).
- Wrestling or roughhousing with a minor or vulnerable adult, including but not limited to piggyback rides, hands in the minor's or vulnerable adult's pockets or similar physical activities.
- Tickling or poking a minor or vulnerable adult.
- Placing a hand on a minor's or vulnerable adult's thigh or other intimate location of the body for any period of time.
- Placing a hand on any part of a minor's or vulnerable adult's body for an extended period unless part of the clearly defined job duties of the position (e.g., gymnastics or figure skating coach positioning an arm, etc.). Even when job duties involve necessary physical contact with minors or vulnerable adults, employees and volunteers must be mindful of trying to first use verbal coaching and then, only if still needed, keeping the touch professional, witnessed and to the minimum length needed to complete the task.
- Kissing, cuddling, lengthy hugs or holding a minor or vulnerable adult in an extended embrace or similar physical activities.
- Violence intentionally directed toward a minor or vulnerable adult.
- Taking minors or vulnerable adults to remote areas 1:1 or engaging in other forms of seclusion (e.g., into an office away from others, in another room unwitnessed and/or with a closed door, vehicle rides not in compliance with District protocols or policies, 1:1 in a bathroom stall, etc.).

It is understood that individuals with special needs for disabilities may need the assistance of one-on-one aides and such assistance may involve certain physical interaction such as for bathroom assistance, feeding or other accommodations. However, please be sure other District employees or volunteers are aware of the scope of the one-on-one aide's roles, responsibilities and location while working with participants one-on-one. Additionally, the District should maintain activities and staffing levels to eliminate altogether or minimize one-on-one activities, or so a second staff member or District volunteer can still witness physical or behavioral care that may place the staff/volunteer and the participant in a vulnerable situation.

Emotional boundary violations

- Possessiveness of a particular minor or vulnerable adult, such as not allowing others to work with the minor or vulnerable adult and/or insisting on work tasks that involve or are with the minor or vulnerable adult.
- Private texting, calling or emailing with the minor/vulnerable adult outside of program protocols and policies. For more information, please see the District's Policy on Electronic Communication with Minors and Vulnerable Adults.
- Flirting with minors or vulnerable adults (e.g., compliments or comments about physical appearance, asking about dating history or sex life, calling pet names, etc.).
- Disclosing private information to minors or vulnerable adults.
- Seeking to gain emotional support for oneself from a minor or vulnerable adult.
- Demanding minors or vulnerable adults reveal private information.
- One-on-one meetings and/or off-site meetings with minors or vulnerable adults.

Behavioral boundary violations

- Favoritism of one minor or vulnerable adult and/or being more lenient with that individual (e.g., giving gifts to one minor or vulnerable adult but not others, accepting gifts from a minor outside the context of group or program celebrations, etc.).
- Cursing in the presence of a minor or vulnerable adult or allowing them to curse.
- Sexually explicit conversations or humor with minors or vulnerable adults.
- Telling inappropriate jokes or making rude remarks to minors/vulnerable adults or in the presence of minors or vulnerable adults.
- Talking negatively and in a nonconstructive manner about matters of a minor's or vulnerable adult's life, their relationships, etc.
- Allowing or encouraging a minor or vulnerable adult to look at pornography and/or inappropriate materials (e.g., sexual- or adult-themed magazines, cards, videos, films, clothing, etc.).
- Allowing or encouraging a minor or vulnerable adult to drink alcohol, smoke cigarettes or use drugs, or doing so in front of a minor or vulnerable adult.
- Violating the District's Electronic Communication with Minors and Vulnerable Adults Policy or other policies of the District to prevent sexual abuse or the appearance of impropriety with minors or vulnerable adults.

Vehicle boundary violations

- Employees with **no** transportation duties for the District (i.e., non-drivers) are prohibited from transporting participants, including but not limited to minors and vulnerable adults, as part of District programs, whether in District vehicles or personal vehicles.
- Employees **with** transportation duties of patrons for the District (i.e., District drivers) should only use District vehicles (not personal vehicles) to transport participants and must endeavor to have a second District employee or volunteer in the vehicle when transporting minors or vulnerable adults at all times. **NOTE:** All minors and vulnerable adults being transported as part of District programs should have a Transportation Waiver on file with the District.
- Employees of the District are strongly discouraged from giving rides to minor or vulnerable adult participants or volunteers outside of District programs (such as in personal vehicles to/from District programs) unless those minors or vulnerable adults are family members. If an employee or volunteer of the District does give rides to minor/vulnerable adult participants or volunteers outside of program, the parents/guardians of that minor or vulnerable adult need to give written permission to the District regarding the private transportation arrangement. **NOTE:** The District should inform all parties in writing that such rides are not part of the District program and are at the parents'/guardians' sole discretion.
- If parents/guardians give written permission to an District employee or volunteer to give personal rides to minors/vulnerable adults outside of District programs, the ride should not be 1:1 and/or the minor or vulnerable adult should be in the back seat and the driver in the front seat (with all required safety devices).
- Employees of the District must also follow all rules, policies and procedures related to vehicles and transportation as outlined in the District's Fleet Safety Policy located in the Safety Manual.

1-24.3 Discipline

The District will evaluate each situation on a case-by-case basis, considering all factors for that unique situation. Violation of this Policy may lead to intervention, corrective action and/or discipline up to and including termination of employment pursuant to the District's applicable personnel policies. The steps available may vary depending on whether the individual engaging in the prohibited conduct is an employee or volunteer, and the District reserves the right to exercise its discretion within this and other applicable District policies.

NEW PERSONNEL POLICY

6-6 Electronic Communication with Minors and Vulnerable Adults

6-6.1 Purpose

The Carol Stream Park District (the “District”) commits to establishing and being a leader in preventive measures regarding issues surrounding the safety and well-being of minor and vulnerable adult participants in its programming and facilities. The District is aware that issues of unrestricted electronic communication can lead to the opportunity for miscommunication, and that the perception of wrongdoing can occur even in innocent situations. As a result, and for all involved, the District has instituted this policy regarding electronic communications with minor/vulnerable adult participants.

6-6.2 Application

This policy applies to all employees of the District. While this policy is intended to regulate the behavior of District employees toward minor children and vulnerable adult participants in District programs or facilities, the prohibited conduct also serves as a guide regarding what is not a professional interaction with minor or vulnerable adult employees at the District. Nothing in this policy restricts the District’s right to intervene as appropriate or enforce its other policies, including those on preventing discrimination, harassment or retaliation in the workplace.

6-6.3 Definitions

For the purposes of this policy:

- A “Minor Participant” is a registrant or participant in an District program who is under the age of 18 years old.
- A “Vulnerable Adult” is a registrant or participant in, or an unpaid volunteer for, the District who is 18 years of age or older and who has a disability(ies).
- Minor Participants are referred to as “Minors.”
- “Employees” refers to paid District employees, whether in full-time, part-time or seasonal capacities.
- “Electronic Communication” includes, but is not limited to, email, text messages, phone calls/voicemail, video conferencing, direct messaging, communications through applications, WhatsApp, Facebook, Instagram, Snapchat, Twitter, TeamSnap, TikTok, YouTube and all other social media platforms, unless otherwise noted.
- The term “Open and Transparent” means employees must copy or include a parent/guardian of the Minor or Vulnerable Adult, another adult family member of the Minor or Vulnerable Adult or an adult member of the District’s management team on all Electronic Communication with Minors or Vulnerable Adults.

6-6.4 Policy Requirements

- The requirements of this Policy apply to all electronic communications with a minor/vulnerable adult, whether initiated by an adult or a minor/vulnerable adult or not.
- All electronic communications between employees and minors/vulnerable adults must relate solely to and be solely for the purpose of communicating information about District activities.
- All electronic communications between employees and minors/vulnerable adults sent as part of District business constitute public records, and employees must maintain them in a format and location so the District has timely access to the communications for the purposes of complying with IL FOIA, record retention laws and other applicable laws. No electronic communication may utilize any format that does not allow for the permanent retention of the full content of the electronic communication (e.g., WhatsApp, SnapChat, etc.).
- All electronic communications between employees and minors/vulnerable adults must always be professional and respectful in nature and must refrain from unprofessional messaging, including, without limitation, sexual comments, name-calling, embarrassing the minor/vulnerable adult, harassment, bullying and similar conduct. For more information, please see the District's Boundary Violations Policy.
- All electronic communications to a sports team/program on which minors/vulnerable adults participate or from an employee to a minor/vulnerable adult must copy or include at least one parent/guardian of the minor/vulnerable adult or member of the District's management team. When possible, if the parent/guardian of one team member is included on a team-wide electronic communication, then employees should include the parents/guardians of all team members.
 - Employees approved by the District to communicate electronically with minors or vulnerable adults can use: (a) a personal electronic communication account and/or (b) create a separate account (e.g., "TitansFootballCoach@service.com") as long as the account is public-facing and/or includes a copy of the communication to a parent/guardian or a member of the District's management team.
- Employees must save copies of communications with minors/vulnerable adults (and all District business) for compliance with record-keeping obligations, among other reasons. If employees need assistance in saving such records, please contact your immediate Supervisor or Department Director.
- To the fullest extent possible, the person approved to provide electronic communication on behalf of the District should use privacy settings to block private direct communication for nongroup discussion, such as private chat.

- No private channels (e.g., private Facebook groups or invite-only YouTube channels) are acceptable in helping to administer the District's programs.
- Other than those assigned by the District, employees should not utilize social media to communicate with minors or vulnerable adults. When the District assigns an employee a duty that uses social media to communicate with minors or vulnerable adults, those assigned employees can only use electronic platforms that allow open and transparent communication (e.g., no SnapChat, WhatsApp or similar platforms).
- If an employee receives an electronic communication from a minor or vulnerable adult, they should proceed to include a parent/guardian, another adult family member of the minor/vulnerable adult or a member of the District's management team in compliance with the open and transparent concept. However, if the employee determines from the electronic communication that an emergency exists, the employee may respond directly to the minor/vulnerable adult for the limited purpose of addressing the emergency situation before immediately including the minor's parent/guardian, other adult family member(s) and/or District management. Employees should immediately report to a supervisor any emergency, inappropriate communication and/or repeated efforts by a minor/vulnerable adult to communicate outside the scope of this policy.
- Employees shall not take or post photographs of minors or vulnerable adults unless specifically assigned to do so as part of their duties by District management. Even when assigned, such photographs and videos are for use only by the District and in no case shall employees post such photos or videos on their personal texts, emails, social media or other personal electronic communications.
- Video conferencing platforms such as Skype, Zoom, GotoMeeting, Microsoft Teams, Google Meet, etc. are acceptable virtual learning platforms when live "in-person" programming/communication cannot take place.
 - Employees must receive authorization from the District to lead such a session.
 - Parents/guardians must maintain any account for their minor/vulnerable adult.
 - Video conferencing/virtual learning activities must have District preapproval.
 - Dates and times of video conferencing/virtual learning will be either (a) published and available to parents/guardians to attend and/or (b) available for an District management member to attend.
 - Virtual learning should only take place in a group setting; the District prohibits one-on-one sessions except when the parent/guardian or another District member of management is physically available and present with the minor/vulnerable adult.

- Authorized employees hosting video conferencing should dress appropriately as they would for in an in-person session.
- Private chatting during a session is prohibited; public chatting is encouraged.

6-6.5 Policy Exceptions

If one of the following exceptions exists with appropriate consent, the District does not require electronic communications to be open and transparent:

- Emergency – However, employees must limit the communication to the least amount of information needed to tend to the emergency until they can reasonably reestablish open and transparent communication.
- Dual Relationship – The employee has an existing relationship with the minor/vulnerable adult outside of the program, such as a familial relationship. However, even when a dual relationship exists, employees must comply with the District’s expectation regarding open and transparent communications for all electronic communications sent on behalf of the District and must comply with the District’s Boundary Violations Policy at all times.
- Nonsubstantive Communication – It is not a violation of this policy for an employee to “follow” a minor’s or vulnerable adult’s social media feed or to “like” a post.
 - However, employees should be mindful of the perception of doing so, and the District encourages employees to refrain from doing so.
 - Employees should be mindful that nonsubstantive communications may violate other policies (e.g., “liking” photos of minors or vulnerable adults in swimsuits on the beach could be a violation of the District’s anti-harassment policy).
 - For purposes of this policy, posting to, sending a message within or similar communication with the minor/vulnerable adult through a minor’s/vulnerable adult’s social media feed constitutes substantive communication and is not excepted from this Policy.

