



# Tax Year 2024 Tax Levy Public Hearing

November 18, 2024

Dr. Ann Williams, SFO, Deputy Superintendent of Operations  
Dr. Frank Williams, Assistant Superintendent of Finance



# Agenda



- Tax Levy Timeline and Key Factors
- Tax Year 2024 Estimate
- Next steps



# Tax Levy Timeline



2024				2025
November 4	November 5	November	December 16	Spring
Estimated Tax Levy and Executive Memo Presented	Publish Truth In Taxation Hearing notice in local newspapers and website	Finance Committee presentation on 2024 Tax Levy Estimate  Board Meeting presentation of 2024 Tax Levy Hearing	Present Certification of 2024 Tax Levy	Property values and tax rates finalized by County Clerks and property taxes extended to taxpayers



# Levy vs Extension



- A tax levy is...

- The amount of money a taxing body (in our case a school district) **requests/asks** to be raised from property taxes.
- Most importantly, the tax levy is an ESTIMATE.

- A tax extension is...

- The actual dollar amount to be raised by property taxes.
- Calculated as follows: Levy extension = Prior year extension plus Consumer Price Index (CPI) increase (plus any new property).
- Determined in the Spring after the Equalized Assessed Values are known
- **U-46 records 50% of the previous tax year & 50% of current tax year in fiscal year revenue.**

- School District's receive...

- **no more than requested and no more than entitled by Property Tax Extension Limitation Law (PTELL)**



# What Factors are used to Calculate a Tax Levy?



## ■ Known Inputs

- ▶ 2023 Tax Extension (excluding bonds) = \$337,157,876
- ▶ Consumer Price Index (CPI) = 3.40%
- ▶ Maximum Levy Extension (excluding bonds and new property) for 2024 = \$348,621,244
- ▶ TIFs

## ■ Unknown Inputs

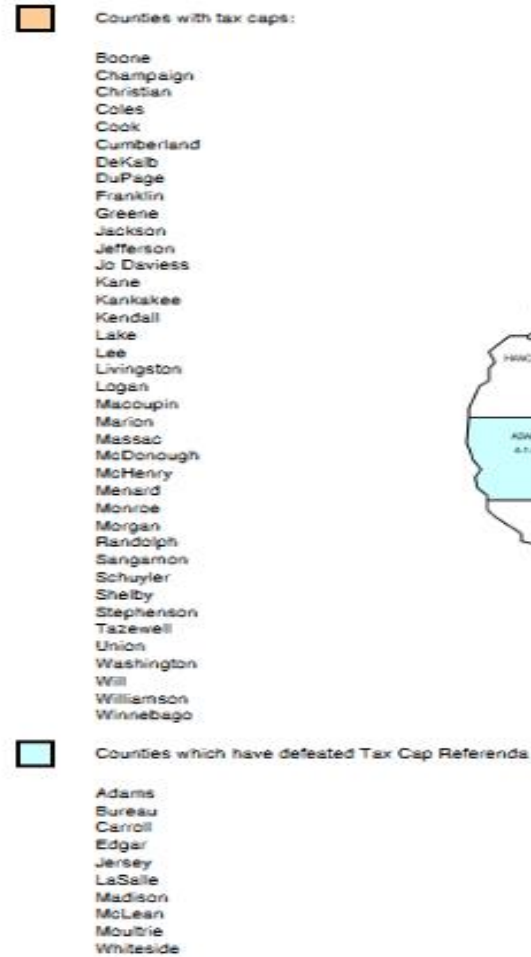
- ▶ New Actual Equalized Assessed Valuation (EAV)
- ▶ New Limiting Rate
- ▶ New Property
- ▶ Annexation, Exemptions, etc.



