Lockport Township PARK DISTRICT

1811 S. Lawrence Ave., Lockport, IL 60441

For Year Ended

December 31, 2025

POPULAR ANNUAL FINANCIAL REPORT

Lockport Township Park District

List of Principal Officials

Board of Commissioners

President	Patrick Maier
Vice President	Paul Nobis
Treasurer	Don Bauer
Secretary	Max Woods
Commissioner	Jeff Rigoni

Administration

Executive Director	Pete Hall
Director of Business	Nathan Krusinski
Director of Recreation	Ben Ragle
Director of Parks Services	Ken Tondini
Director of Golf Operations	Steve Lunde
Police Chief	Jeff Schenk

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What is the Popular Annual Financial Report (PAFR)?

The PAFR summarizes the Lockport Township Park District's financial activities and performance results reflected in our 2025 Annual Financial Report (AFR), as well as our 2026 budget documents. The Annual Financial Report (AFR) is prepared in accordance with Generally Accepted Accounting Principles (GAAP) and was audited by Lauterbach & Amen LLP, receiving an "unmodified" opinion. An unmodified opinion is given when the auditors can state that the financial information and statements are accurately and fairly presented. The PAFR, on the other hand, is not audited and is simplified for general presentation. The financial information contained in this document is derived from actual Generally Accepted Accounting Principles (GAAP) data in the audited financial reports. The report is designed to assist those who need or desire a less detailed overview of the Park District's annual financial activity.

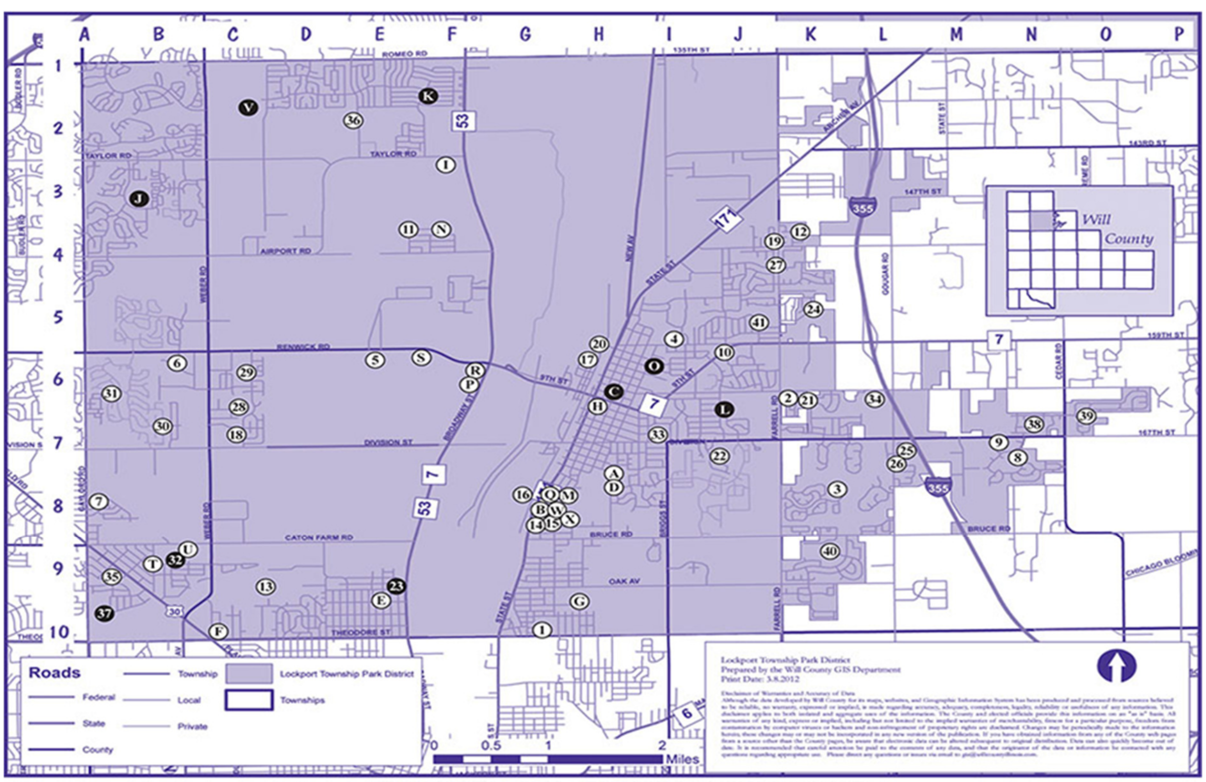
LTPD Statistics

85,000	Residents Served	**423**	Pieces of equipment	**21**	Picnic Areas
19,000 +	Yearly Participants	**47**	Parks	**3**	Aquatics Facilities
1,106	Acres	**47**	Playgrounds	**2**	Outdoor Splash Pads
1945	Founding Year	**21**	Ball Diamonds	**1**	18-hole Golf Course
481	Employees in 2025	**28**	Facilities	**1**	27-hole Disc Golf Course