6-6.6 Request to Discontinue Electronic Communication to a Minor or Vulnerable Adult

The parents or guardians of a minor or vulnerable adult may request in writing that their child/ward not be contacted by employees through any form of electronic communication or through only limited forms of electronic communication. In such instance, the parents/guardians should make the request in writing to the Executive Director at 849 West Lies Road, Carol Stream, IL 60188. Such a request should include contact information for the adult responsible for receiving any electronic communications for the program/volunteer opportunity on behalf of the minor/vulnerable adult.

6-6.7 Other

To ensure the efficient operation of the District, this policy does not apply to electronic communications between employees and other District employees who are under the age of 18 or vulnerable adults. However, the District expects employees to use reasonable efforts to keep another member of District management on electronic communications with minor employees (i.e., employees under the age of 18) and vulnerable adult employees, particularly when the communication is not to a group.

To: Board of Commissioners
From: Sue Rini, Executive Director
Date: June 9, 2025
Approval: Ordinance No. 589 Declaring it Necessary or Convenient for the Carol Stream Park District to Use, Occupy or Improve Real Property Owned by the Village of Carol Stream for Public Park and Recreation Purposes – Charger Court

Agenda Item # 7E

Issue:

Should the Board approve Ordinance No. 589 declaring it necessary or convenient for the Carol Stream Park District to use, occupy or improve certain real property owned by the Village of Carol Stream and known as Charger Court Park for public park and recreation purposes.

Background/Reasoning

This is part one of the transfer of property for Charger Court Park. During the early development of the Village of Carol Stream, builders would donate remaining parcels to the Village to use for open space or parks. The Village had no desire to manager parks or playgrounds, so they would lease the land to the Park District. Eventually, this practice was discontinued and builders would donate the land directly to the Park District who would then incorporate a permanent easement to the Village to manage utilities. Charger Court is one of the two remaining parcels that was owned by the Village and leased to the Park District. Once the lease expired, staff suggested that we take ownership to allow future renovations to be eligible for OSLAD grant funding. The parcel has been split so that the Park District will only acquire the playground area and leave the pump house and shoreline to the Village.

Supporting Documents:

- Ordinance No. 590 Declaring it Necessary or Convenient for the Carol Stream Park District to Use, Occupy or Improve Certain Real Property Owned by the Village of Carol Stream for Public Park and Recreation Purposes.
- Exhibit A – Legal Description
- Copy of Final Plat of Lot 1 - Resubdivision of Lot 2 - Charger Park

Cost:

- \$1,200 Regional Land Services Plat of Survey

Public/Customer Impact:

The transfer of this property will allow the District to apply for the OSLAD Grant Program for future renovations of Charger Court Park. Grant funds save the public thousands of dollars in taxes.

Recommendation (Roll Call Vote)

That the Board approve Ordinance No. 589 declaring it necessary or convenient for the Carol Stream Park District to use, occupy or improve certain real property owned by the Village of Carol Stream and known as Charger Court Park for public park and recreation purposes.

ORDINANCE NO: 589

AN ORDINANCE DECLARING IT NECESSARY OR CONVENIENT FOR THE CAROL STREAM PARK DISTRICT TO USE, OCCUPY OR IMPROVE CERTAIN REAL PROPERTY OWNED BY THE VILLAGE OF CAROL STREAM FOR PUBLIC PARK AND RECREATION PURPOSES

WHEREAS, the Carol Stream Park District, DuPage County, Illinois (the "Park District"), an Illinois park district and unit of local government, is authorized under the Illinois Park District Code, 70 ILCS 1205/8-1(b)(1), to acquire, hold and improve real property for its corporate purposes; and

WHEREAS, the Village of Carol Stream (the "Village"), DuPage County, Illinois is the owner of certain real property in DuPage County, Illinois, consisting of .889 acres of land located at 1351 Charger Court legally described on Exhibit A and identified as Lot 1 of resubdivision of Lot 2 in Charger Park and attached hereto and included herein, and which the Village has agreed to transfer said property to the Carol Stream Park District: and

WHEREAS, the Park District has determined that it is necessary or convenient and within the corporate purposes of the Park District for it to acquire, use, occupy and improve the Property for public park and recreation purposes; and

WHEREAS, the Park District and the Village are municipalities as defined in the Local Government Property Transfer Act, 50 ILCS 605/0.01 et seq., which allows for the transfer of real property interests from one municipality to another upon a 2/3 vote of the corporate authorities of the transferor municipality and certain other conditions including approval by the corporate authorities of the transferee municipality; and

WHEREAS, the Illinois Constitution in Article VII Section 10 and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorizes and encourages units of local government such as the Park District and the Village to cooperate in the exercise of governmental functions and services; and

WHEREAS, the territory of the Park District is wholly within, co-extensive with, or partly within and partly without the corporate limits of the Village.

NOW THEREFORE, BE IT RESOLVED by the Carol Stream Board of Park Commissioners of the Carol Stream Park District, DuPage County, Illinois as follows:

SECTION 1: The Board of Park Commissioners of the Carol Stream Park District ("Park Board") hereby finds and declares that all recitals in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance.

SECTION 2: The Park Board hereby declares that it is necessary or convenient and in the public interest of the Park District for the Park District to acquire, use, occupy and improve the Property for public park and recreation purposes.

SECTION 3: The Park Board Legal Counsel and the Executive Director of the Park District are authorized and directed to interact with the Village to prepare a transfer agreement.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage as provided by law.

Passed and approved this 9th day of June 2025 by roll call vote as follows:

Carol Stream Park District
Board of Commissioners

President
Jacqueline Jeffery

Board Secretary
Sue Rini

VOTE: AYES:
NAYS:
ABSTAIN:

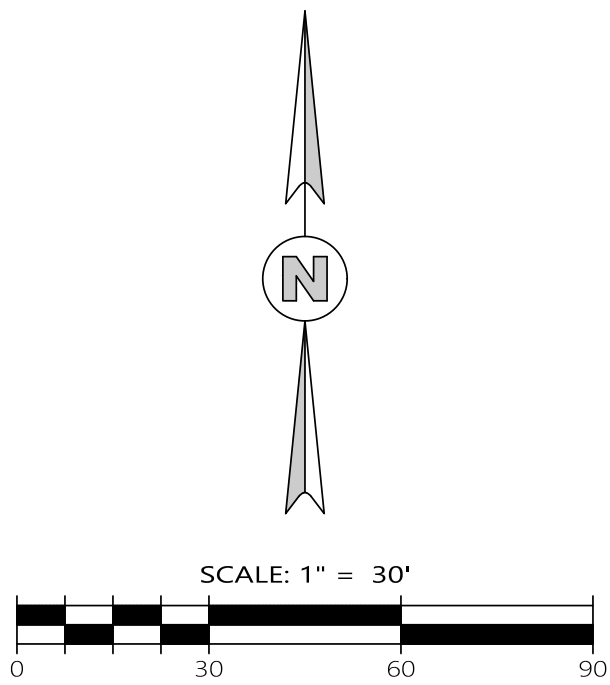
EXHIBIT A

LOT 1 IN THE RESUBDIVISION OF LOT 2 OF CHARGER COURT SUBDIVISION BEING A
SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED WITH THE DUPAGE COUNTY RECORDER OF DEEDS ON
_____, 2025 AS DOCUMENT NUMBER _____.

FINAL PLAT OF RESUBDIVISION
LOT 2 OF CHARGER PARK

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMON ADDRESSES: 1351 CHARGER COURT
PIN: 01-23-405-065



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
ILLINOIS STATE PLANE COORDINATES,
ZONE EAST, N.A.D. 1983

LEGEND

PARCEL LIMITS
ADJOINING PARCEL LINES
EASEMENT
BUILDING SETBACK LINE
CENTER LINE OF RIGHT OF WAY

TAXING DISTRICTS

Village of Carol Stream

Special Service Dist:

Special Police Dist:

Fire Protection Dist: Carol Stream

Library Dist: Carol Stream

Park Dist: Carol Stream

Sanitary Dist:

Mosquito Abt Dist:

Surface Water Dist:

Unit School Dist: District 46

Grade School Dist:

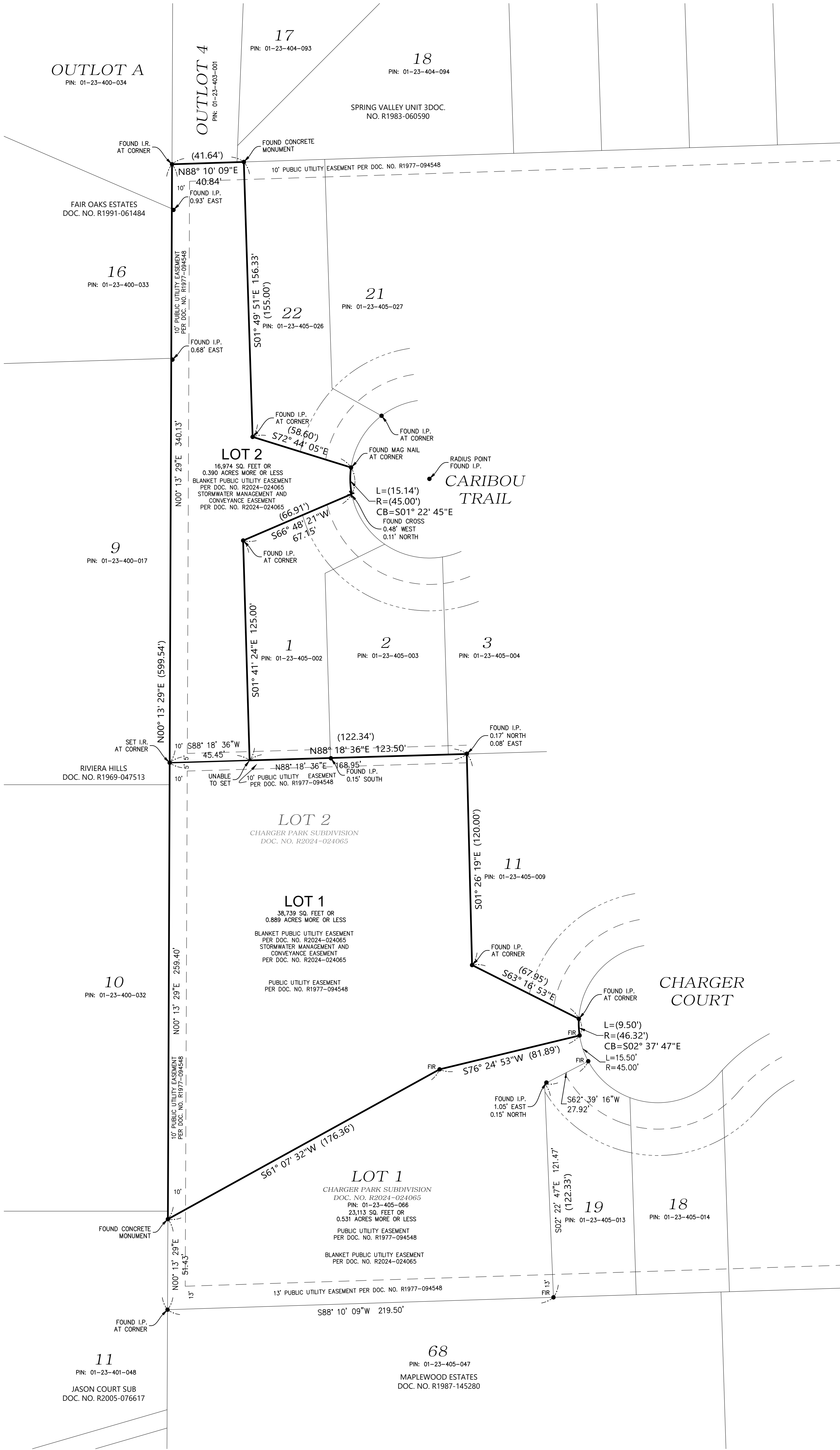
High School Dist:

Comm College Dist: Elgin Community College 509

Other Dist:

Water Commission: DuPage Water Commission

Airport Authority: DuPage Airport Authority



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CLIENT:

CAROL STREAM PARK DISTRICT
849 W LIES ROAD, CAROL STREAM, IL 60188
(630) 784-6100

SURVEYORS' NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
- REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
- PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ABBREVIATED REC. ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
TGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FIR OR SIR FOUND OR SET IRON ROD
FCN OR SCN FOUND OR SET CROSS NOTCH
PPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL

REV	DESCRIPTION	DATE
1	CLIENT COMMENT	05/07/2025
0	ISSUED	03/07/2025

PROJECT NUMBER: 230245	DRAWN BY: RWH DATE: 05/06/2025
SCALE: 1" = 30'	CHECKED BY: RPD DATE: 05/06/2025
ORDERED BY: SUE RINI	FIELD WORK COMPLETED: DATE: 10/23/2023
PROPERTY ADDRESS: CHARGER COURT CAROL STREAM, IL 60188	



