



**OFFICE OF AUDITOR OF STATE**  
**STATE OF IOWA**

David A. Vaudt, CPA  
Auditor of State

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Des Moines, Iowa 50319-0004

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**NEWS RELEASE**

FOR RELEASE January 11, 2010

Contact: Andy Nielsen  
515/281-5834

Auditor of State David A. Vaudt today released an audit report on the Honey Creek Resort operated by Central Group Management, LLC for the period from inception (September 18, 2008) to June 30, 2009. The financial statements related to the operations of Honey Creek Resort are included as a part of an enterprise fund in the State of Iowa Comprehensive Annual Financial Report.

Honey Creek Resort reported operating revenues of \$3,104,679, which included \$1,344,054 from lodging, \$1,292,423 from restaurant operations and \$294,941 from golf course operations. Total operating expenses for Honey Creek Resort for the period totaled \$3,989,091, and included \$473,538 for lodging, \$1,346,295 for restaurant operations and \$459,996 for golf course operations. Honey Creek Resort reported an operating loss of \$884,412 for the period from September 18, 2008 to June 30, 2009.

A copy of the audit report is available for review in the Iowa Department of Natural Resources, in the Office of Auditor of State and on the Auditor of State's website at <http://auditor.iowa.gov/reports/index.html>.

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**HONEY CREEK RESORT  
OPERATED BY  
CENTRAL GROUP MANAGEMENT, LLC**

**INDEPENDENT AUDITOR'S REPORTS  
BASIC FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
SCHEDULE OF FINDINGS**

**JUNE 30, 2009**

## Table of Contents

		<u>Page</u>
Officials		3
Independent Auditor's Report		5
Basic Financial Statements:	<u>Exhibit</u>	
Statement of Net Assets (Deficit)	A	8
Statement of Revenues, Expenses and Changes in Net Assets (Deficit)	B	9
Statement of Cash Flows	C	10
Notes to Financial Statements		11-13
Supplementary Information:	<u>Schedule</u>	
Schedule of Revenues and Expenses by Department	1	16-17
Staff		18

**Honey Creek Resort**

**Officials**

Name

Title

**State**

Honorable Chester J. Culver  
Honorable Michael L. Fitzgerald  
Richard Oshlo  
Glen P. Dickinson

Governor  
Treasurer of State  
Interim Director, Department of Management  
Director, Legislative Services Agency

**Central Group Management, LLC**

Roberts H. Pace, Jr.  
Lee Fundanet  
Linda Caird

President - CEO  
Director of Operations  
Vice President Finance

**Iowa Department of Natural Resources**

Richard Leopold  
Patricia Boddy

Director  
Deputy Director

**Honey Creek Resort**



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Independent Auditor's Report

To the Board Members of the  
Natural Resource Commission:

We have audited the accompanying financial statements, listed as exhibits in the table of contents of this report, of Honey Creek Resort, Moravia, Iowa as of June 30, 2009, and for the period from inception (September 18, 2008) to June 30, 2009. These financial statements are the responsibility of Honey Creek Resort and Central Group Management, LLC, St. Cloud, Minnesota as its operations managers. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with U.S. generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Honey Creek Resort as of June 30, 2009, and the respective changes in financial position and cash flows, for the period from September 18, 2008 to June 30, 2009 in conformity with U.S. generally accepted accounting principles.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Honey Creek Resort's financial statements. The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information included in Schedule 1 has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

DAVID A. VAUDT, CPA  
Auditor of State

WARREN G. JENKINS, CPA  
Chief Deputy Auditor of State

November 9, 2009

**Honey Creek Resort**

## **Basic Financial Statements**

**Exhibit A**

---

Honey Creek Resort  
Statement of Net Assets (Deficit)  
June 30, 2009

<b>Assets</b>	
Current assets:	
Cash, cash equivalents and investments	\$ 165,924
Accounts receivable	76,527
Inventory	128,932
Prepaid expenses	108,945
Total current assets	<u>480,328</u>
<b>Total assets</b>	<u>480,328</u>
<b>Liabilities</b>	
Current liabilities:	
Accounts payable	369,534
Salaries payable	119,285
Unearned revenue	621,221
Accrued interest payable	126,293
Total current liabilities	<u>1,236,333</u>
<b>Net Assets (Deficit)</b>	
Unrestricted	<u>\$ (756,005)</u>

See notes to financial statements.