Park District Overview

The Lockport Township Park District was organized in 1945 in order to provide recreational programs and park areas for the community. The Lockport Township Park District has a vast array of recreational opportunities available including an 18-hole golf course with covered driving range, an indoor tennis facility, a fitness center, an outdoor sports complex, three pools (one indoor and two outdoor) as well an additional 22 facilities, 47 parks, over 1,000 acres of property and hundreds of recreational programing for all ages. From Learning Step Preschool to one of the many senior clubs, the Lockport Township Park District provides recreational opportunities for everyone.

The Lockport Township Park District (LTPD) is located predominately within the boundaries of Lockport Township, but also include those portions of the City of Lockport that are located within Homer Township. The District serves residents in Romeoville, Crest Hill, Lockport, Collegeview, Fairmont, and other areas in unincorporated Will County.



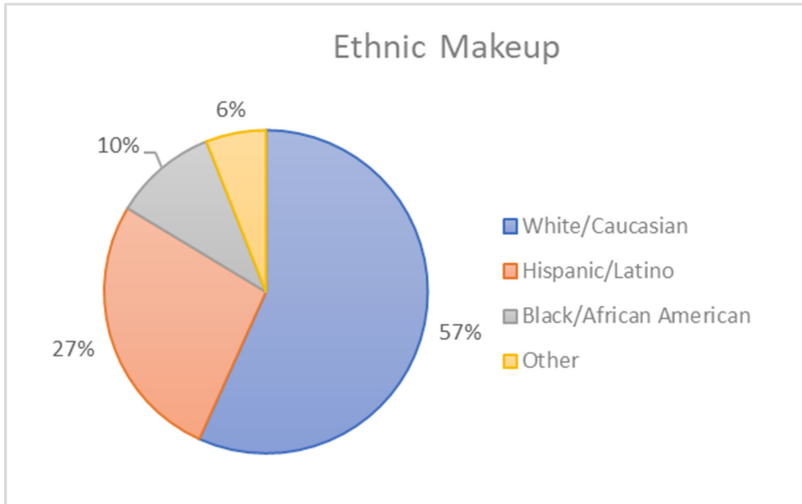
Circles highlighted in this color indicate an affiliation w/ other entities

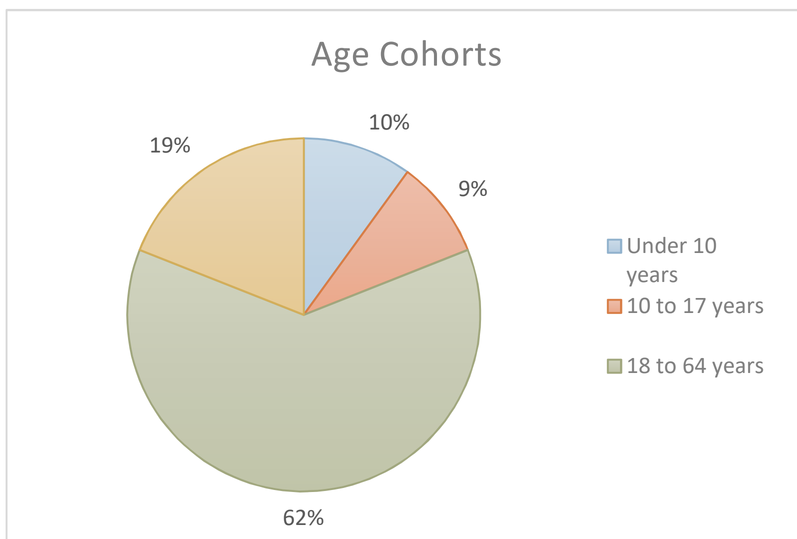
Economic and Demographic Makeup

Although the District serves the communities of Lockport, Romeoville, and Crest Hill the City of Lockport represents the largest portion of the District. Therefore, the following statistics are presented for the City of Lockport.