DRAWING NUMBER: SUBDIVISION	SHEET: 1 OF 2	DATE: 05/07/2025	PROJECT NUMBER: 230245
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FINAL PLAT OF RESUBDIVISION LOT 2 OF CHARGER PARK

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMON ADDRESSES: 1351 CHARGER COURT
PIN: 01-23-405-065

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER/OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES/DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THE UNDERSIGNED HEREBY DEDICATES/DEDICATE FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, EASEMENTS, DRAINAGE AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES/RESERVE AND GRANTS/GRANT TO THE VILLAGE OF CAROL STREAM, AND TO THE UTILITY COMPANIES OPERATING NOW OR IN THE FUTURE UNDER A FRANCHISE FROM THE VILLAGE, THE UTILITY EASEMENTS WHICH ARE SHOWN ON THE PLAT OR STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

NAME/TITLE ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/PERSONS WHOSE NAME/NAMES IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER/OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE/HE/THEY SIGNED THE ANNEXED PLAT AS HER/HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
NOTARY PUBLIC

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, CLERK OF THE VILLAGE OF CAROL STREAM, HEREBY

CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION _____ DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS EITHER BEEN POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED, FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

MAYOR VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

I DO FURTHER CERTIFY THAT THERE HAS BEEN FILED WITH ME AND I HAVE REVIEWED TOPOGRAPHICAL AND PROFILE STUDIES FILED WITH THIS PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
VILLAGE ENGINEER

FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, FINANCE DIRECTOR OF CAROL STREAM, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
FINANCE DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NUMBER _____ RECORDED IN THE

RECORDER'S OFFICE IN DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M. AND WAS

RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
RECORDER OF DEEDS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRPERSON

STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CAROL STREAM OVER ALL OF THE AREAS INDICATED AS "STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT", OR "S.M.C.E." FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, GRADE, REGRADE, CLEAN, REPAIR, INSPECT, OPERATE AND OTHERWISE MAINTAIN IN AN UNOBSTRUCTED CONDITION A SYSTEM OF STORM DRAINS, MANHOLES, INLETS, OVERLAND DRAINAGE SWALES, AND A STORMWATER MANAGEMENT BASIN FOR THE CONVEYANCE AND TEMPORARY STORAGE OF STORMWATER RUNOFF TRIBUTARY THERETO TOGETHER WITH THE RIGHT OF ACCESS OVER, UPON AND THROUGH SAID EASEMENT FOR THE NECESSARY INDIVIDUALS AND EQUIPMENT TO PERFORM SAID FUNCTIONS. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, BUSHES, VEGETATION AND DEBRIS WITHIN SAID EASEMENT AREA THAT CAN REASONABLY BE SHOWN TO OBSTRUCT OR OTHERWISE HINDER THE OPERATION OF SAID EASEMENT AREA FOR THE USES AND PURPOSES HEREIN SETFORTH. NO BUILDINGS, SHEDS, SWIMMING POOLS, FENCES OR OBJECTS AND EQUIPMENT SUBJECT TO DAMAGE DUE TO PERIODIC INUNDATION SHALL BE PLACED ON SAID EASEMENT AND NO EARTH FILL OR EXTRANEIOUS MATERIALS SHALL BE DEPOSITED OR EXTENSIVE REGRADING WORK UNDERTAKING THAT WOULD HINDER OR OBSTRUCT THE CONVEYANCE OF STORM DRAINAGE OR DISPLACE ANY STORMWATER STORAGE VOLUME POTENTIALLY AVAILABLE DURING TIMES OF PEAK RUNOFF. SAID EASEMENT AREAS MAY BE USED, HOWEVER, FOR PAVED AREAS, GARDENS, TREES, PLANTS, LAWNS AND OTHER LANDSCAPING IMPROVEMENTS AND FOR OTHER USES AND PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT USES AND RIGHTS.

UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, SUCH EASEMENTS GRANTING AND RESERVING FOR THE VILLAGE UTILITIES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, RENEW, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUITION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND ANY AND ALL NECESSARY MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF SUBDIVISION FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE, TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATIONS, IN, ON, UPON, ACROSS, OVER, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITES, SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, OF THE VILLAGE SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE) SS

I, RUDY P. DIXON, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 10, 2023:

LOT 2 IN THE FINAL PLAT OF SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2024 AS DOCUMENT NO. R2024-024065, IN DUPAGE COUNTY, ILLINOIS.

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND MATERIALS ARE ACCURATELY SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN "ZONE X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 17043C0041J WITH AN EFFECTIVE DATE AUGUST 1, 2019.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CAROL STREAM, ILLINOIS.

DATED, THIS _____ DAY OF _____, A.D., 2025, AT ROCHELLE, OGLE COUNTY, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0010

CLIENT:

CAROL STREAM PARK DISTRICT
849 W LIES ROAD, CAROL STREAM, IL 60188
(630) 784-6100

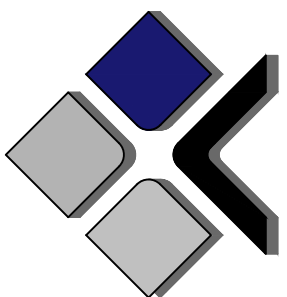
SURVEYORS NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES FIELD MONUMENTATION SHOULD BE ESTABLISHED.
- REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
- PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ABBREVIATED REC. ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
TGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FIB OR SIF FOUND OR SET IRON ROD
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL

REV	DESCRIPTION	DATE
1	CLIENT COMMENT	05/07/2025
0	ISSUED	03/07/2025

PROJECT NUMBER: 230245	DRAWN BY: RWJH DATE: 05/07/2025
SCALE: 1" = 30'	CHECKED BY: RPD DATE: 05/07/2025
ORDERED BY: SUE RINI	FIELD WORK COMPLETED: DATE: 10/23/2023
PROPERTY ADDRESS: CHARGER COURT CAROL STREAM, IL 60188	



**REGIONAL
LAND SERVICES**
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

DRAWING NUMBER: SUBDIVISION	SHEET: 2 OF 2	DATE: 05/07/2025	PROJECT NUMBER: 230245
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To: Board of Commissioners
From: Sue Rini, Executive Director
Date: June 9, 2025
Approval: Intergovernmental Agreement Between the Village of Carol Stream and the Carol Stream Park District for the Transfer of Property known as Charger Court Park

Agenda Item # 7F

Issue:

Shall the Board approve an Intergovernmental Agreement between the Village of Carol Stream and the Carol Stream Park District for the transfer of Property known as Charger Court Park, pursuant to the Illinois Local Governmental Property Transfer Act 50ILCS 605/1 Et Seq.

Background/Reasoning

This is the next step in the transfer of property known as Charger Court Park from the Village to the Park District. As described in the summary for Ordinance 589, the Village of Carol Stream leased the park to the Carol Stream Park District after the land was donated by the developer. The playground was installed and has been maintained by the Park District since 2003. In order for the playground to qualify for the OSLAD Grant program, the Park District must own the property. This IGA outlines the split of the parcel so that only the recreational portion will come to the Park District. Upon execution of the transfer agreement, the Village will issue a Quit Claim Deed to Carol Stream Park District for the property.

Supporting Documents:

- IGA between the Village of Carol Stream and the Carol Stream Park District for the Transfer of Property Pursuant to the Illinois Local Government Property Transfer Act, 50 ILCS 605/1 Et. Seq.

Cost:

- \$250 Legal Fees to review documents

Public/Customer Impact:

The transfer of this property will allow the District to apply for the OSLAD Grant Program for future renovations of Charger Court Park. Grant funds save the public thousands of dollars in taxes.

Recommendation (Roll Call Vote)

That the Board approve an Intergovernmental Agreement between the Village of Carol Stream and the Carol Stream Park District for the transfer of Property known as Charger Court Park, pursuant to the Illinois Local Governmental Property Transfer Act 50ILCS 605/1 Et Seq.

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF CAROL
STREAM AND THE CAROL STREAM PARK DISTRICT FOR THE TRANSFER OF
PROPERTY PURSUANT TO THE ILLINOIS LOCAL GOVERNMENT PROPERTY
TRANSFER ACT, 50 ILCS 605/1 ET SEQ.**

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into this 9th day of June 2025, between the Carol Stream Park District (the "Park District") and the Village of Carol Stream ("Village"), and Illinois Municipal Corporation.

WHEREAS, the Village of Carol Stream ("Village") is the owner of a certain tract of real estate, legally described in Exhibit A which is attached hereto (the Property); and,

WHEREAS, the Village and the Park District believe that the operation, control and maintenance of said Property by the Park District as a community park is the most efficient and expeditious way of developing, operating, controlling and maintaining such a community facility; and,

WHEREAS, the Carol Stream Park District desires to acquire and use the Property as a community park for recreation purposes and on June 9, 2025 adopted Ordinance No. 589 determining the need for such Property; and

WHEREAS, the Illinois Local Government Property Transfer Act, 50 ILCS 605/0.01 et seq. (the "Act"), authorizes the transfer of real estate owned by a municipality to a park district.

WHEREAS, Article VII, sec. 10 of the 1970 Illinois Constitution provides that units of local government may contract and otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law; and

WHEREAS, the Illinois "Intergovernmental Cooperation Act", 5 ILCS 220/1 et seq., allows a unit of local government to enter into an intergovernmental agreement to exercise its

various powers, privileges or authority jointly with another unit of local government, and, in any such agreement, to appropriate funds and to sell, lease, give, authorize the receipt of grants, or otherwise supply the administrative joint board or other legal or administrative entity created to operate the cooperative undertakings by providing personnel or services therefor; and

WHEREAS, the Mayor and Board of Trustees have determined that the Property is no longer necessary or useful to the Village, and that the transfer of the Property to the Carol Stream Park District under the terms of this agreement is in the best interest of the Village.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF THE COVENANTS, CONDITIONS AND AGREEMENTS HEREIN CONTAINED, THE PARTIES HERETO AGREE, as follows:

1. Recitals

The recitals and preambles set forth above are incorporated herein and made a part hereof.

2. Transfer of Property

A. The Village shall convey to the Park District by Quit Claim Deed the property legally described in the attached as Exhibit A, referred to herein as the “Property”, subject to the conditions set forth herein. The Park District agrees to accept such conveyance and, in a form, as set forth in Exhibit B hereto.

B. The Village shall bear no cost or expense for such conveyance and all closing costs, fees, recording costs, professional fees including attorney’s and engineer’s fees, if applicable, and the like shall be borne by the Park District. The Park District shall reimburse the Village for all expenses the Village incurs related to the conveyance.

C. The conveyance of the Property to the Park District by the Village shall be for no

monetary consideration, and this transfer shall comply in all respects with the provisions of Local Government Property Transfer Act. 50 ILCS 605/0.01 *et seq.*, (the "Transfer Act").

D. The Property is being transferred to the Park District on an "as-is, where-is" basis, without any representations or warranties of any kind, express or implied, either oral or written, made by the Village or any agent or representative of the Village with respect to the physical, environmental or structural condition of the Property, including but not limited to layout, square footage, zoning, use and occupancy restrictions, susceptibility to flooding or with respect to the existence or absence of toxic, hazardous or petroleum materials, substances or wastes in, on, under or affecting the Property. Except as is otherwise expressly set forth in this Agreement, neither the Village, nor any agent of the Village, has made or hereby makes any warranty or representation whatsoever, and the Village and its agents hereby disclaim any implied warranties regarding fitness for a particular purpose, condition of improvements, quality or merchantability of the Property or any portion thereof.

E. The Park District represents that it has completed its own investigation concerning the property and accepts this conveyance without reliance on any representation by the Village.

F. The conveyance shall be subject to all matters of public record.

G. The Parties agree that they have taken, or will take, any and all actions required under the Transfer Act to convey title to the Park District Parcel to the Park District.

H. The Parties agree to provide certified copies of each Party's ordinance or resolution, as the case may be, approving this Agreement, together with the number of ayes and nays for its passage, and evidence of any other required actions under the Transfer Act or otherwise under law.

I. Upon approval and execution of this Agreement and all ordinances and resolutions required pursuant to Transfer Act, the Village shall provide the executed Quit Claim Deed to the Park District. The Park District agrees to record the Quit Claim Deed with the DuPage County Recorder's Office within thirty days of the date of this Agreement.

3. Use of Property Purposes

It is expressly understood and agreed that the Property is to be used by the Park District exclusively for park and recreational purposes. Except as otherwise herein set forth, the Park District shall operate such park and recreational facilities in an attractive, inviting and safe manner and shall determine all reasonable rules and regulations relative to the operation of the park and facilities and the use of the same. The use of the Property and activities taking place upon the Property shall be in compliance with all federal, state and local statutes, laws and ordinances.