Honey Creek Resort

Statement of Revenues, Expenses and Changes in Net Assets (Deficit)

For the period from September 18, 2008 to June 30, 2009

Operating revenues:	
Lodging	\$ 1,344,054
Food and beverage	1,292,423
Golf course	294,941
Waterpark	132,954
Gift shop	40,307
Total operating revenues	<u>3,104,679</u>
Operating expenses:	
Lodging	473,538
Food and beverage	1,346,295
Golf course	459,996
Waterpark	197,566
Gift shop	41,281
General and administrative	841,761
Sales and marketing	443,854
Property operation/maintenance	184,800
Total operating expenses	<u>3,989,091</u>
Operating loss	(884,412)
Nonoperating expenses:	
Interest expense	<u>(836,239)</u>
Loss before capital contributions	(1,720,651)
Capital contributions from the Iowa Department of Natural Resources	<u>964,646</u>
Change in net assets	(756,005)
Net assets beginning of period	<u>-</u>
Net assets (deficit) end of period	<u>\$ (756,005)</u>

See notes to financial statements.

**Exhibit C**

## Honey Creek Resort

## Statement of Cash Flows

For the period from September 18, 2008 to June 30, 2009

Cash flows from operating activities:		
Guest receipts	\$ 3,620,277	
Other receipts	29,096	
Payroll disbursements	(1,894,307)	
Other operating disbursements	<u>(1,799,637)</u>	
Net cash used by operating activities		\$ (44,571)
Cash flows from financing activities:		
Capital contributions from the Iowa Department of Natural Resources		<u>210,495</u>
Net increase in cash and cash equivalents		165,924
Cash and cash equivalents beginning of period		<u>-</u>
Cash and cash equivalents end of period		<u><u>\$ 165,924</u></u>
<b>Reconciliation of operating loss to net cash used by operating activities:</b>		
Operating loss		\$ (884,412)
Adjustments to reconcile operating loss to net cash used by operating activities:		
Changes in assets and liabilities:		
(Increase) in accounts receivable	\$ (76,527)	
(Increase) in inventory	(84,727)	
(Increase) in prepaid expenses	(108,945)	
Increase in accounts payable	369,534	
Increase in salaries payable	119,285	
Increase in unearned revenue	<u>621,221</u>	
Total adjustments		<u>839,841</u>
Net cash used by operating activities		<u><u>\$ (44,571)</u></u>
Noncash financing activities:		
Inventory purchased by DNR		\$ 44,205
Interest expense paid by DNR		<u>709,946</u>
Total		<u><u>\$ 754,151</u></u>

See notes to financial statements.

Honey Creek Resort

Notes to Financial Statements

June 30, 2009

**(1) Summary of Significant Accounting Policies**

A. Reporting Entity

The Department of Natural Resources (DNR) began construction of Honey Creek Resort (Resort) during fiscal year 2006. On January 28, 2008, DNR contracted with Central Group Management, LLC to manage Honey Creek Resort. On September 18, 2008, Honey Creek Resort opened to the general public as a destination resort. The Resort consists of an 850-acre park which features a great lodge/hotel, conference center, restaurant, indoor water park and 18-hole golf course on the shores of Rathbun Lake. Other amenities include a boat ramp and 40-slip boat dock, multi-purpose trail system, picnic shelter, RV campground and natural playground for children.

Central Group Management, LLC (CGM) is a limited liability corporation located in St. Cloud, Minnesota. CGM is operated by the President and CEO along with a Chief Operating Officer. CGM has been in business 20 years providing hospitality management and development services to its clients. These services include recruiting, training and hiring resort staff, management of food and beverage services, golf course management, water park management, conferences and guest services, including reservations, lodging and housekeeping. In addition, CGM handles all day to day administration and maintenance of the resort facilities. CGM is also responsible for preparing the financial statements related to the operations of Honey Creek Resort.

These financial statements include only the financial activities of the Resort over which Central Group Management, LLC has discretionary control to use in carrying out the operations of Honey Creek Resort in accordance with the limitations of its charter, bylaws and contract with DNR.

Accordingly, these financial statements do not include capital assets and related depreciation expense. Also, the financial statements do not include the revenue bonds issued by Honey Creek Premier Destination Park Authority (Honey Creek Authority). However, the financial statements do include the interest expense related to the revenue bonds.