- **Median Household Income: $111,981**
- **Median Home Value: $316,000**
- **Unemployment Rate: 3.9%**
- **Over 60% of LTPD staff is made up of residents**

***Data Sources: U.S. Census Bureau – most recent available**



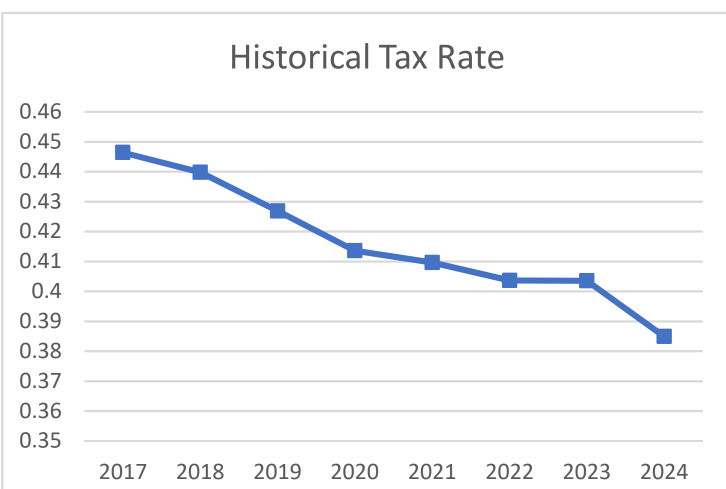


Property Taxes and Assessed Valuation

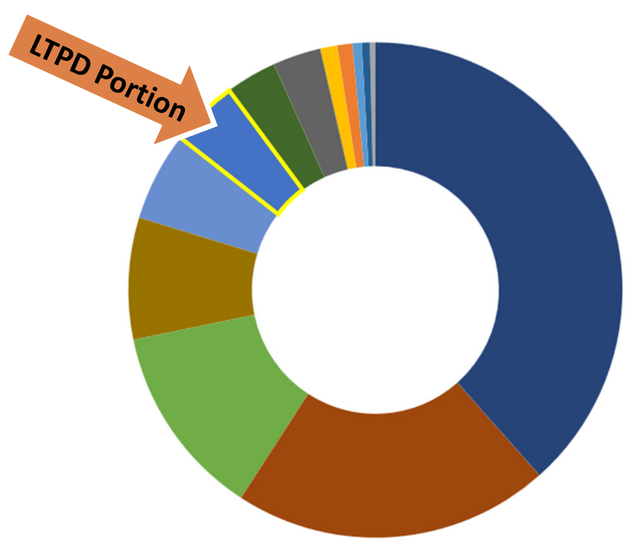
As shown by the chart below, the District's property tax rate has steadily declined over the past seven years. As the value of real estate grows the taxable Equalized Assessed Value (EAV) increases. During this seven-year period, property values and new construction within the district have continued to grow with new construction alone increasing over 60% for levy year 2024 from the year prior. Despite the continued EAV growth, the District has limited increases in the property tax levy request resulting in lower tax rates for residents. The District strives to limit the growth of the property tax levy and reduce reliance on taxpayers.

PER RESIDENT, FOR EVERY $1 OF PROPERTY TAXES THAT GOES TO THE PARK DISTRICT, $2.62 IS EXPENDED BY THE DISTRICT TO DELIVER THE PARKS, FACILITIES, PROGRAMS, AND SERVICES.

A property tax owner's bill is made up of multiple units of government, which the LTPD considers when developing the tax levy. The District is committed to being a strong, responsible financial steward of public resources. At less than 5% of the total tax bill, the District remains a minimal portion of a resident's overall property taxes, while providing a high degree of service and recreation to all. The chart below illustrates the District's percentage of an average resident's tax bill compared to the other taxing bodies.