# Property Tax Extension Limitation Law (PTELL)



Chapman and Cutler LLP  
Attorneys at Law · Focused on Finance®

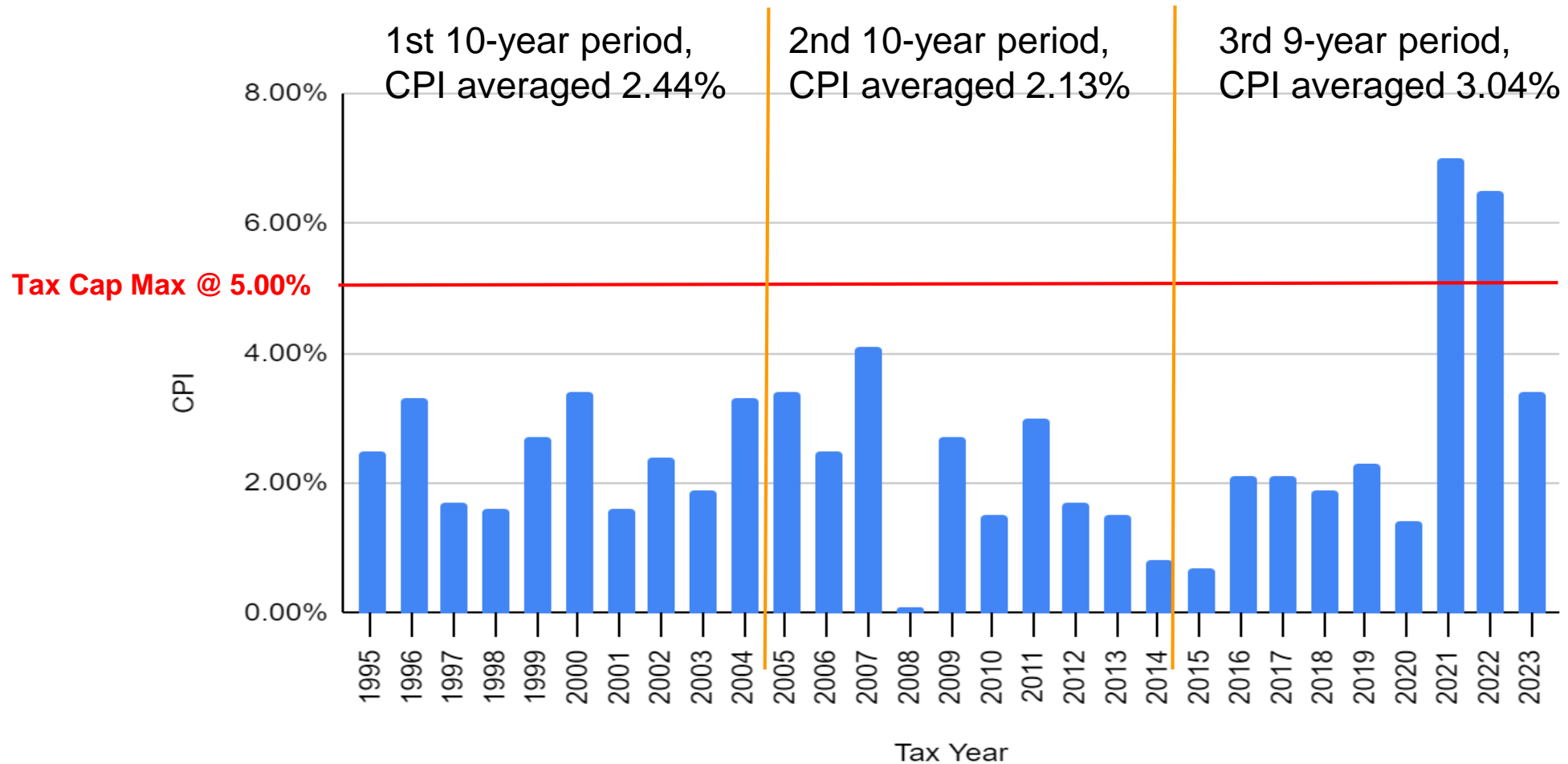


As of April 7, 2015 (Consolidated Election)