B. Basis of Accounting

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The accompanying financial statements have been prepared on the accrual basis of accounting in conformity with U.S. generally accepted accounting principles. Revenues are recognized when earned and expenses are recorded when a liability is incurred.

C. Assets, Liabilities and Net Assets

The following accounting policies are followed in preparing the basic financial statements:

Cash, Cash Equivalents and Investments – The cash balance of the Resort consists of deposits in various bank accounts established by CGM for the Resort. All accounts are held under the name of the Iowa Department of Natural Resources. The Resort maintains no investments outside of these bank accounts.

For purposes of the statement of cash flows, all short-term cash investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to known amounts of cash and, at the day of purchase, have a maturity date no longer than three months.

Inventory – Inventory is valued at cost which approximates market. The first-in/first-out (FIFO) cost flow method is used. Inventory consists of items purchased and held for resale or used in the preparation of food and beverages. The cost is recorded as inventory at the time individual inventory items are purchased. The inventory balance is adjusted monthly based on the perpetual inventory system and physical counts performed at month end to correlate with the consumption method.

Unearned Revenue – The Resort requires a deposit be paid at the time a reservation is made or a conference room is reserved. These deposits are accounted for as unearned revenue until the services are provided. When the services are provided, revenue is recognized. If an individual cancels at least 14 days prior to the event, the deposit will be returned. Cancellations within 14 days of the event will result in the deposit being forfeited and revenue being recognized, unless the event is rebooked for a later time.

The Resort issues gift cards which are loaded with a cash value at the time of purchase. The value of the card is the amount paid by the individual purchasing the card. When a gift card is sold, the collections are reported as unearned revenue. When gift cards are redeemed, the amount redeemed is recognized as revenue.

Accrued Interest Payable – Honey Creek Authority was created to issue revenue bonds to provide financing for the development of Honey Creek Resort. Interest on the revenue bonds is due on June 1 and December 1 and is payable from the pledged (net) revenues of Honey Creek Resort.

**(2) Cash, Cash Equivalents and Investments**

CGM deposits funds received by the Resort in several banks throughout the year. The balances in the various accounts at June 30, 2009 were entirely covered by federal depository insurance at the maximum amount allowed.

**(3) Unearned Revenue**

Unearned revenue at June 30, 2009 is as follows:

<u>Type</u>	<u>Amount</u>
Deposits	\$ 505,457
Gift cards	115,764
Total	<u>\$ 621,221</u>

**(4) Inventory**

Inventory at June 30, 2009 is as follows:

Type	Amount
Food and beverage	\$ 56,839
Golf pro shop	57,724
Gift shop	12,218
Waterpark	2,151
Total	<u>\$ 128,932</u>

**(5) Management Contract**

The Iowa Department of Natural Resources entered into a contract with Central Group Management, LLC for the operation of the Resort. The contract requires a flat management fee be paid by the Resort for these services through June 2013. In addition, for all fiscal years after 2010, the contract requires an additional management fee of 1% of income before management fees and fixed expenses up to an amount equal to the fixed portion. The management fee will not exceed an amount equal to two times the fixed portion for the fiscal year. During the period ended June 30, 2009, the management fee paid or accrued was \$137,700.

**(6) Revenue Bonds Payable**

The Honey Creek Authority issued Destination Park revenue bonds to provide financing for the development of Honey Creek Resort by the State of Iowa.

Pursuant to an Indenture of Trust among the Authority, the Iowa Department of Natural Resources, the Treasurer of the State of Iowa and Bankers Trust Company, N.A. (the "Trustee") the State of Iowa has pledged, as security for the revenue bonds issued by the Authority, amounts sufficient to cover the principal and interest requirements on the Authority's debt consisting of net revenues from Honey Creek Resort, if any.

Honey Creek Resort operations began on September 18, 2008. Pledged (net) revenue was not sufficient during the period ended June 30, 2009 to cover the interest expense of \$709,946 due on June 1, 2009.

**(7) Risk Management**

CGM has purchased insurance through commercial insurers to cover workers compensation, motor vehicle fleet, property damage and torts. There were no settlements during the period ended June 30, 2009.