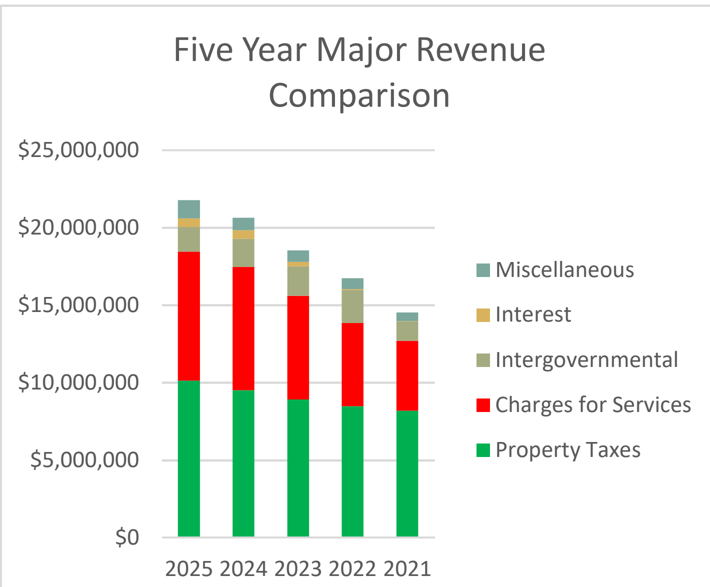


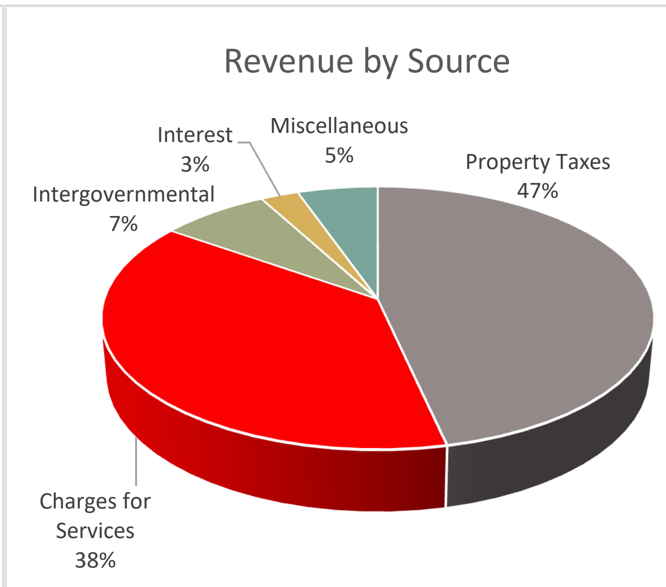
Resident Tax Bill Breakdown



Revenue Analysis – Fiscal Year 2025

For the year ended December 31, 2025, revenues totaled $21,768,457 which is an increase of $1,130,092, or 5%, from the prior year. The revenue growth is contributed to a number of factors including the new expansion and renovation at Challenge Fitness, the increased demand for recreation programs, and an increase in developer contributions from the year prior. The largest source of revenue for the District are property taxes which account for 47% of the District's revenue followed closely by charges for services at 38%.





Revenue Type	2025	2024	2023	2022	2021
Property Taxes	$10,123,769	$9,503,347	$8,909,271	$8,482,857	$8,195,840
Charges for Services	$8,324,988	$7,950,368	$6,686,558	$5,352,780	$4,489,186
Intergovernmental	$1,592,567	$1,819,123	$1,894,863	$2,135,815	$1,255,582
Interest	$553,885	$556,280	$298,366	$66,086	$28,465
Miscellaneous	$1,173,248	$809,247	$743,581	$700,677	$556,171
Total Revenue	**$21,768,457**	**$20,638,365**	**$18,532,639**	**$16,738,215**	**$14,525,244**

Revenue Analysis Cont.

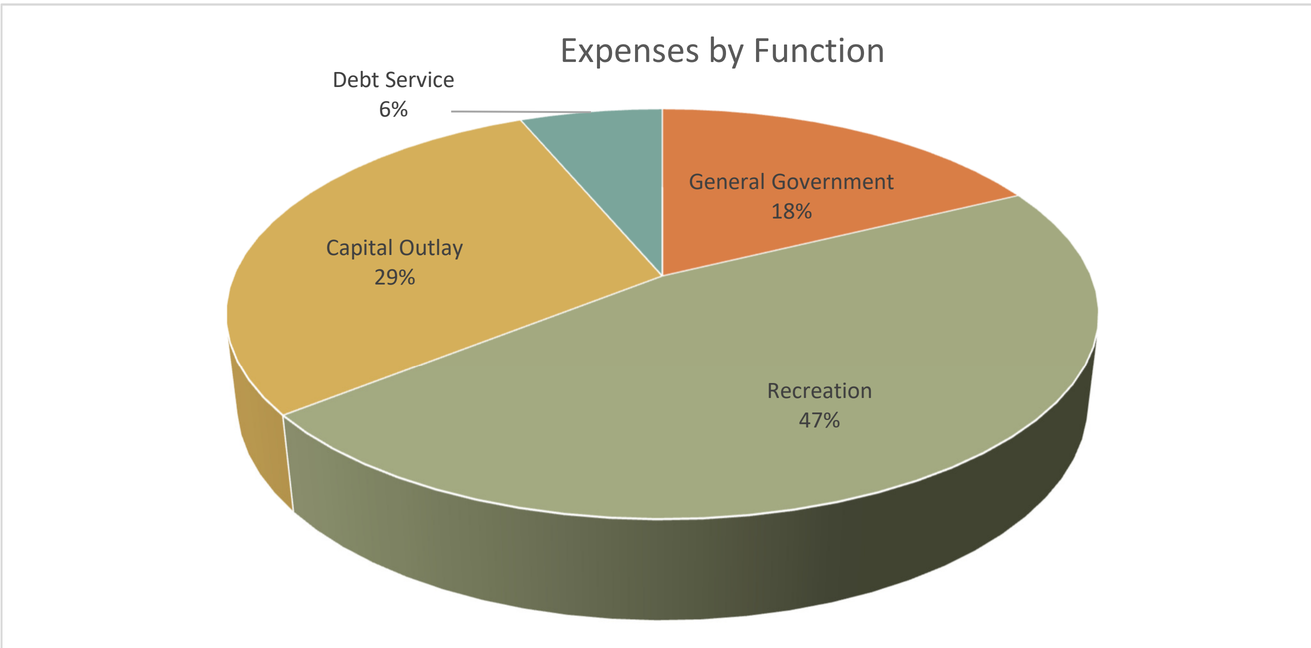
Program revenue in the Recreation Fund has increased by $627,317, or 32%, since 2015. Some of the individual programs that have grown the most over the past 10 years have been OASIS, which has seen a 28% increase, summer camps, which has seen a 154% increase, and youth athletics, which has seen a 287% increase. These figures illustrate the increased utilization of the Park District's services by residents as a cost-effective alternative for both recreation programs and child-care services.