# Historical Consumer Price Index (CPI)

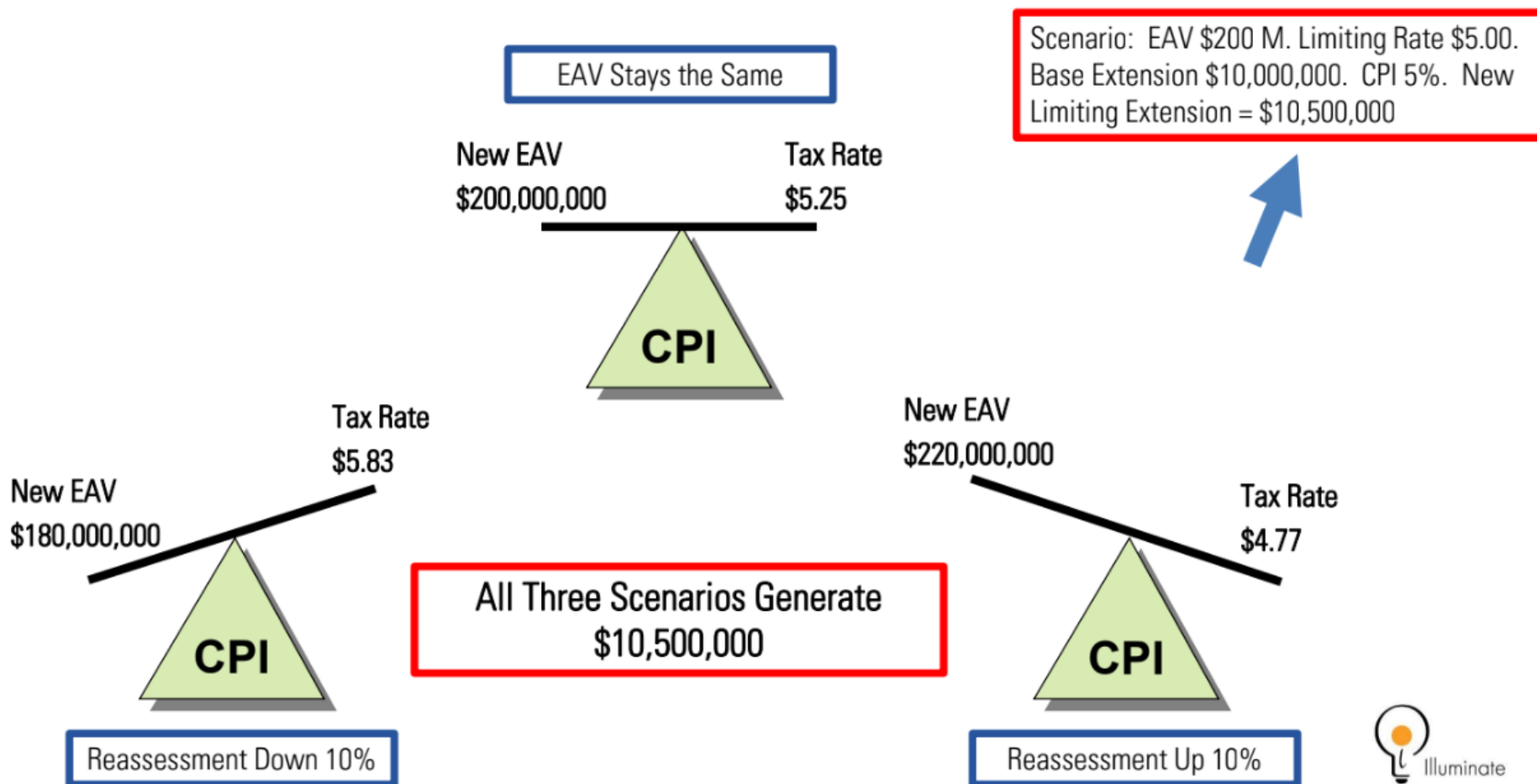


CPI latest reading (August) = 2.5%



# EAV, CPI, and Tax Rate Correlation

## EAV Change, CPI and Tax Rate – An Example

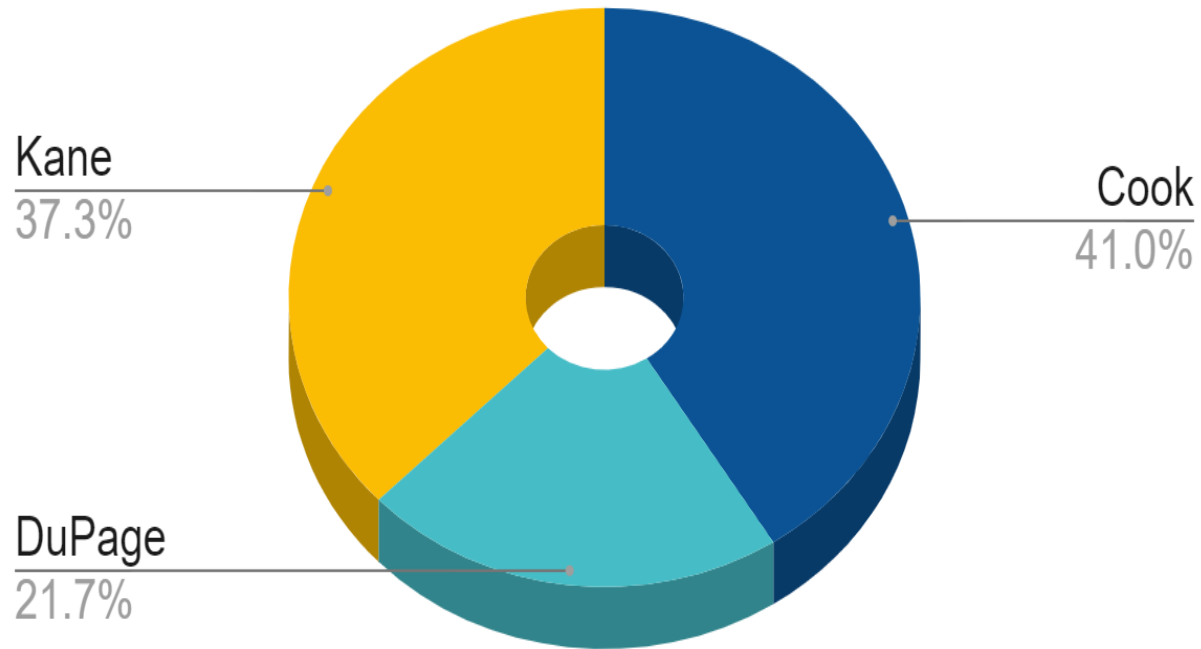




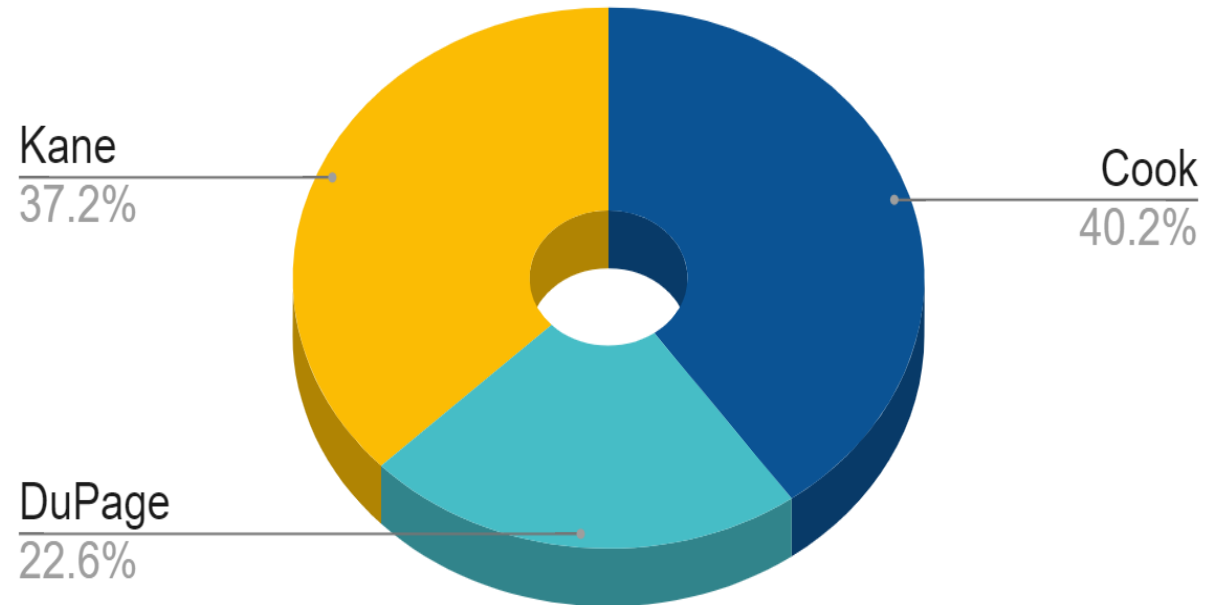