**Honey Creek Resort**

## **Supplementary Information**

Honey Creek Resort

Schedule of Revenue and Expenses by Department

For the period from September 18, 2008 to June 30, 2009

	Lodging	Food and Beverage	Golf Course	Water Park
Operating revenues:				
Lodging	\$ 1,314,958	-	-	-
Food and beverage	-	1,292,423	-	-
Golf	-	-	294,941	-
Water park	-	-	-	132,954
Gift shop	-	-	-	-
Other	29,096	-	-	-
Total operating revenues	<u>1,344,054</u>	<u>1,292,423</u>	<u>294,941</u>	<u>132,954</u>
Operating expenses:				
Payroll	379,603	716,356	246,722	142,086
Supplies and maintenance	47,687	63,666	60,148	12,636
Equipment (non-capital)	-	-	99,432	1,329
Utilities	15,981	6,884	2,811	450
Uniforms and laundry	3,965	40,457	1,309	1,321
Cost of goods sold	18,976	496,519	43,773	38,867
Other professional services	7,326	14,772	-	-
Management fee	-	-	-	-
Travel and meals	-	3,661	4,691	737
Personnel training and human resources	-	1,880	-	-
Insurance	-	2,100	35	-
Commissions and bank charges	-	-	-	-
Advertising and promotion	-	-	-	-
Other	-	-	1,075	140
Total operating expenses	<u>473,538</u>	<u>1,346,295</u>	<u>459,996</u>	<u>197,566</u>
Operating income (loss)	<u>\$ 870,516</u>	<u>(53,872)</u>	<u>(165,055)</u>	<u>(64,612)</u>

See notes to financial statements.

Gift Shop	General and Administrative	Sales and Marketing	Property Operation/ Maintenance	Total
-	-	-	-	1,314,958
-	-	-	-	1,292,423
-	-	-	-	294,941
-	-	-	-	132,954
40,307	-	-	-	40,307
-	-	-	-	29,096
40,307	-	-	-	3,104,679
16,517	151,872	141,946	123,819	1,918,921
-	67,397	31,596	20,339	303,469
-	-	-	9,800	110,561
-	250,105	4,076	350	280,657
-	-	-	1,205	48,257
24,764	-	-	-	622,899
-	10,884	-	28,349	61,331
-	137,700	-	-	137,700
-	19,572	14,937	536	44,134
-	16,665	-	-	18,545
-	125,175	-	-	127,310
-	58,407	-	-	58,407
-	-	227,887	-	227,887
-	3,984	23,412	402	29,013
41,281	841,761	443,854	184,800	3,989,091
(974)	(841,761)	(443,854)	(184,800)	(884,412)

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Honey Creek Resort

Staff

This audit was performed by:

Deborah J. Moser, CPA, Manager  
James S. Cunningham, CPA, Senior Auditor II  
Joshua B. Ludwig, Staff Auditor  
Casey L. Johnson, Assistant Auditor



Andrew E. Nielsen, CPA  
Deputy Auditor of State

**HONEY CREEK RESORT  
OPERATED BY  
CENTRAL GROUP MANAGEMENT, LLC  
INDEPENDENT AUDITOR'S REPORT ON  
INTERNAL CONTROL OVER FINANCIAL REPORTING  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN ACCORDANCE WITH  
U.S. GENERALLY ACCEPTED AUDITING STANDARDS  
JUNE 30, 2009**

**Honey Creek Resort**

**Officials**

Name

Title

**State**

Honorable Chester J. Culver	Governor
Honorable Michael L. Fitzgerald	Treasurer of State
Richard Oshlo	Interim Director, Department of Management
Glen P. Dickinson	Director, Legislative Services Agency

**Central Group Management, LLC**

Roberts H. Pace, Jr.	President - CEO
Lee Fundanet	Director of Operations
Linda Caird	Vice President Finance

**Iowa Department of Natural Resources**

Richard Leopold	Director
Patricia Boddy	Deputy Director



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STATE OF IOWA

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Auditor of State

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Telephone (515) 281-5834 Facsimile (515) 242-6134

Independent Auditor's Report on Internal Control over  
Financial Reporting Based on an Audit of Financial Statements  
Performed in Accordance with U.S. Generally Accepted Auditing Standards

To the Board Members of the Natural Resource Commission:

We have audited the financial statements of Honey Creek Resort, Moravia, Iowa as of June 30, 2009, and for the period from inception (September 18, 2008) to June 30, 2009, and have issued our report thereon dated November 9, 2009 under separate cover. We conducted our audit in accordance with U.S. generally accepted auditing standards.