4. Duty to Maintain and Repair

It is further agreed that the Park District shall maintain the Property and all park and recreational buildings and improvements now existing or approved to be completed in the future, in reasonable condition and shall, at its cost and expense, make all repairs reasonably required to such land, buildings and improvements due to normal wear and use. Maintenance shall include but not be limited to the surface and subsurface water drainage and retention for flood control and management of the natural water course upon the entire Property, including but not limited to the flood plain areas. Provided, however, that except as such power is specifically denied or limited by writing, the Park District shall have authority to utilize the surface drainage areas, including but not limited to the flood plain areas, for recreational purposes provided that such uses shall not interfere or impede the utilization of the area for drainage purposes.

The Park District shall have sole authority over decisions as to the capital life cycle of any buildings or improvements and whether they need to be repaired or replaced.

5. Easements and Right of Access

The Village shall have the right, upon reasonable notice, to enter the easement areas on the Property for the purpose of constructing, reconstructing, repairing or doing any type of work whatsoever with respect to any public utilities.

6. No Assignment or Leasing

The Park District shall not Lease, or assign any interest therein, or sublet any portion of the Property, but may grant permission and authority to any person to occupy and use space within the Property for any service necessary, incidental, or desirable to the operation for park purposes upon such terms and conditions as may be prescribed by the Park District.

7. Discontinuance of Use of Property.

In the event that the Park District determines that the Property is no longer necessary or useful to the Park District for public park and recreation purposes, the Park District shall notify the Village, in writing, of such determination. The Village shall, within forty-five days of receipt of such written notice from the Park District, advise the Park District whether the Village requests the return of the Property back to the Village. In the event that the Park District does not use the Property for public park and recreation purposes for a period of one year or more, the Village may request, in writing, the return of the Property back to the Village. Should the Village request the return of the Property, the Park District shall transfer ownership of the Property back to the Village including all buildings and structures located thereon to the Village, free and clear of all liens and encumbrances, at no cost to the Village.

8. Assurances of Compliance

The Park District agrees to accept and fulfill the requirements of the various Assurances of Compliance given by the Village to the State of Illinois Department of Conservation and the United States Department of Interior in consideration of certain grant funds for this park project. Specifically, the Park District will comply with the Uniform Relocation and Real Property Assistance Act (PL 91-646); will comply with Title VI of the Civil Rights Act of 1964 (PL 83-352); will comply with all applicable State and Federal regulations; and will obtain from the State of Illinois, Department of Conservation, approval in writing for any change or conversion of the planned outdoor recreation use of the project site, and that such approval will be received prior to the usage change.

9. All of the terms of this Agreement shall survive closing on the Property.

10. Time is of the essence of this Agreement.

11. All notices, demands, and requests required or permitted under this Agreement shall be in writing.

All notices, demands, and requests required or permitted hereunder shall be deemed to have been properly made on the day of service if served personally, and on the second day following mailing if sent by United States Certified Mail, postage prepaid, return receipt requested, addressed as follows:

If to the Village:

Village Manager
Village of Carol Stream
500 North Gary Avenue
Carol Stream, IL 60188
Fax No. (630) 665-1064

With a copy to:

Village Attorney
c/o James A. Rhodes
Klein, Thorpe & Jenkins, Ltd.
20 North Wacker Drive, Ste. 1660
Chicago, Illinois 60606

If to the Park District:

Executive Director,
Carol Stream Park District,
849 W. Lies Road
Carol Stream, Illinois 60188

With a copy to:

Park District Corporate Counsel
Derke Price, Partner
Ancel Glink
1979 N. Mill Street, Suite 206
Naperville, IL 60563

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the date set forth in the opening paragraph hereof.

VILLAGE OF CAROL STREAM

CAROL STREAM PARK DISTRICT

By: _____
Mayor

By: _____
President of the Board of Park Commissioners

Attest:

Attest:

Village Clerk

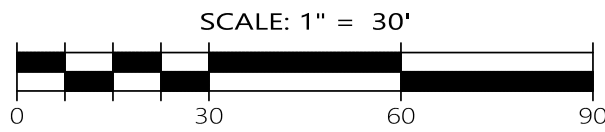
By: _____
Secretary of the Board of Park Commissioners

EXHIBIT A

LOT 1 IN THE RESUBDIVISION OF LOT 2 OF CHARGER COURT SUBDIVISION BEING A
SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED WITH THE DUPAGE COUNTY RECORDER OF DEEDS ON
_____, 2025 AS DOCUMENT NUMBER _____.

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMON ADDRESSES: 1351 CHARGER COURT
PIN: 01-23-405-065



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
ILLINOIS STATE PLANE COORDINATES,
ZONE EAST, N.A.D. 1983

 PARCEL LIMITS
 ADJOINING PARCEL LINES
 EASEMENT
 BUILDING SETBACK LINE
 CENTER LINE OF RIGHT OF WAY

Village of Carol Stream

Special Service Dist:

Special Police Dist:

Fire Protection Dist: Carol Stream

Library Dist: Carol Stream

Park Dist: **Carol Stream**

Sanitary Dist:

Mosquito Abt Dist:

Surface Water Dist:

Unit School Dist:District 46

Grade School Dist:

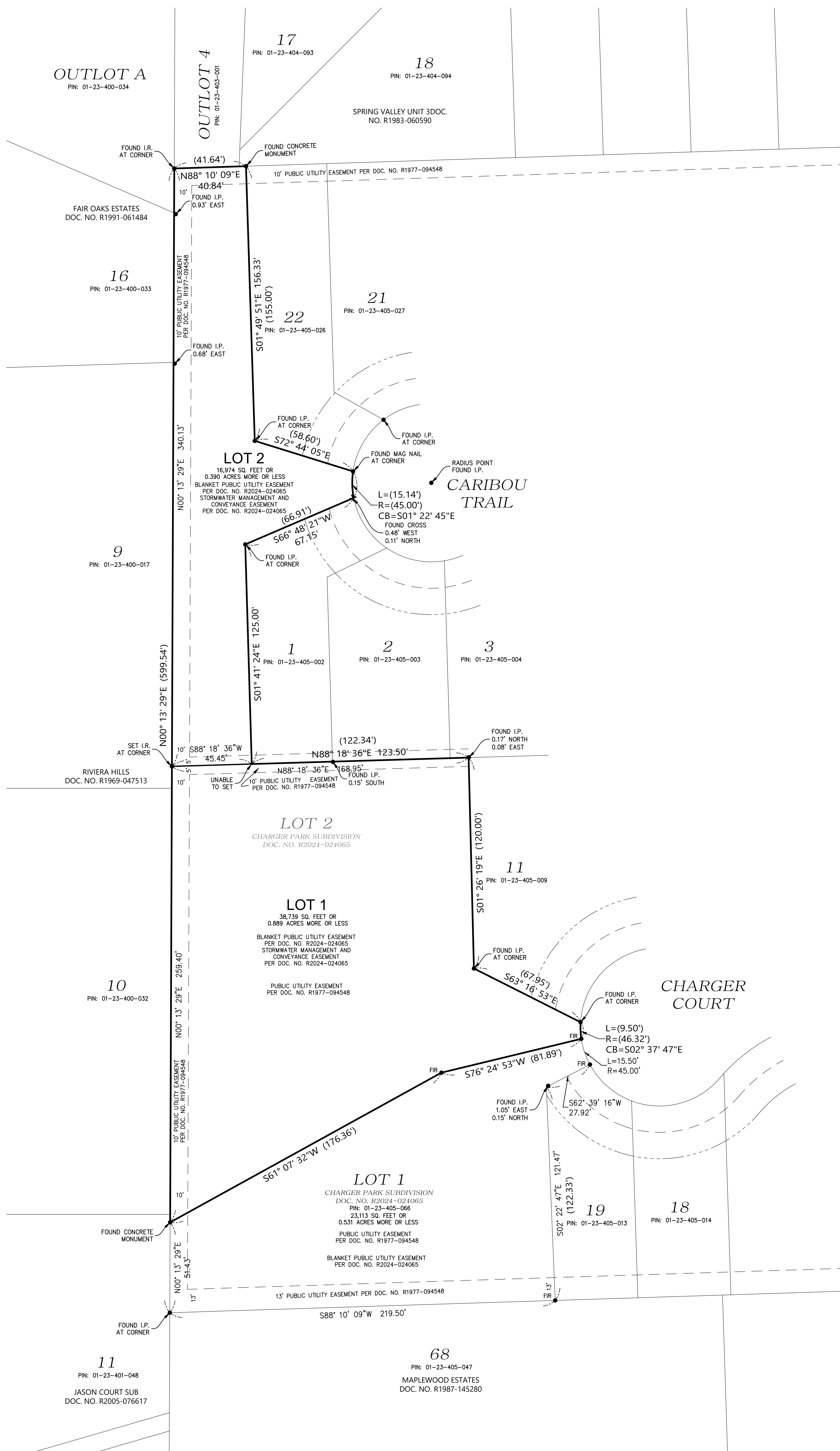
High School Dist:

Comm College Dist: Elgin Community College 509

Other Dist:

Water Commission: DuPage Water Commission

Airport Authority: **DuPage Airport Authority**



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAROL STREAM PARK DISTRICT
849 W LIES ROAD, CAROL STREAM, IL 60188

849 W LIES ROAD, CAROL STREAM, IL 60188
(630) 784-6100

SURVEYORS NOTES:

- 1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 2) BEFORE STARTING ANY CONSTRUCTION OR IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
- 3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
- 4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ABREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG. BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
WGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FIR OR SIR FOUND OR SET IRON ROD
FCN OR SCN FOUND OR SET CROSS NOTCH

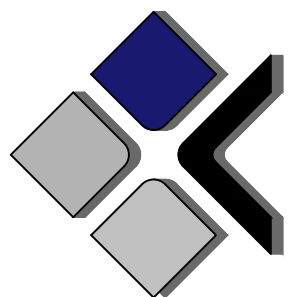
1	CLIENT COMMENT	05/07/2025
0	ISSUED	03/07/2025
REV	DESCRIPTION	DATE

PROJECT NUMBER: 230245	DRAWN BY: RWH DATE: 05/06/2025
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SCALE: 1" = 30'	CHECKED BY: RPD DATE: 05/06/2025
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ORDERED BY: SUE RINI	FIELD WORK COMPT DATE: 10/23/2023
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PROPERTY ADDRESS:
CHARGER COURT



REGIONAL LAND SERVICES

**9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260**

DRAWING NUMBER:

SHEET: 1 G

DATE: 05/01/2004

100

100

FINAL PLAT OF RESUBDIVISION LOT 2 OF CHARGER PARK

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMON ADDRESSES: 1351 CHARGER COURT
PIN: 01-23-405-065

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER/OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES/DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THE UNDERSIGNED HEREBY DEDICATES/DEDICATE FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, EASEMENTS, DRAINAGE AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES/RESERVE AND GRANTS/GRANT TO THE VILLAGE OF CAROL STREAM, AND TO THE UTILITY COMPANIES OPERATING NOW OR IN THE FUTURE UNDER A FRANCHISE FROM THE VILLAGE, THE UTILITY EASEMENTS WHICH ARE SHOWN ON THE PLAT OR STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

NAME/TITLE ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/PERSONS WHOSE NAME/NAMES IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER/OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE/HE/THEY SIGNED THE ANNEXED PLAT AS HER/HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
NOTARY PUBLIC

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, CLERK OF THE VILLAGE OF CAROL STREAM, HEREBY

CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION _____ DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS EITHER BEEN POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED, FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

MAYOR VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

I DO FURTHER CERTIFY THAT THERE HAS BEEN FILED WITH ME AND I HAVE REVIEWED TOPOGRAPHICAL AND PROFILE STUDIES FILED WITH THIS PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
VILLAGE ENGINEER

FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, FINANCE DIRECTOR OF CAROL STREAM, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
FINANCE DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NUMBER _____ RECORDED IN THE

RECORDER'S OFFICE IN DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M. AND WAS

RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
RECORDER OF DEEDS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRPERSON

STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CAROL STREAM OVER ALL OF THE AREAS INDICATED AS "STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT", OR "S.M.C.E." FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, GRADE, REGRADE, CLEAN, REPAIR, INSPECT, OPERATE AND OTHERWISE MAINTAIN IN AN UNOBSTRUCTED CONDITION A SYSTEM OF STORM DRAINS, MANHOLES, INLETS, OVERLAND DRAINAGE SWALES, AND A STORMWATER MANAGEMENT BASIN FOR THE CONVEYANCE AND TEMPORARY STORAGE OF STORMWATER RUNOFF TRIBUTARY THERETO TOGETHER WITH THE RIGHT OF ACCESS OVER, UPON AND THROUGH SAID EASEMENT FOR THE NECESSARY INDIVIDUALS AND EQUIPMENT TO PERFORM SAID FUNCTIONS. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, BUSHES, VEGETATION AND DEBRIS WITHIN SAID EASEMENT AREA THAT CAN REASONABLY BE SHOWN TO OBSTRUCT OR OTHERWISE HINDER THE OPERATION OF SAID EASEMENT AREA FOR THE USES AND PURPOSES HEREIN SETFORTH. NO BUILDINGS, SHEDS, SWIMMING POOLS, FENCES OR OBJECTS AND EQUIPMENT SUBJECT TO DAMAGE DUE TO PERIODIC INUNDATION SHALL BE PLACED ON SAID EASEMENT AND NO EARTH FILL OR EXTRANEIOUS MATERIALS SHALL BE DEPOSITED OR EXTENSIVE REGRADING WORK UNDERTAKING THAT WOULD HINDER OR OBSTRUCT THE CONVEYANCE OF STORM DRAINAGE OR DISPLACE ANY STORMWATER STORAGE VOLUME POTENTIALLY AVAILABLE DURING TIMES OF PEAK RUNOFF. SAID EASEMENT AREAS MAY BE USED, HOWEVER, FOR PAVED AREAS, GARDENS, TREES, PLANTS, LAWNS AND OTHER LANDSCAPING IMPROVEMENTS AND FOR OTHER USES AND PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT USES AND RIGHTS.

UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, SUCH EASEMENTS GRANTING AND RESERVING FOR THE VILLAGE UTILITIES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, RENEW, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUITION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND ANY AND ALL NECESSARY MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF SUBDIVISION FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE, TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATIONS, IN, ON, UPON, ACROSS, OVER, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITES, SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, OF THE VILLAGE SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE) SS

I, RUDY P. DIXON, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 10, 2023:

LOT 2 IN THE FINAL PLAT OF SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2024 AS DOCUMENT NO. R2024-024065, IN DUPAGE COUNTY, ILLINOIS.

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND MATERIALS ARE ACCURATELY SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

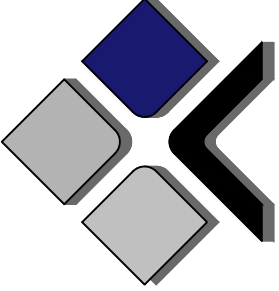
I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN "ZONE X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 17043C0041J WITH AN EFFECTIVE DATE AUGUST 1, 2019.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CAROL STREAM, ILLINOIS.

DATED, THIS _____ DAY OF _____, A.D., 2025, AT ROCHELLE, OGLE COUNTY, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0010



DRAWING NUMBER SUBDIVISION	SHEET 2 OF 2	DATE 05/07/2025	PROJECT NUMBER 230245	 REGIONAL LAND SERVICES 9512 FOWLER ROAD ROCHELLE, ILLINOIS 61068 PHONE: (618) 559-2260	CLIENT: CAROL STREAM PARK DISTRICT 849 W LIES ROAD, CAROL STREAM, IL 60188 (630) 784-6100	SURVEYORS NOTES: 1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. 2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED. 3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS. 4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ABBREVIATED REC. ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.	P.U.E. PUBLIC UTILITY EASEMENT P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT B.S.L. BUILDING SETBACK LINE A ARC LENGTH CB CHORD BEARING R RADIUS BLDG BUILDING CLF CHAIN LINK FENCE WDF WOOD FENCE TGF FIBERGLASS FENCE WIF WROUGHT IRON FENCE ALF ALUMINUM FENCE FIP OR SIP FOUND OR SET IRON PIPE FIB OR SIF FOUND OR SET IRON ROD FCN OR SCN FOUND OR SET CROSS NOTCH FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL	1 CLIENT COMMENT 05/07/2025 0 ISSUED 03/07/2025	REV DESCRIPTION DATE	PROJECT NUMBER 230245 SCALE 1" = 30' ORDERED BY SUE RINI PROPERTY ADDRESS CHARGER COURT CAROL STREAM, IL 60188	DRAWN BY: RWH DATE: 05/07/2025 CHECKED BY: RPD DATE: 05/07/2025 FIELD WORK COMPLETED DATE: 10/23/2023
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Closed Session

- A. Sale or Lease of Property, Section 2(c)(6)
- B. Performance of an Employee, Section 2(c)(1)

To: Board of Commissioners
From: Sue Rini, Executive Director
Date: June 9, 2025
Discussion: **CLOSED SESSION** – Sale or Lease of Property, Section 2(c)(6)

Agenda Item #: 8A

Commissioners,

The District's Corporate Counsel has worked with local attorney Bob McNees who is representing Kailasha Developers in preparing the Easement Agreement for Stormwater Detention and a Sanitary Sewer Pipeline beneath Jan Smith Park.

We want to share the latest draft of that Agreement as we identify what the District will receive in exchange for such consideration.

The main points of the Agreement include:

- All costs for the easement, restoration and park improvements will be paid by Kailasha Developers
 - Includes a 3-year maintenance for reestablishment of native plantings
 - District's preferred vendor for native planting and maintenance
 - A flat dollar amount for the District to purchase/install a non-traditional playground
 - The Developer will pay for and install other improvements (walkway connection from homes to playground/shelter, small shelter on concrete pad, and informational signage)
- Long term maintenance of stormwater drainage detention will be turned over to the Townhome HOA.

Corporate Counsel has stated that this work does not public bidding since the private developer will turn it over to us when done and there are no public funds being expended for the work (procuring the playground equipment which they will install is not money spent on a fixed work but rather on goods).

In addition to park improvements, the District will receive impact fees for each building permit granted, and the development will become part of future real estate tax rolls. Staff has also spoken to Jan Smith and is keeping her aware of the progress on this project.

We appreciate your review and any additional items you would like to see addressed.

1011 Kuhn Road
Carol Stream, IL 60188
PIN: 02-19-417-013-0000

PREPARED BY & RETURN TO:

Carol Stream Park District
849 W Lies Road
Carol Stream, IL 60188

[Above space reserved for recorder]

**EASEMENT AGREEMENT FOR STORMWATER DETENTION
AND FOR A SANITARY SEWER PIPELINE**

This Easement Agreement ("Agreement") is made and entered into on _____, 2025 ("Effective Date"), by and between the Carol Stream Park District, an Illinois Park District formed and operating under the Illinois Park Code ("Grantor"), and Kailasha Developers USA LLC, an Illinois limited liability company ("Grantee") (Grantor and the Grantee are collectively, the "Parties," and individually, a "Party").

W I T N E S S E T H:

WHEREAS, Grantor owns the property commonly known as Jan Smith Park, 1011 Kuhn Road, Carol Stream, Illinois, legally described on Exhibit A (the "Park Property"); and

WHEREAS, Grantee owns the property commonly known as 575 W. Lies Rd., Carol Stream, Illinois, legally described on Exhibit B ("Grantee Property") and intends to develop the Grantee Property with townhomes and other improvements, to be subject to The Enclave at Carol Stream Homeowner's Association ("Association") which is to be formed and succeed Grantee (collectively, Grantee, subsequent purchasers of the townhomes to be constructed, and the Association are hereinafter referred to as "Grantee Parties"); and

WHEREAS, Grantor desires to grant, and Grantee desires to accept, a permanent easement over those portions of the Park Property depicted in Exhibit CB (hereafter "Easement Premises"), for i) stormwater drainage, detention, and conveyance purposes ("Drainage Easement"); and ii) for the installation of a sanitary sewer line ("Sanitary Sewer Easement"), all as further set forth herein; and

WHEREAS, as consideration for the Easements granted herein, Grantee shall construct on the Park Property and dedicate to the Grantor the improvements set forth and depicted on Exhibit DE (collectively "Park Improvements").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals and Exhibits. The recitals set forth above are incorporated into and made a part of this Agreement. All exhibits attached to this Agreement are incorporated by this reference.
2. Grant of Easements.

Grantor, which may also recover all reasonable costs and attorney's fees in doing so, in the manner provided by law, including, without limitation, enforcement and foreclosure of liens.

Likewise, There currently exists on the Park Property in the Drainage Easement Premises a regional dry stormwater detention pond serving other neighboring properties. Grantee contemplates that as a result of Grantee's development of Grantee's Property, under current stormwater requirements, it will be necessary to dredge the bottom of the current dry pond and convert it to a wet bottom detention pond with native plantings. The parties contemplate that Grantee shall consent to the inclusion of restoration costs associated with the Drainage Easement Premises in the scope of any "back-up SSA" created by the Village of Carol Stream for purposes of security for the performance of obligations undertaken by the homeowners' association for the development on the Grantee Property.

4.5. Management and Maintenance of Easement Premises. Grantee (and its successor ~~homeowners~~ Association) will be responsible, at its sole cost and expense, for the management and maintenance of the Drainage Easement Premises for detention purposes in accordance with all applicable laws, including any dredging of the detention area in the Easement Premises necessary to maintain capacity for the Grantee Property, and, prior to the dedication of the sanitary sewer line to the Village of Carol Stream, likewise for any repair to the sanitary sewer line. The Restoration Obligations of paragraph 4 shall apply following all such maintenance work. The Grantee and its successor Association ~~have~~s the right, upon reasonable written notice to Grantor, to enter the Easement Premises at any time it deems necessary to inspect, repair, or maintain the Easement Premises, including, without limitation, any infrastructure or appurtenances located thereon. Except in the case of an emergency, the Grantee will provide Grantor with reasonable advance written notice before undertaking any maintenance repair work in accordance with this Section.

If, after written notice to the Grantee, the Grantor has to perform any repair work due to the failure of the Grantee to take such action, the cost thereof (including both direct and indirect costs) shall be paid by the Grantee and shall constitute a lien upon the Grantee Property. Such lien may be enforced by the Grantor, which may also recover all reasonable costs and attorney's fees in doing so, in the manner provided by law, including, without limitation, enforcement and foreclosure of liens.

Likewise, Grantee shall consent to the inclusion of the maintenance costs associated with the Drainage Easement Premises in the scope of any "back-up SSA" created by the Village of Carol Stream for purposes of security for the performance of obligations undertaken by the successor Association ~~homeowners'~~ association for the development on the Grantee Property.

Upon the later of: (i) the date of substantial completion of the initial installation of the stormwater drainage improvements and (ii) of the date of the completion and sale of the townhomes and (iii) the turn over of the Association by Grantee to the members of the townhome association, Grantee shall assign subsequent maintenance responsibilities or costs associated to the stormwater drainage improvements to the Association and the Grantee shall thereupon be discharged from those responsibilities.

Notwithstanding any provisions in this Agreement to the contrary, should Grantor accept stormwater drainage from any other additional properties other than existing benefitted properties and the Grantee Property, the obligation of Grantee and the subsequent Association to maintain the stormwater drainage detention on Grantor's Property shall immediately terminate and revert to Grantor.

A) Grant of Stormwater Drainage Easement. Grantor grants, reserves, declares, and creates a non-exclusive perpetual easement for the benefit of Grantee and its agents, successors, and assigns ("Grantee Parties"), over, on, under, and through the Easement Premises denominated "Drainage Easement" on Exhibit CB for the drainage, detention, and conveyance of stormwater from the Grantee Property and nearby properties to the Park Property, all subject to this Agreement's terms ("Drainage Easement Premises"). The Drainage Easement shall also authorize the Grantee Parties to access the Easement Premises, including any portions of the Property reasonably necessary to reach the Easement Premises with persons and equipment, for the purpose of exercising the Grantee's rights under this Agreement.

B) Grant of Sanitary Sewer Easement. Grantor grants, reserves, declares, and creates a non-exclusive perpetual easement for the benefit of Grantee Parties, over, on, under, and through that portion of the Easement Premises denominated "Sanitary Sewer Easement Premises" on Exhibit CB for the installation and maintenance of a sanitary sewer line from the Grantee Property, across the Park Property to make a connection with the sanitary sewer system of the Village of Carol Stream ("Sanitary Sewer Easement"). The Sanitary Sewer Easement shall also authorize the Grantee Parties and their agents to access the Easement Premises, including any portions of the Property reasonably necessary to reach the Easement Premises with persons and equipment, for the purpose of exercising the Grantee's rights under this Agreement. The parties contemplate that the Sanitary sewer shall be acceptable in design to the Village of Carol Stream and upon completion and acceptance by the Village of Carol Stream, the sewer line shall be conveyed to the Village by Bill of Sale and the sanitary sewer easement granted to the Village of Carol Stream. The Parties shall cooperate in executing the documents required by the Village of Carol Stream to implement the above described steps.