# U-46 Three County Overlap



Tax Year 2022



Tax Year 2023





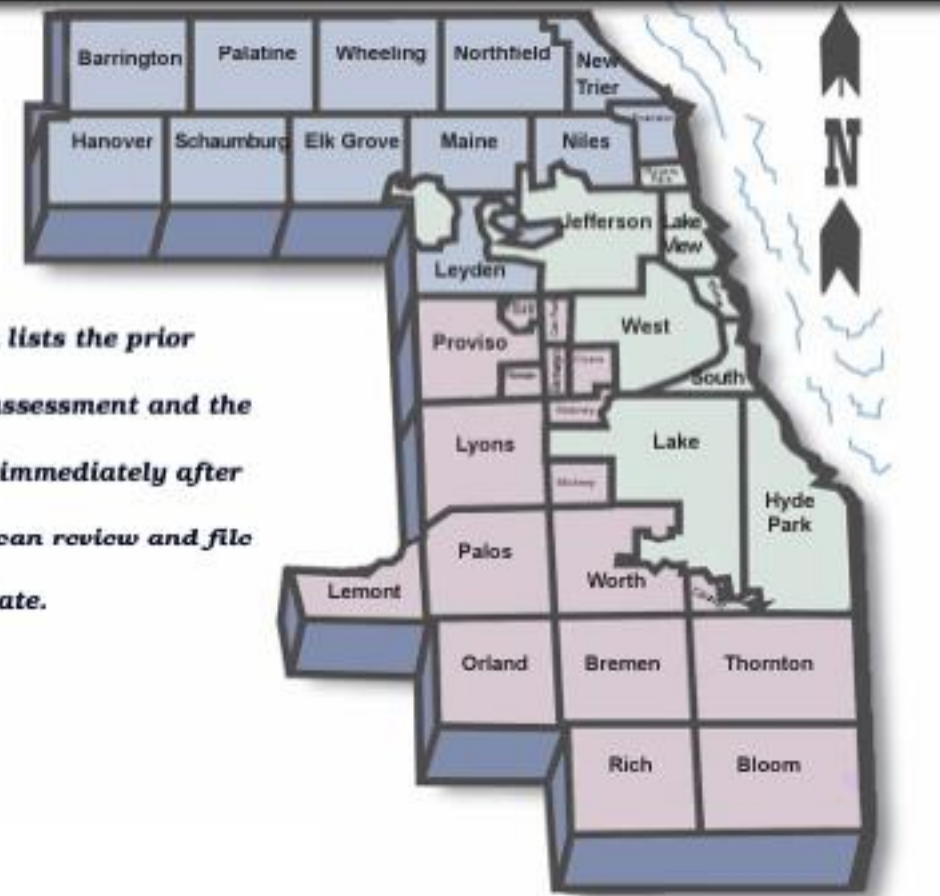
# Assessing Home Values



## Assessment

- Determines the property value and is usually conducted by a government assessor.
- The assessor uses the assessed value to calculate the taxes owed on your home.