Since 2015, Challenge Fitness has seen a 22% increase in revenue. Challenge Fitness was severely impacted by the COVID-19 pandemic. The shutdowns, restrictions, and changed consumer habits during the pandemic resulted in declines in revenue, most notably with fitness memberships. The District updated the membership structure in 2023 and purchased new fitness equipment to help revitalize the fitness center. Since the lows of the pandemic, fitness memberships have rebounded with 2024 revenue exceeding $600,000 for the first time. In 2025 fitness memberships saw a 24% increase from 2024. This growth was fueled by the completion of the Challenge Fitness expansion and renovation which has made it a state-of-the-art facility.

Prairie Bluff Golf Course has seen a 78% increase in revenue since 2015. During the pandemic, golf saw a boom in popularity as it was one of the few activities that was not affected by restrictions. The continued popularity of golf has resulted in an increase in golf revenue of over 80% over the 10-year period. The District also opened a brand-new, state-of-the-art covered driving range in 2024 that has been incredibly popular since its opening. In 2025, the covered driving range brought in over $600,000 in revenue. The increased golf activity has also had an impact on the restaurant and banquet sales. Since 2015, food service has seen an 4% increase in revenue.

Expense Analysis – Fiscal Year 2025

For the year ended December 31, 2025, expenses totaled $21,190,591 which is an increase of $132,956, or 1%, from the prior year. This increase is mostly attributed to increased operational costs due to increased programming, increased wage expenses, and increased costs of supplies.



Expense Type	2025	2024	2023	2022	2021
General Government	$3,762,849	$3,663,686	$3,490,671	$3,518,412	$3,087,896
Culture and Recreation	$9,859,198	$9,263,028	$8,666,502	$7,198,574	$6,394,219
Capital Outlay	$6,227,319	$6,780,834	$5,104,490	$3,426,524	$2,110,479
Debt Service	$1,341,225	$1,350,087	$1,195,642	$1,183,831	$1,039,144
Total Expenses	**$21,190,591**	**$21,057,635**	**$18,457,305**	**$15,327,341**	**$12,631,738**

Expense Analysis Cont.

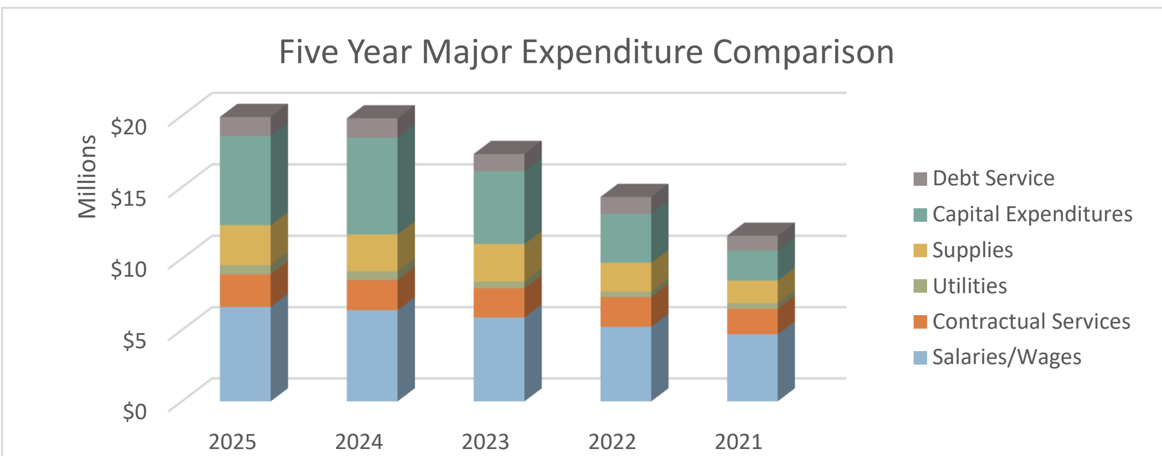
The largest component at 47% is the Recreation functions which include the costs of providing the activities, programs, and events offered to our residents. These costs are related to operating and maintaining the Prairie Bluff Golf course, Challenge Fitness, two outdoor pools, Gladys Fox Museum, and the Dellwood Park and Fairmont Community Centers. This also includes the costs related to the operation and marketing of the recreational activities provided by the District. Due to the demand for larger and more recreational programming, the operational costs for the District have increased. These increases are largely offset by the subsequent increase in programming revenue. The District also continues to see increased salary/wage expenses year over year largely due to the multi-year minimum wage increases. Part-time and seasonal staff represent 90% of the total employees for the District.