C) Grant of Temporary Construction Easement. Subject to the terms and conditions of this Agreement, the Grantor also grants to the Grantee Parties, a temporary construction easement under, over, on and across those portions of the Park Property described above and as denominated and shown on Exhibits CB and DE for the purposes of constructing the stormwater drainage improvements, the sanitary sewer line, and the Park Improvements ("Temporary Construction Easement"). The Temporary Construction Easement shall expire upon completion of the restoration of the Park Property following the installation of the drainage improvements, the sanitary sewer line, and the Park Improvements.

3. Term of the Easements. The Drainage Easement and the Sanitary Sewer Easement granted herein shall be perpetual in nature. Notwithstanding the above, the Parties hereto, or their successors or assigns, may mutually agree in writing to terminate each, any or all of the Easements at any time. All rights, title and interest in and to the Easement Premises, which may be used and enjoyed without interfering with the rights conveyed by this Agreement to the Grantee, are reserved to the Grantor, including the continued use of the Park Property and the Easement Premises for passive recreational purposes and activities; provided, however, that the Grantor shall not itself, or allow another person or entity, permanently use or occupy the Easement Premises in a manner that interferes with the Grantee's rights herein.

4. Restoration Obligations: In consideration of the grant of the Easements herein, whenever the Grantee ~~Parties~~ disturbs the Sanitary Sewer Easement Premises, the Grantee, at its cost, and within a reasonable time considering the season of the year, shall restore the Sanitary Sewer Easement Premises to its original, existing condition with like-kind and like-quality replacement improvements and materials (e.g., native plantings). Native Plantings shall be restored using native plugs (not seed); installed by Bedrock Earthscapes or other contractor approved by the Grantor; and the work shall be warrantied to both Grantor and Grantee for 3 years from completion.

If, after written notice to the Grantee, the Grantor has to perform any restoration work due to the failure of the Grantee to take such action, the cost thereof (including both direct and indirect costs) shall be paid by the Grantee and shall constitute a lien upon the Grantee Property. Such lien may be enforced by the

Upon the later of the date of: (i) substantial completion of the installation of the sanitary sewer line, including substantial completion of the restoration of the disturbed area; (ii) the transfer of the ownership of the sanitary sewer line to the Village of Carol Stream, subject to any warranties provided by Grantee to the Village of Carol Stream; and (iii) the recording of a sanitary sewer easement for said sanitary sewer line for the benefit of the Village of Carol Stream, Grantee shall thereupon be discharged from maintenance responsibilities for sanitary sewer line.

Upon the date of substantial completion of the installation of the Park Improvements described in Section 7 below, and including the planting of landscaping in the vicinity of the Park Improvements, subject to Grantee's warranty described in Section 7 below, Grantor shall be responsible for the maintenance of the Park Improvements.

5-6. No Placement of Obstructions. Other than the Park Improvements set forth in Exhibit DC, Grantor shall not place nor erect, nor allow to be placed or erected, any temporary or permanent buildings, structures, or obstructions of any kind on or over the Easement Premises without the prior written consent and any applicable approvals of the Grantee, which shall not be unreasonably withheld.

6-7. Park Improvements. Grantee shall install the Park Improvements as specified and depicted in Exhibit DC. The Park Improvements to be installed by Grantee include the engineering, labor and materials necessary to install a shelter ~~(aka Gazebo)~~, a path, and to restore certain areas of natural plantings on the Park Property.

- (A) Grantee agrees to pay Grantor \$_____ ("Playground Contribution") for a playground to be selected by the Grantor ("Playground Components"). Grantor shall with reasonable expediency procure and install the Playground Components in the area so designated on Exhibit DC. Following payment of the Playground Contribution to the Grantor by the Grantee, Grantee shall have no further obligations with respect to the Playground Components.
- (B) Prior to ordering or installing any Park Improvements, Grantee shall submit all plans and specifications for the Park Improvements (other than the Playground Components) to the Park District for approval. Grantee shall also inform Grantor of the date and time of all on-site meetings to discuss the installation of the Park Improvements and Grantor may attend such meetings for purposes of observing compliance with the approved design concept.
- (C) Grantee shall warranty the Park Improvements (not including the playground components) for a period of 3 years from the date of acceptance by the Grantor and shall pay Grantor any and all costs of repair work for defective work performed by the Grantee in constructing the Park Improvements during that warranty period. Thereafter, the Grantor shall bear the cost of all maintenance obligations for all Park Improvements. The Grantee shall achieve substantial completion of the Park Improvements (not including the playground components) no later than 12 months after final site approval from the Village of Carol Stream for Grantee's townhome development. from the Effective Date.

7-8. Binding Effect. This Agreement including, without limitation, the Easements granted herein shall run with the land and shall bind and inure to the benefit of the Parties and their respective successors and assigns.

8-9. Amendments. This Agreement may only be amended by a written instrument that is executed by both Parties and recorded with the DuPage County, Illinois, Recorder of Deeds Clerk, Recordings Division.

9-10. Severability. In the event any portion of this Agreement is found to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such finding as to that portion shall not affect the validity, legality, or enforceability of the remaining portions of the Agreement.

10-11. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Illinois. Venue for all disputes arising under this Agreement shall lie exclusively in a court of competent jurisdiction located in DuPage County, Illinois.

11-12. Authority. All of the individuals signing this Agreement represent that they have the full legal power, right, and actual authority to bind their respective Party to the terms and conditions hereof.

12-13. Notices. Any notices required to be given by any Party to any other Party shall be in writing, and all such notices shall be made either (a) by personal delivery, (b) by a recognized courier service, such as Federal Express or UPS, or (c) by United States certified mail, postage prepaid, addressed to the receiving Party at the following addresses, or at such other place as any Party may from time to time designate in writing. Notice will be effective upon receipt if delivered personally, on the date signed for if delivered by courier service, or on the earlier of actual receipt or three (3) days after deposit in the U.S. mail if by mailing:

If to Grantor:

Carol Stream Park District
Attn: Executive Director
849 W Lies Rd, Carol Stream, IL 60188

If to Grantee:

Kailasha Developers USA LLC
Attn: Kiran Chaudhari
1331 Normandy Lane, Bartlett, IL 60103

13-14. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

14-15. Recording. Grantee shall cause this Agreement to be recorded with the DuPage County, Illinois, Recorder of Deeds.

15-16. No Third Parties. This Agreement is not intended to give or confer any benefits, rights, privileges, claims, actions or remedies to any person or entity as a third-party beneficiary under any applicable law or otherwise. The Parties recognize, however, that the Grantee will be succeeded by a homeowners' association which will enjoy the benefits of the easements granted herein.

16-17. Interpretation. This Agreement should be construed without regard to who drafted the various provisions of this Agreement. Each and every provision of this Agreement should be construed as though the Grantee and Grantor participated equally in the drafting of this Agreement. Any rule or

construction that a document is to be construed against the drafting party is not applicable to this Agreement.

17.18. Effective Date. The Effective Date shall be the last date on which either Party executes this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date set forth above.

GRANTOR:

GRANTEE

By: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, of _____, personally known to me by the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he/she signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2025.

SEAL

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, of _____, personally known to me by the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he/she signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2025.

SEAL

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that_____, of the Grantee personally known to me by the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he/she signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of_____, 2025.

SEAL

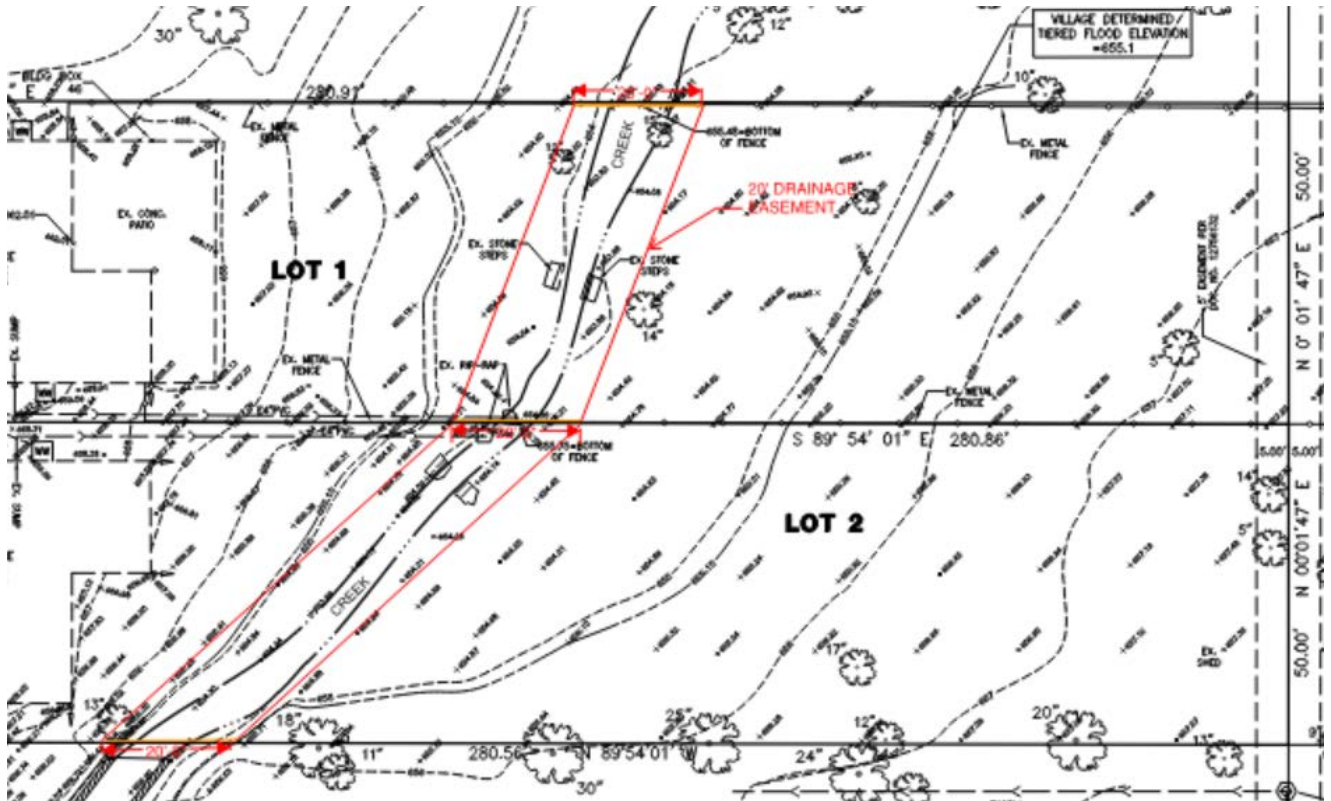
NOTARY PUBLIC

EXHIBIT A

Legal Description of the Property

EXHIBIT DB

Depiction of Drainage Easement



To: Board of Commissioners
From: Sue Rini, Executive Director
Date: April 14, 2025
Discussion: **CLOSED SESSION** – Performance of an Employee, Sec 2(c)(1)

Agenda Item #: 8B

Commissioners / Personnel Committee Members

As you know, my current contract runs from July 22, 2023 through July 21, 2026. The Board established my performance review and any potential merit increase to follow that same cycle (July-June). I'm proud of the District's performance the past 12 months. With the support of dedicated and high performing professionals and a supportive and engaged Board, we continue to provide great recreational services to the community, and maintain an outstanding reputation within the industry. I don't consider the District's successes my personal accomplishments, but rather that my personal accomplishments come from the success of the District. I take pride in orchestrating our team, providing direction and guidance, and creating an environment where we all want to succeed.

The Performance Against Goals is a comprehensive listing of our success; here are few stand out bullet point from the past year:

- In August of 2024 kicked off a Year Round Food Collection Program (suggested by Commissioner Bird/County Board Member Schwarze).
- 2nd consecutive year of fund balance success which allowed a transfer of \$550,000 the Capital Improvement Fund, totaling \$1,050,000 in two years.
- Negotiation of a partnership with D200 at Pleasant Hill Park which resulted in a \$250,000 contribution to the renovation of the playground.
- \$600,000 OSLAD Grant for Pleasant Hill Park
- Establishment of KICK OFF TO SUMMER, a free community event at Community Park.
- Recognized by Representative Jennifer Sanalitro for WOMEN TO WATCH for female leaders in Illinois.
- Improved legislative advocacy
 - Chosen to host IAPD Legislative Breakfast and drew the largest number of legislators for IAPD statewide series.
 - Invited to join the IAPD/IPRA Joint Legislative Committee.

- Spoke at the January 2025 IAPD/IPRA Conference.
- Coordination of the Strategic Planning Process – final report pending.