*Cook County property is reassessed once every three years. The Assessor will send out a notice to each property owner which lists the prior assessment, the proposed assessment and the filing deadline. Contact us immediately after receiving this notice so we can review and file a timely appeal if appropriate.*





# Estimated Property Evaluations



	Tax Year 2024			
	<b>Cook</b>	<b>Kane</b>	<b>DuPage</b>	Estimated total w/out new construction
Estimated Assessed Evaluation	2,822,618,388	2,785,510,100	1,653,219,839	7,261,348,327
Estimated % Increase	6.10%	13.00%	10.22%	9.77%





# Equalized Assessed Valuation (EAV) and New Property

	EAV	New Property	Total EAV	% Inc w/ New Property
2013	4,094,245,737	15,086,267	4,109,332,004	0.37%
2014	4,054,505,759	15,661,090	4,070,166,849	0.39%
2015	4,108,815,351	19,405,162	4,128,220,513	0.47%
2016	4,577,643,563	14,854,783	4,592,498,346	0.32%
2017	4,727,831,086	15,679,653	4,743,510,739	0.33%
2018	4,785,580,117	25,959,926	4,811,540,043	0.54%
2019	5,236,971,833	31,129,132	5,268,100,965	0.59%
2020	5,372,966,222	20,025,649	5,392,991,871	0.37%
2021	5,341,376,628	36,438,231	5,377,814,859	0.68%
2022	6,080,713,889	30,867,498	6,111,581,387	0.51%
2023	6,625,281,903	96,993,199	6,722,275,102	1.46%