In planning and performing our audit, we considered Honey Creek Resort's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing our opinion on the effectiveness of Honey Creek Resort's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Honey Creek Resort's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of the control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects Honey Creek Resort's ability to initiate, authorize, record, process or report financial data reliably in accordance with U.S. generally accepted accounting principles such that there is more than a remote likelihood a misstatement of Honey Creek Resort's financial statements that is more than inconsequential will not be prevented or detected by Honey Creek Resort's internal control. We consider the deficiencies in internal control described in the accompanying Schedule of Findings to be significant deficiencies in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood a material misstatement of the financial statements will not be prevented or detected by the Honey Creek Resort's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. We do not believe the significant deficiencies described above are material weaknesses.

Honey Creek Resort's responses to findings identified in our audit are described in the accompanying Schedule of Findings. While we have expressed our conclusions on Honey Creek Resort's responses, we did not audit Honey Creek Resort's responses and, accordingly, we express no opinion on them.

This report, a public record by law, is intended solely for the information and use of the officials and employees of Honey Creek Resort and other parties to whom Honey Creek Resort may report, including the Iowa Department of Natural Resources and the officials, employees and citizens of the State of Iowa. This report is not intended to be and should not be used by anyone other than these specified parties.

  
DAVID A. VAUDT, CPA  
Auditor of State

  
WARREN G. JENKINS, CPA  
Chief Deputy Auditor of State

November 9, 2009

Honey Creek Resort

Schedule of Findings

For the period from September 18, 2008 to June 30, 2009

**Findings Related to the Financial Statements:**

**SIGNIFICANT DEFICIENCIES:**

- (A) Payroll – Segregation of Duties - Payroll information is entered by the personnel supervisor at Honey Creek Resort (Resort) for processing by a third party. The personnel supervisor has the ability to create a new employee, create and approve timesheets and process all payments to the employee.

Recommendation – To strengthen controls, the Resort should develop and implement procedures to segregate the duties of the personnel supervisor.

Response – Payroll change forms must be signed by the General Manager prior to any changes/additions/terminations being entered into the payroll system. Payroll change forms are signed and maintained in the employee files.

Department heads will review the payroll reports for their area of responsibility each pay period using a labor distribution report detailing all staff members.

The General Manager will review the payroll report for each pay period. All executive team staff payroll changes/additions are approved by the Central Group Management, LLC (CGM) Director of Operations.

CGM will review the new hires and changes report from the payroll system and test the system on a quarterly basis.

CGM provides a background screening on all new hires, reviews the labor distribution on a monthly basis and audits the employee files for accuracy.

Conclusion – Response accepted.

- (B) Inventory – Internal Controls - Inventory is maintained by various departments at Honey Creek Resort. Inventory is verified on a monthly basis by Resort staff. During our review of internal control over inventory of the two largest departments, the following items were noted:

1. Pro and Gift Shop

- a) Inventory is not entered into the inventory system when received. Packing slips are compared against the invoice by responsible Resort staff. However, the packing slips are not maintained with the invoice for documentation.
- b) Inventory count sheets are not currently initialed by Resort staff performing the counts. Also, there is no independent verification of the count sheets.

2. Food and Beverage

- a) Inventory count sheets are not currently initialed by Resort staff performing the counts. Also, there is no independent verification of the count sheets.
- b) Waste/spoilage reports are not maintained to assist in the reconciliation of beginning and ending inventory balances. Also, procedures are not in place to ensure items ordered are received and recorded.

Honey Creek Resort

Schedule of Findings

For the period from September 18, 2008 to June 30, 2009

Response –

1. Pro and Gift Shop

- Inventory is to be entered into the inventory system when received.
- Packing slips are to be attached to the invoice as backup.
- The inventory is to be counted and then verified by different staff members. Completed count sheets are to be initialed by both people and a copy forwarded to the General Manager for review.

2. Food and Beverage

- Inventory procedures have been updated and reflect the current department manager's procedures.
- The inventory will be counted and verified by different staff members. Completed inventory sheets are to be initialed by both people and a copy forwarded to the General Manager for review.
- The Chef will maintain a food waste/spoilage sheet in the kitchen area and train culinary employees on its proper use.
- The Food and Beverage Director will maintain a beverage waste/spoilage sheet in the bar area and train beverage employees on its proper use.
- All food and beverage products received are to be checked in by a qualified employee to ensure products are correct and in good condition. Products that are substandard or different from what was ordered should be refused.

Conclusion – Response accepted.