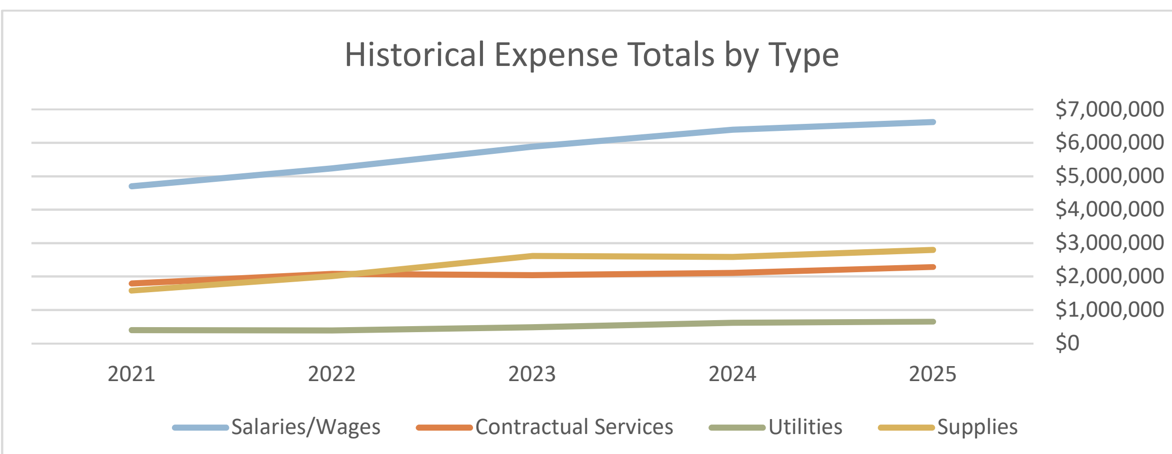
The second and third largest components of expenses are in the General Government function at 18% and the Capital Outlay function at 29%. These are the costs of maintenance and repairs for our parks, budgeted capital expenses, and administrative expenses. The final component at 6% is the debt service costs related to principal and interest payments for the District's debt.

Five Year Major Expenditure Comparison

The District's expenditures vary from year to year based on shifting priorities and needs. The District strives to minimize controllable expenses such as payroll and utilities; however, the increases in the Illinois minimum wage and rising costs of living have led to significant increases in wage expenses over the past five years with total wage expenses up 41% from 2021. The increase in recreational programming offered by the District and the addition of the covered driving range have also caused an increase in wage expenses.

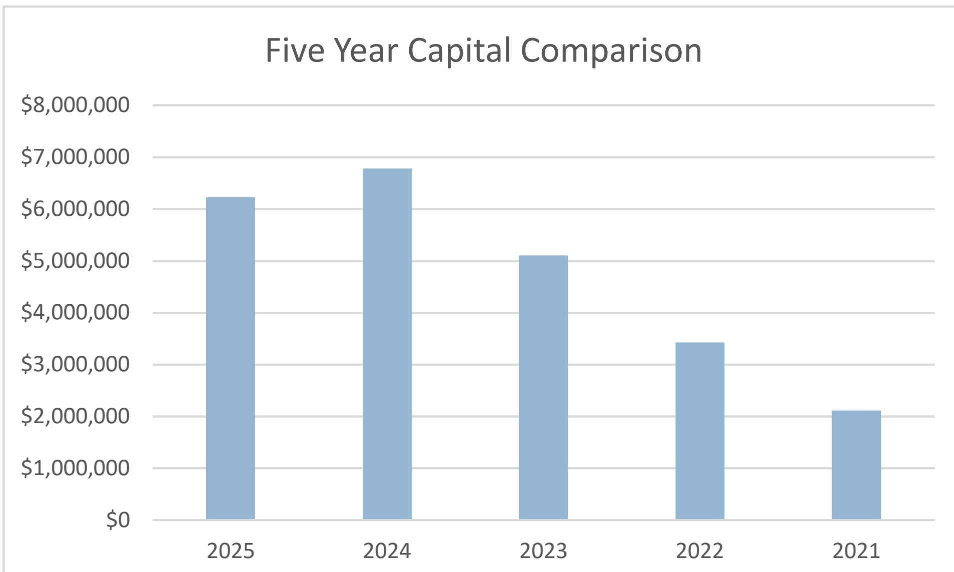
Along with wages, supplies expenses have increased over the past five years as the District returned to full operation following the COVID-19 pandemic. Increased supply costs and the increased usage of supplies due to more programming being offered has also contributed to higher expenses.