**New Property Estimate  
EAV for Tax Year 2024**

**\$55,181,137**

**10 year average of  
new property**

30,7010,432

**5 year average  
of new property**

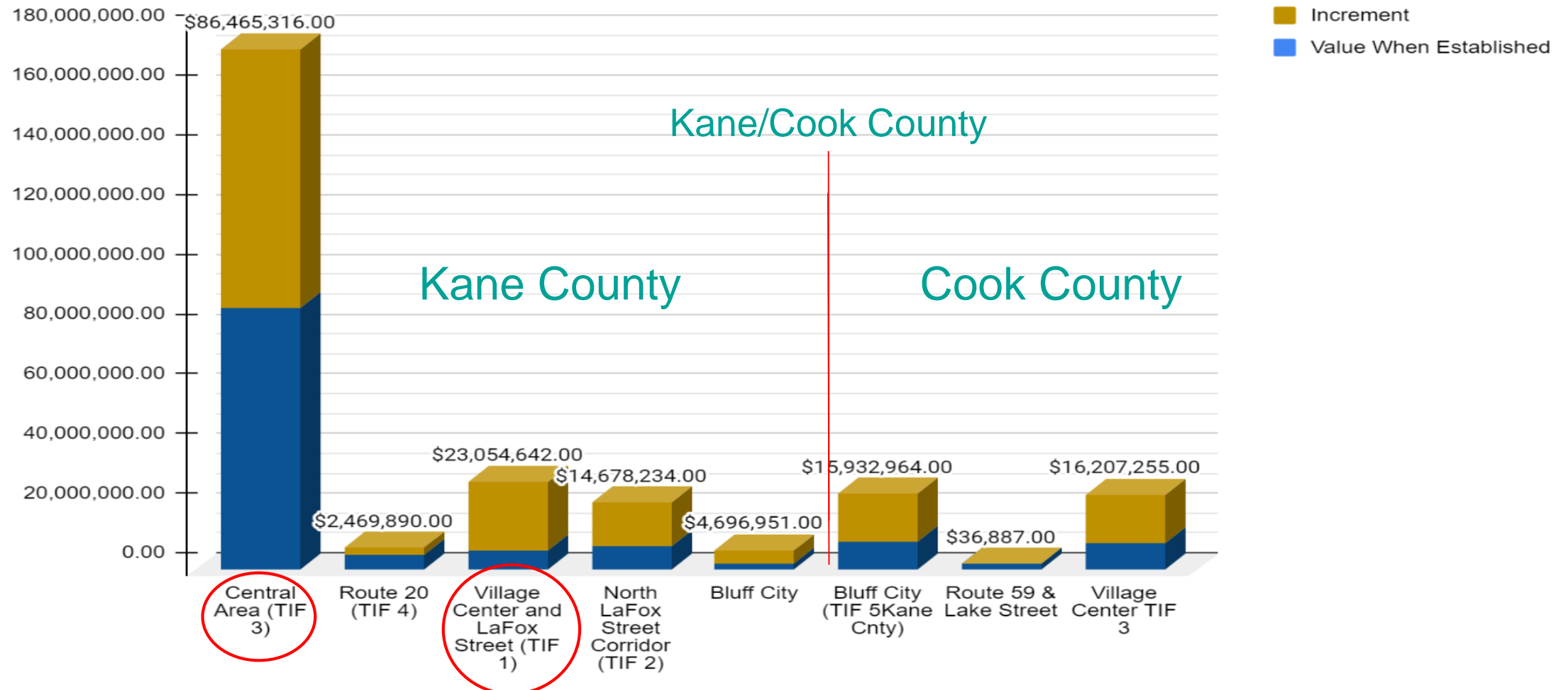
43,090,742



# Tax Increment Financing (TIF)



Values of Tax Increment Financing Districts Impacting U-46

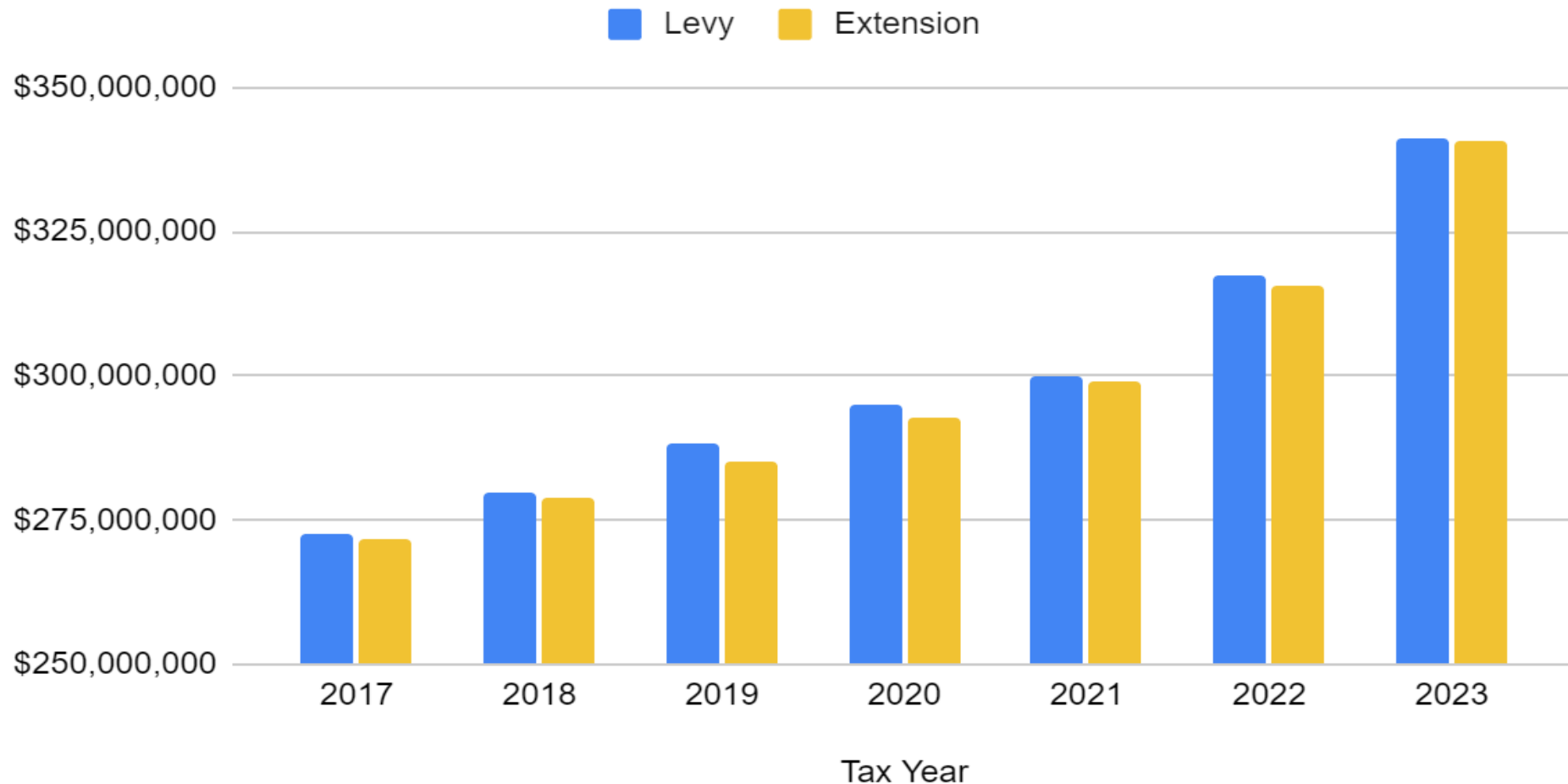




# Tax Levy vs. Extension (what we ask for vs. what is billed to taxpayers)



Levy vs Extension







**Tax Year 2024  
Estimated Tax  
Levy:  
Understanding  
our WHY**



# Tax Revenue as Part of FY25 Revenue

FY25 Budget Revenue Breakdown

Federal Aid

8.4%

Categoricals/Other State...