Attached to the memo are documents to support my performance evaluation:

- Executive Director Evaluation Form – Fillable PDF
- Executive Director Salary Survey 2025 – this survey is compiled annually by Mary Fran Leno of the Itasca Park District and is for reference purposes only. The Merit Pool Budgeted for staff performance reviews this year was 4%.
- ED Evaluation SUMMARY Form – Excel file for compilation of Board input
- Performance Against Organizational Goals – Quarter 1 is the most recent available; I'll get you Quarter 2 by late July.
- Payroll Status Form – document should be signed by Board President and given to Chris Quinn.

Additionally:

- The Board approved a 4% merit pool for the 2025 budget.
- My initial pay change to Executive Director was effective July 22, 2023 (mid-pay period due to Jim's retirement date)
- My merit increase last year was effective July 12, 2024.

Please let me (or Chris Quinn) know if you need any additional information.

Executive Director Evaluation

Name: _____ Date: _____

Rating Key:

5 – Excellent /High Achievement, 4 – Good, 3 – Satisfactory / Average, 2 – Needs Improvement / Low Achievement, 1 – Poor

1) Community and Customer Focus

- | | | | | | |
|---|---|---|---|---|---|
| a) Active in community – highly visible. Represents Board and District well | 5 | 4 | 3 | 2 | 1 |
| b) Aligns services and resources with community desires | 5 | 4 | 3 | 2 | 1 |
| c) Improves customer's experiences in parks, facilities and programs | 5 | 4 | 3 | 2 | 1 |
| d) Communicates/Markets effectively to community | 5 | 4 | 3 | 2 | 1 |
| e) Communicates and fosters relationships with Partners/Affiliates/Agencies | 5 | 4 | 3 | 2 | 1 |

Average Score: Total Score _____ divided by Number of Bullets 5 = _____

Comments:

2) Board Relations

- | | | | | | |
|--|---|---|---|---|---|
| a) Keeps board informed of developments and administrative action | 5 | 4 | 3 | 2 | 1 |
| b) Keeps Board informed on legislative and legal matters | 5 | 4 | 3 | 2 | 1 |
| c) Provides appropriate info. to the Board concerning recreation programs, services, parks and facilities | 5 | 4 | 3 | 2 | 1 |
| d) Provides financial information required to make effective financial and budgeting decisions | 5 | 4 | 3 | 2 | 1 |
| e) Helps maintain unity among different viewpoints, yet remains responsive to particular interests of individual Board members | 5 | 4 | 3 | 2 | 1 |
| f) Plans and organizes effective Board meeting agendas and supporting data | 5 | 4 | 3 | 2 | 1 |
| g) Provides well-balanced information and clear recommendations to the Board | 5 | 4 | 3 | 2 | 1 |

Average Score: Total Score _____ divided by Number of Bullets 7 = _____

Comments:

3) Management – Internal Operations

a)	Develops highly functioning staff, fostering teamwork, creativity and participation				
	5	4	3	2	1
b)	Encourages professional development				
	5	4	3	2	1
c)	Has set department goals				
	5	4	3	2	1
d)	Continually improves operating systems				
	5	4	3	2	1
e)	Adequate internal communication				
	5	4	3	2	1

Average Score: Total Score _____ divided by Number of Bullets 5 = _____

Comments:

4) Leadership and Planning

a)	Inspires confidence, establishes credibility with Board, staff, residents and other local government agencies and partners				
	5	4	3	2	1
b)	Maintains a 'big picture' outlook and is aware of industry issues. Keeps district on cutting edge of trends				
	5	4	3	2	1
c)	Maintains a positive professional reputation in the community				
	5	4	3	2	1
d)	Prepares and recommends an effective future planning process, including: CIP budget, land acquisition, strategic planning, policy updates, long-range planning				
	5	4	3	2	1

Average Score: Total Score _____ divided by Number of Bullets 4 = _____

Comments:

5) Financial Performance

a)	Focused on sources of new revenue				
	5	4	3	2	1
b)	Focused on responsible use of resources				
	5	4	3	2	1
c)	Pursues grants, sponsorships and outside funding				
	5	4	3	2	1

Average Score: Total Score _____ divided by Number of Bullets 3 = _____

Comments:

TOTAL Score _____ divided by number of categories 5 = _____

Organizational Goals - 2025**First Quarter Update****DISTRICT / ORGANIZATIONAL GOALS:****Complete the New Strategic Plan****Quarter 1:**

- **2025 Strategic Plan – In Progress.** All data gathering, focus groups, and leadership meetings have been completed. NIU Center for Governmental Studies team has drafted a rough outline for the main themes and suggested goals. The draft was given to Directors for refinement. Once we agree that goals reflect input received, a virtual ranking exercise will be given to Board/staff who participated in with Strategic Planning Workshop. Then comes the development of the action steps and an implementation strategy. The final step will be the presentation of the final report and executive summary. The process should be completed in the second quarter.

Acquire leased park parcels from Village of Carol Stream to allow for future Grant Opportunities.

- Charger Court Park
- Papoose Park

Quarter 1:

- **Charger Court – In Progress.** The process has been cumbersome and slow, due to old and inconsistent records from the developers who first transferred the parcels to the Village, who then created a long-term lease to the Park District. Both VCS and CSPD Corporate Counsel have agreed on the terms of the IGA; an environmental study has been completed (requirement for CSPD to accept ownership of the parcel). The Plat of survey completed late last year had to be redone as it incorrectly included a portion of shoreline which has no recreational usage (primary function of that body of water is flood control). Now that the plat has been corrected, the Village needs to update the Resolution it passed last year declaring it necessary to turn the parcel over to the Park District (the resolution must include the NEW plat). This step needs to be complete before we can bring the Agreement to the Board for acceptance.

Complete annexation of McCaslin Park (including water tie-in) to the Village of Carol Stream.

Quarter 1:

- **Annexation of Property to Village – Complete.** All documentation was executed and has been filed with DuPage County Records Department.
- **Alcohol Sale Related to Annexation – Complete.** Concessions/Alcohol: Staff have reviewed how annexation affects local regulations and compliance for McCaslin Home Plate Concessions and Coyote Crossing Mini Golf. Worked with Village officials and law enforcement to ensure all operational guidelines are met. The policy related to alcohol sales has also been updated to comply.
- **Expanded Concession Sales - In Progress.** Staff are also looking into using Carol Stream water to support expanded concession offerings at Coyote Crossing. Currently waiting on Health Department approval to move forward with a Category 2 food permit.
- **Water Connection - In Progress.** Engineering and permitting work was completed during the first quarter to connect McCaslin/Coyote Crossing to Village water. We have confirmed that the well can continue to be used for non-potable water usage such as filling the mini golf ponds, spray n play area, or a future irrigation system for the McCaslin Fields. Work is expected to be completed in the early part of the second quarter. It will not have any impact on the District's ability to open Coyote Crossing or McCaslin Concessions.

Pursue Grant opportunities for both large and small projects.

Quarter 1:

- **PDRMA Safety Grant – In Progress.** The District's Safety Committee will be submitting our project to build a brick safety enclosure around the grilling space at McCaslin Concessions for the PDRMA Safety Grant. In addition to creating a better barrier for the public from the hot grill, it will improve aesthetics.
- **OSLAD GRANT - In Progress.** In January, the District learned it had been awarded a \$600,000 OSLAD grant towards the renovation of Pleasant Hill Park. This represents 50% of the project budget. In addition, we have negotiated a \$250,000 contribution from School District 200 towards the playground. This represents 70% of the project being funded through grants/contributions.

Coordinate a best practice for operational fund transfers to the capital improvements fund to continue funding with earned revenues.

Quarter 1:

- **Annual Year End Transfer to Capital – Complete.** Finance staff worked with District Auditors, Lauterbach & Amen to implement a formula for year-end transfers of operational net revenues that exceed fund balance targets into the Capital Fund.
- **Review of Transfer Schedule - In Progress.** Review of current transfer schedule, percentages, and categories for transfer of repair and replacements dollars.

Complete a park renovation to deliver an updated play environment to our community. The project selected will be contingent on results of OSLAD Grant

- **Pleasant Hill Park**
- Appomattox Park – deferred to 2026 since the OSLAD Grant was awarded for Pleasant Hill Park.

Quarter 1:

- **Pleasant Hill Park - In Progress.** 75% of design was completed in the first quarter. Soil borings and engineering is underway. Project timeline is in place and the District continues to work with Pleasant Hill School to coordinate around student attendance and summer break. Project is scheduled to released to bid in early May, with bid opening in the third week of May, and construction to start in early June. Substantial completion is late October with the hopes the project is completed before asphalt plants shut down for the year in late October/early November (depending on weather).

Create a detailed plan for enhancing the overall aesthetics of McCaslin Park ball fields and Armstrong Park ball fields.

Quarter 1:

Address program areas with waitlists by exploring opportunities to meet demand and adjust registration processes as necessary.

Quarter 1:

- **The Following Improvements have been Completed.**
 - Additional time slots were added for the Flashlight Egg Hunt, including a Twilight for Teenies Hunt and Teen Hunt. Looking to increase Twilight hunts in 2026.
 - A new process was developed with Recreation staff managing the waitlists for Awesome Adventure Camp. This process began when registration opened (earlier than previous years) to be proactive. Enrollment is reviewed weekly to immediately fill open spaces as participants withdraw. Recreation is contacting the participants directly and submitting task requests when transfers are confirmed.
 - Added additional morning preschool classes to meet the demand. Updated fall session to include one additional M/W/F morning class.
 - Awesome Adventure Camp was reduced to grades K-5 (previously was K-6) in order to accommodate more kids who are too young for Epic Adventure Camp.
 - A new process was developed for Awesome Adventure Camp, with recreation managing the waitlists. Enrollment is reviewed weekly to immediately fill open spaces as participants withdraw. Recreation is contacting the participants directly and submitting task requests when transfers are confirmed.
 - For the spring swim lesson session, waitlists were addressed earlier than previous seasons. Additional staff and additional classes were added based on staff availability. Waitlisted participants were called and emailed regarding open classes before the season began. Open classes were also promoted to the public before the session started.
 - The summer swim lesson class schedule was reworked in order to offer the number of classes needed to meet summer 2024 demand.

Enhance the staff responsibilities at outdoor sport fields to improve cleanliness, oversight, and lifespan of the fields and equipment.

Quarter 1:

- **Recreation Attendant Duties Expanded – in Progress.** Daily Checklists have been updated for the upcoming 2025 season. Staff is working on the training and the process to ensure duties are being completed daily.

ADDITIONAL DEPARTMENTAL GOALS

Finance

Explore benefits of a financial software conversion to cloud based solution.

- Be prepared for end of life on local application version.
- Work with Human Resources team to add HRIS module to software.

Quarter 1:

Human Resources

Explore the possibility of adding the HRIS module to current financial software.

- This module would include more robust reports, application tracking, paperwork processing, scheduling, and time and attendance features. Having all of these features in one module would allow us to eliminate our current application, time and attendance, and scheduling software.

Quarter 1:

Information Technology

Continue Repair & Replacement plans to ensure network functionality and security.

Quarter 1:

- **In Progress.** With funding from a DCEO grant targeting safety improvements, staff is replacing the security cameras at all District facilities. Staff compared multiple products and quotes. Installation is scheduled for the second quarter.
- **In Progress.** With funding from a DCEO grant targeting safety improvements, staff is taking on the first phase of what will be a building-wide access control system for the Simkus Recreation Center. The first phase addresses the 3 main exterior doors at Simkus, and 1 main entrance to Coral Cove Water Park. Installation is scheduled for the second quarter.

Introduce an IT intern for the busy summer season to assess for improvements to customer service – especially for point-of-sale transactions for concession operations and technology needs during rentals.

Quarter 1:

- **In Progress.** Staff is working with Human Resources to finalize a job description. Focus for this position will be to provide IT support during evenings and weekends.

Marketing

Develop communication boards for six additional parks to continue with our goal to bring enhanced accessibility to the community.

Quarter 1:

- **Communication Board added to 6 More Parks – In Progress.** As part of its ADA transition plan, the District has begun installing customized communication boards at our playgrounds to ensure all visitors, regardless of their abilities or age, can connect and communicate. These 6 parks will receive signs in 2025: Walter, Park on the Green, Carolshire, Pleasant Hill, Bierman, and Jirsa. each year, to continue expanding this important project across our park playgrounds. Installation is planned at all six parks during the second quarter.

Create marketing tools to capitalize on the thousands of people visiting McCaslin Park for sporting events through the creation of enhanced sponsorship ads, documents, and website page.

Quarter 1:

Parks & Facilities

Evaluate, create, and implement an exterior maintenance plan for the District's recreation facilities (FVRC/SRC).

Quarter 1:

Integrate and evaluate the new Parks & Facilities organizational chart as it pertains to distribution of work to related employees.