2025 Capital Highlights

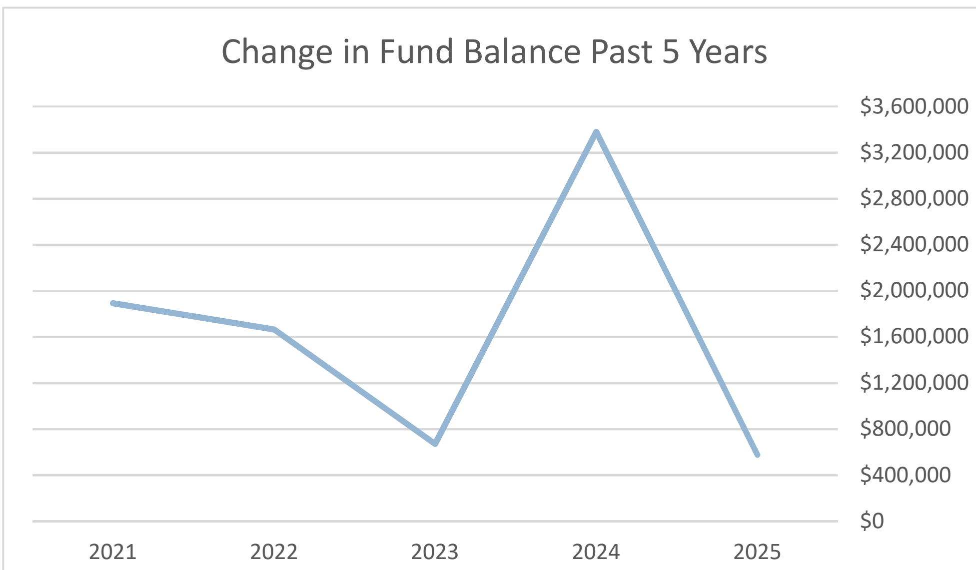
Over the past five-years, the District has continued to improve and add new facilities and parks. Some of the recent major capital projects are the Dellwood Park Community Center, Prairie Bluff covered driving range and pickleball courts, and the Challenge Fitness expansion project. The District began its next major capital project in 2025 with the start of the installation of solar panels on the roof of the DPCC.



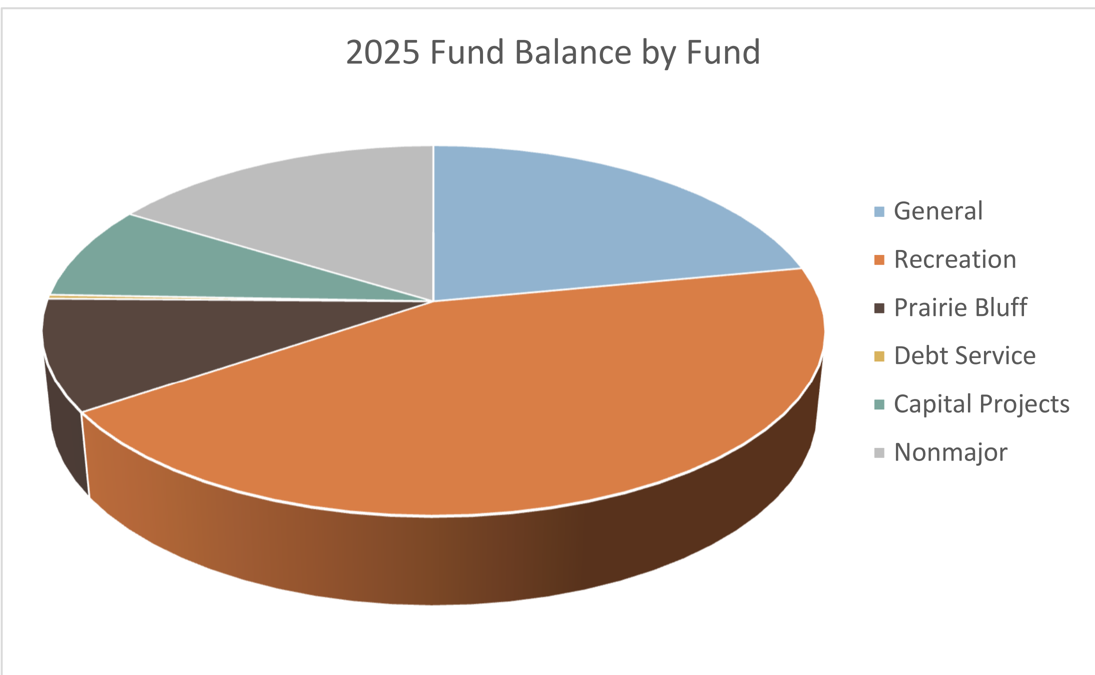
In 2025, the Park District completed $6,227,319 in capital projects. Land and Building Development made up 74% of capital spending for the year. This includes large capital projects such as the Challenge Fitness expansion project, parking lot/asphalt replacements, and playground replacements. Vehicle and equipment replacements made up 6% of capital spending for 2025. Some of the vehicles and equipment purchased include four Ford trucks, a Ford police interceptor, and two large utility trailers. The Park District has been able to utilize GovDeals to dispose of vehicles and equipment that have been declared as surplus which helps offset some of the cost of the replacements.