4.2%

Evidence Based Funding

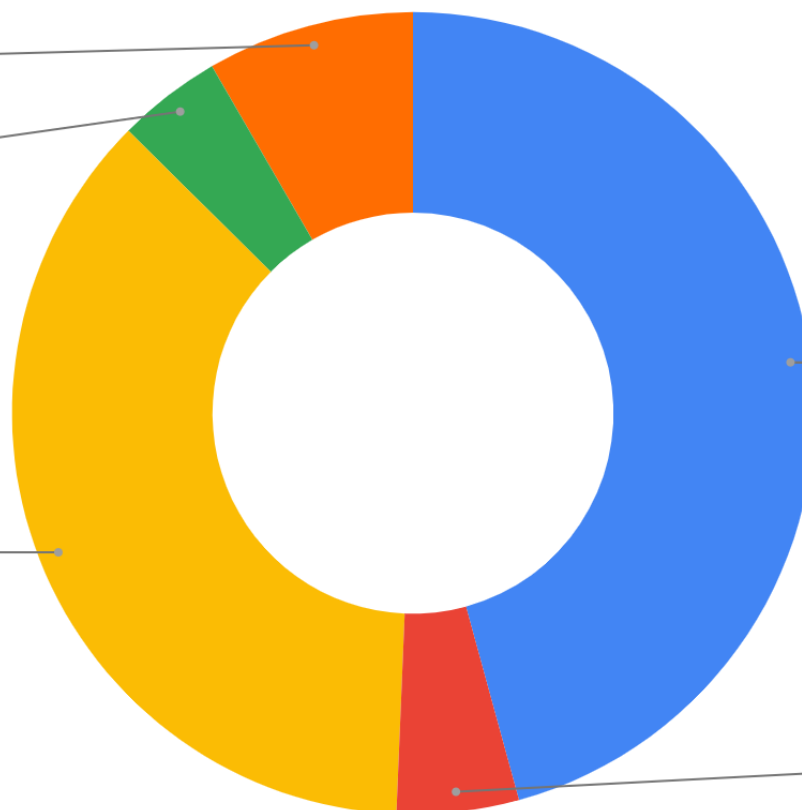
36.8%

Taxes

45.7%

Other Local

4.9%





# Tax Year 2024 Estimated Levy



Estimated  
Assessment w/  
new property:  
\$7,316,490,103

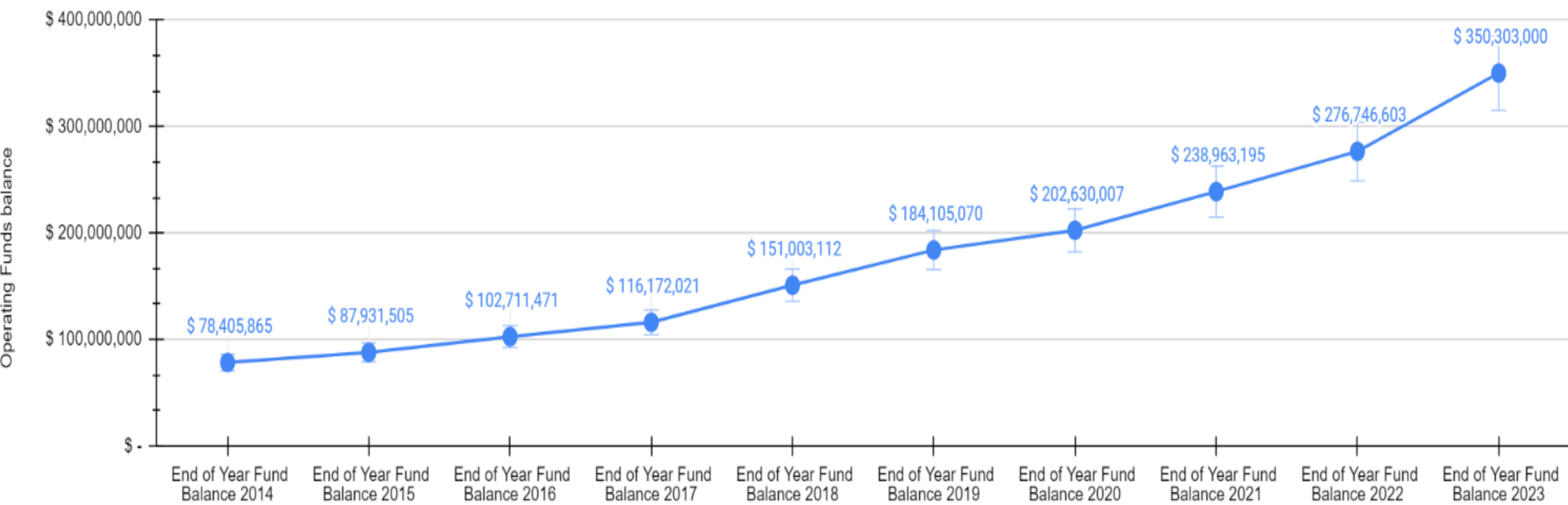
Fund	December '24 Levy
Education	\$232,516,489
Operations & Maintenance	\$44,086,963
Transportation	\$11,318,144
Working Cash	\$3,279,970
Municipal Retirement	\$2,542,593
Social Security	\$3,016,399
Fire Prevention & Safety	\$5,884,081
Tort Immunity	\$9,347,873
Special Education	\$41,857,407
<b>Capped Levy Total</b>	\$353,849,919
Bond & Interest	\$23,007,865
<b>Actual Levy Total</b>	\$376,857,784



# Understanding the why: Year End Operating Fund Balances



10 Year Operating Funds Balance Review



FY23 Cash and Investments to Expense Ratio	0.71
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# Understanding the why: Fund Balances