Quarter 1:

- **In Progress.** The Parks & Facilities team meets every Thursday to discuss work orders, on-going projects, future projects and anything else related to the Parks & Facilities Departments. A portion of the Parks & Facilities meeting is dedicated to hearing from each employee at the meeting, including: Randy Anderson, Rich Daniels, Tony Scerbo and Matt Slanker in regards to how their specific job is going, workload, etc. This is an on-going, fluid, goal that will be evaluated each week and each quarter as the year progresses. At the end of the year, the intent is to have clearly defined each persons' role inside the Parks & Facilities Department.

Recreation

Work with facilities department to identify improvements to be implemented in the facility cleaning process and annual maintenance closures.

Quarter 1:

Maximize room, gym, field, and facility rentals to increase usage and revenue.

Quarter 1:

- **The following plans are in progress:**
 - Working with the Recreation team and Marketing department to find creative ways to fill void of Sunday church rental departure.
 - Overseeing team in redesign of CCWP private rentals forms and promotions. Working to find creative ways to increase bookings by revamping marketing materials, promoting weekday private rentals and more promotion through social media and onsite signage.
 - Additional classes offered in Cody's Den at CCMG as an added location due to demand of SRC and FVRC rooms.

Registration & Membership Services

Create a year-round training manual to assist the Registration Team with a variety of customer service and Active Net registration scenarios.

Quarter 1:

- **Training Manual Update – In Progress.** The Active Net training binder is under review to make sure the information is up to date with accurate information. The sections are being updated based on the time of year (season). The sections that were recently updated during quarter one was summer camp registrations, membership holds for annual and monthly members, and transferring monthly fitness memberships. These sections have been reviewed at the registration meetings or sent out to staff to do on their own training. The information is step-by-step with screen shots so it is easy to follow. Plans are for the full training binder to completely reviewed and updated by mid-November.

Risk Management

Review of Risk Management roles and responsibilities due to the Parks and Facilities Manager shift to part time status.

Quarter 1:

- **Responsibility Assignments – Complete.** The Parks and Facilities Manager shifted to part time status in January 2025. We had completed a review of this position's Risk Management responsibilities and shifting duties officially took place during the 1Q of 2025:
 - The Director of HR and Administrative Services and HR Specialist took on the majority of these duties including
 1. Full responsibility of the Safety and Liability budget
 2. Safety and Risk recordkeeping – trainings, COI's, CPR, Disciplinary Issues with Members/Guests. Accident/Incidents, Inspections
 3. Claims contact between the District and PDRMA for all Claims – Property, Vehicle, Liability and Workers Compensation
 4. AED Coordinator – along with some assistance from the part time Facility and Safety Specialist
 5. All matters related to safety, physical security, emergency procedures, and general risk management issues.
 - The Facilities Staff and the Part Time Facility and Safety Specialist still assist the Director of HR and Administrative Services with:
 1. Assistance with safety equipment such as AED's when needed.
 2. Assistance with collecting information, photos, and invoices when processing claims.
 3. Performs vehicle, building and grounds inspections and makes recommendations on any repairs or issues found during these inspections.
 4. Assists with safety issues that arise during evening and weekend activities throughout the District.

Agency	Yrs Exp In Parks & Rec Field	Yrs Exp in Position	Base Salary	Effective Date	Monthly Car Allowance	Bonus	Health Insurance	2018 Village Census Population	MISC		Updated?
Addison								36,724	Posted hiring Range \$110 - \$140K		X
Arlington Heights	32	19	\$ 230,360	5/1/2024	\$9K included in base salary		100% Paid by District	75,249		Carrie Fullerton <CFullerton@ahpd.org>	X
Bartlett	30	5	\$ 180,000	5/1/2024	\$500		Employee Pays Portion of Premium	40,931		Kevin Romejko <KRomejko@bartlettparks.org>	X
Bloomingtondale	30+	4	\$ 152,000	6/1/2024	\$500		Employee Pays Portion of Premium	21,894		Joe Potts <joe@bloomingtondaleparks.org>	X
Bolingbrook	20+	7									
Buffalo Grove	19.5	1.11	\$ 172,425	5/26/2024	Vehicle Provided		District pays 100% single employee	41,496	2% salary into deferred comp.	estrojinc@bgpkr.org	X
Carol Stream	25.5	1.5	\$ 174,000	7/15/2024	none		Employee Pays Portion of Premium	39,601	Long-Term Care Insurance Plan	Sue Rini <suer@csparks.org>	X
Crystal Lake	35	15	\$ 179,400	5/1/2024	Car/Gas/Maintenance Provided **		Employee Pays Portion of Premium	40,036		jherbster@crystallakeparks.org	X
Deerfield	25	5.7	\$ 180,000	8/1/2024	\$500 (Could opt for district vehicle if wanted)		Employee Pays Portion of Premium	18,950	\$75 pm cell phone, housing available to ED if wanted	Annemarie Flaherty <Anheal710@aol.com>	X
Downers Grove	36	22	\$ 205,000	6/1/2024	\$600	Varies	100% Paid by District	49,387	Increased Life Insurance	bmcadam@dgparks.org	X
Elk Grove	28	6	\$ 165,600	1/1/2025	\$0		Employee Pays Portion of Premium	31,350		Ben Curcio <bcurcio@elkgroveparks.org>	X
Elmhurst	35	13	\$ 198,245	5/1/2024	\$400	Varies (\$0 - \$8K)	Employee Pays Portion of Premium	46,558		Rogers, Jim <JROGERS@epd.org>	X
Geneva	21	2	\$ 153,000	4/1/2025	\$600		Employee Pays Portion of Premium	38,000		nvickers@genevaparks.com	X
Glen Ellyn	18	1.9	\$ 175,000	1/1/2025	\$500		Employee Pays Portion of Premium	28,364		Dave Thommes <dthommes@gepark.org>	X
Glencoe	35	13	\$ 215,000	4/1/2025	\$600		Employee Pays Portion of Premium	9,000		Lisa Sheppard <lshppard@glencoeParkdistrict.com	X
Glenview	34	22	\$ 202,619	5/1/2024	Car & Home Provided worth additional \$36K+ per year	Plus \$5K Bonus - 2024	Employee Pays Portion of Premium	63,000		Michael McCarty <Michael.McCarty@glenviewparks	X
Gurnee	28	19	\$ 235,000	5/1/2024	Built into base salary		Employee Pays Portion of Premium	38,000		skuruvilla@gurneeparkdistrict.com	X
Highland Park	27	5.9	\$ 198,600	1/1/2025	\$750	None	Employee Pays Portion of Premium	30,163		Brian Romes <bromes@pdhp.org>	X
Hoffman Estates	33	7	\$ 230,000	5/1/2025	Vehicle Provided	Varies	Employee Pays Portion of Premium	50,682		ctalsma@heparks.org	X
Itasca	31	21	\$ 197,200	5/1/2024	\$600	Discretionary	100% Paid by District	9,867	6 weeks vacation, 12 sick, 6 holiday, 2 floater	maryfran@itascaparkdistrict.com	X
Lemont	15	15	\$ 170,000	5/1/2024	None		100% Paid by District	17,155	6 weeks vacation, 12 sick, 8 holiday	Louise Egofske <LEgofske@lemontparks.org>	X
Lisle	33	19	\$ 186,929	1/1/2025	None		Employee Pays Portion of Premium	32,000		Dan Garvy <dgarvy@lisleparkdistrict.org>	X
Lombard	22	1.4	\$ 151,940	1/1/2025	\$500	Discretionary - Milestone Achievements	Employee Pays Portion of Premium	44,523	\$80 pm phone	Joe McCann <jmccann@lombardparks.com>	X
Medinah	29	1.5	\$ 122,130	1/1/2025	\$300		Employee Pays Portion of Premium - \$6,500K OPT Out	9,700		Steven Muenz <steven@medinahparkdistrict.org>	X
Mundelein	32	17	\$ 186,274	5/1/2024	\$500		Employee Pays Portion of Premium	31,234		Ron Salski <rsalski@mundeleinparks.org>	X
Naperville	23	3	\$ 183,817	11/1/2024	\$500		Employee Pays Portion of Premium	148,304		bwilson@napervilleparks.org	X
Northbrook	17	1.5	\$ 187,200	1/1/2025	None	\$2,500 Bonus	Employee Pays Portion of Premium	33,167		cleiner@ncparks.org	X
Oak Brook	25	15	\$ 204,000	5/1/2025	\$400	\$13K Bonus based upon achieving 5 annual goals	Employee Pays Portion of Premium	8,074		Laure Kosey (lkosey@obparks.org)	X
Oak Park	30+	22	\$ 234,000	4/1/2025	\$600		100% Paid by District	52,265		jan.arnold@pdop.org	X
Palatine	26	1.4	\$ 182,000	1/1/2025	None		Employee Pays Portion of Premium	85,000		Ben Rea <BRea@palatineparks.org>	X
Park Ridge	19	4	\$ 171,600	1/1/2025	\$600		100% Paid by District	37,240		John Shea <jshea@prparks.org>	X

2025 EXECUTIVE DIRECTOR SALARY SURVEY - 4/17/2025 (Gathered by Itasca Park District)

Rolling Meadows	22	0.9	\$ 135,000	6/1/2024	\$500		Employee Pays Portion of Premium	24,000		Nick Troy <ntroy@rmparks.org>	X
Roselle	18	8	\$ 140,000	5/1/2024	None		50%	22,656		lmcateer@rparks.org	X
Schaumburg	33	13	\$ 230,935	8/1/2024	Car Provided **	Discretionary - form of deferred comp	Employee Pays Portion of Premium	73,509		tlafrener@parkfun.com	X
Skokie	34	5.5	\$ 200,000	1/1/2025	Car Provided **	None	100% Paid by District	63,280		mtuft@skokieparks.org	X
Vernon Hills	24	0.5	\$ 165,000	10/28/2024	Car/Gas/Maintenance Provided **		Employee Pays Portion of Premium	26,641		Matt LaPorte <mattl@vhparkdistrict.org>	X
Waukegan	28	8	\$ 203,000	5/1/2024	Car/Gas Provided		Employee Pays Portion of Premium	88,614	10% Voluntary IMRF Contribution	jlerner@@waukeganparks.org	X
West Chicago	19	4	\$ 137,579	5/1/2025	Car/Gas Provided		100% Paid by District	25,000	House Provided	gradun@we-goparks.org	X
Wheaton	34	22	\$ 250,557	1/1/2025	\$600		Employee Pays Portion of Premium	55,000		<u>mbenard@wheatonparks.org</u>	X
Wheeling	38	22	\$ 228,078	4/1/2025	None	\$5K Deferred Comp	Employee Pays Portion of Premium	38,878		jbuchs@wheelingparkdistrict.com	X
Wilmette								27,644	2025 Posted hiring Range \$186K- \$220K		X
Winfield	32	1.4	\$ 138,600	5/1/2025	None	Discretionary - up to 3% annual bonus	99% Paid by District	9,690		Tom Bower <tomb@winfieldparkdistrict.com>	X
Winnetka	?	1.3	\$ 213,200	2/1/2025	\$500	\$10K bonus		12,385	New to Illinois Parks & Recreation	Per Board Minutes	X
Wood Dale	30	2.6	\$ 152,000	5/1/2025	\$4,800		Employee Pays Portion of Premium	13,717		Jon Marquardt <jmarquardt@wdparks.org>	X
Woodridge	21	0.9	\$ 146,000	7/1/2024	Car Provided ** (\$9,750 value)		Employee Pays Portion of Premium	33,566		JKnitter@woodridgeparks.org	X



Carol Stream Park District Payroll Status Change Form

Employee Name: Sue Rini

Title: Executive Director

Department/Employee #: 0001

Effective/Start Date: 6/28/2025

TYPE OF CHANGE

____ Name Change: (new tax form required)

____ Address Change (new tax form required)

____ New Telephone Number

____ Employee Status ☒ Full-Time/FTE
Reg PT ☐ IMRF PT
Part Time/Seasonal PT

____ Salary/Wage

____ Job Title

____ GL

____ Other (explain below)

FROM:

TO:

Current Salary: \$174,000.00/year	+ ____%; new salary is \$_____/year

Additional Comments: Board of Commissioners has awarded a ____% merit increase based on the results of Sue's 7/1/2024-6/30/2025 performance evaluation. Increase is effective 6/28/25 and will begin on the 7/18/25 payroll.

Board President Signature: _____

Date: _____

Director of Fin & Admin: _____

Date: _____

Supt of HR: _____

Date: _____

For Payroll Use Only:

Reviewed for Entry by: _____

Date: _____

Entered by: _____

Date: _____

Entered into: INCODE _____ TIMEPRO _____