Fund Balance Analysis

The Park District has been able to fund most of its capital projects with operating funds and continues to increase fund balances. In 2025, the District completed $6,227,319 in capital projects while still adding over $500,000 to fund balances. The chart below illustrates the District's change in fund balance over the last five years. Over the past five years, the District has added over $1,000,000 on average to fund balance each year to be used for future capital improvements. The District has been able to achieve this by remaining fiscally responsible and maintaining a playground and asset replacement schedule.



The District's governmental funds reported combining ending fund balances of $20,031,732, which is an increase of $577,866, or 3%, from the previous year. The General Fund reported an increase in fund balance of $291,686, or 7%. The increase in both PPRT and interest revenue as well as some capital projects delayed to 2026 resulted in the increase in fund balance. The fund balance in the Recreation Fund increased by $249,145 in 2025, or 3%. This increase was largely due to an increase in developer contributions received in 2025. These funds are received from the developers of new developments in the District and are used to serve the immediate and future recreational needs of the residents of the development. There were also a few capital projects that were not fully completed in 2025 that resulted in an increase in fund balance. The fund balance in the Prairie Bluff Golf Course Fund increased by $649,829, or 50% in 2025. This is due to the continued popularity of golf resulting in more golf rounds revenue as well as the increase in driving range revenue following the opening of the new covered driving range as well as some capital projects that were not completed in 2025. The fund balance in the Capital Projects Fund decreased by $1,256,537, or 43% in 2025. This large decrease in fund balance was due to the budgeted use of bond proceeds remaining from the 2024 bond issuance that had increased the Capital Projects fund balance in 2024.



Major Initiatives

As a Park District, our parks and playgrounds are always a high priority. On average, the Park District is replacing 2-3 playgrounds each year. With the District's continued population growth and the changing demographics in existing neighborhoods, the District has made every effort to seek input from the residents when replacing existing playgrounds or adding new ones. This input has helped shape new park sites over the years. The Park District recently received a $600,000 OSLAD grant for the renovation of Crest Hill Memorial Park that was completed in 2025. In 2025, the Park District received over $750,000 in Federal, State, and local grant funding. Utilizing grant money has helped stretch local taxpayer money for other capital projects. Since the start of 2023, the District is scheduled to receive nearly $2,500,000 in grants. The District will continue to look for grant funding opportunities to benefit District taxpayers.

The District is the home to the top disc golf course in the State of Illinois for the past several years. In 2024 people traveled form 49 different states and 16 different countries to play this course. The course was built by volunteers and is the home to a pro shop that helps fund improvements to the course each year. There are several professional tournaments hosted by the pro shop each year. The District has teamed up with local business to offer discounts when a donation is made to the District to fund improvements to the disc golf course.

The Park District continues to expand special events with many of them free. Over 15,000 people visited Dellwood Park for the 4th of July firework show that was put on by the City of Lockport and over 10,000 people visited the Military History Weekend in September. Each year the District also has a haunted hayride on the weekends in October. This past year nearly 10,000 people visited Dellwood Park to enjoy this spectacular event. These are just a few examples of the many recreational activities that the Park District provides for residents.

The next major District initiative is the investment in environmentally friendly green technology infrastructure by means of solar power at the Dellwood Park Community Center. This project began in 2025 and is scheduled to be completed in 2026. The roof of the community center will have solar panels installed to cover the energy usage of the facility producing approximately 317,365 kWh per year. The annual Co2 emission reduction is nearly 122 metric tons which is the equivalent to planting 5,600 trees. The payback period is estimated just over 6 ½ years and will result in an overall savings of nearly $800,000 over the 30-year lifespan of the system.

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Lockport Township Park District

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Contact Us

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