<b>Fund</b>	<b>Estimated End of Year Fund Balance June 2024</b>
<b>10 Educational</b>	305,439,731
<b>20 Operations</b>	91,980,748
<b>40 Transportation</b>	28,041,176
<b>Operating Funds balance</b>	<b>\$425,461,655</b>
<b>30 Debt Service</b>	27,012,361
<b>50 IMRF/Social Security</b>	18,471,365
<b>60 Capital Projects</b>	115,214,779
<b>66 Developers Fees</b>	5,249,160
<b>70 Working Cash</b>	110,888,201
<b>80 Tort</b>	1,089,322
<b>90 Fire &amp; Safety</b>	16,984,317
<b>All funds balance</b>	<b>\$ 720,371,160</b>



# Understanding the why: Fund 50 (IMRF/SS)



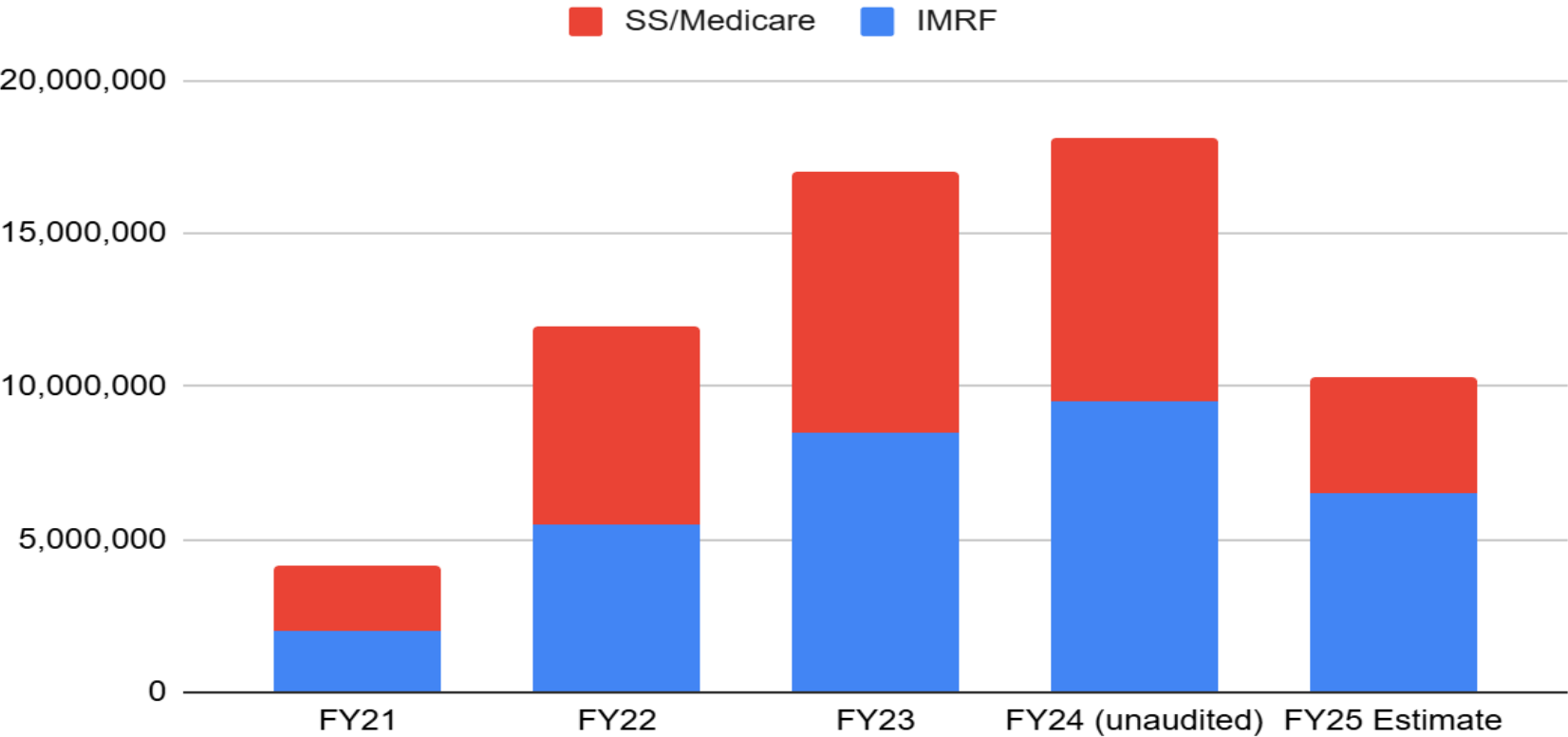
## IMRF/Social Security Fund (Fund 50):

Expenditures are associated with paying for expenditures associated with the Illinois Municipal Retirement Fund, Social Security, and Medicare. Revenue comes from taxes and Personal Property Replacement Tax (PPRT), which is decreasing this year. It is a restricted fund.

Tax Year 2024 IMRF Levy: \$2,542,593.00

Tax Year 2024 SS Levy: \$3,016,399.00

Fund 50: IMRF/SS/Medicare Analysis





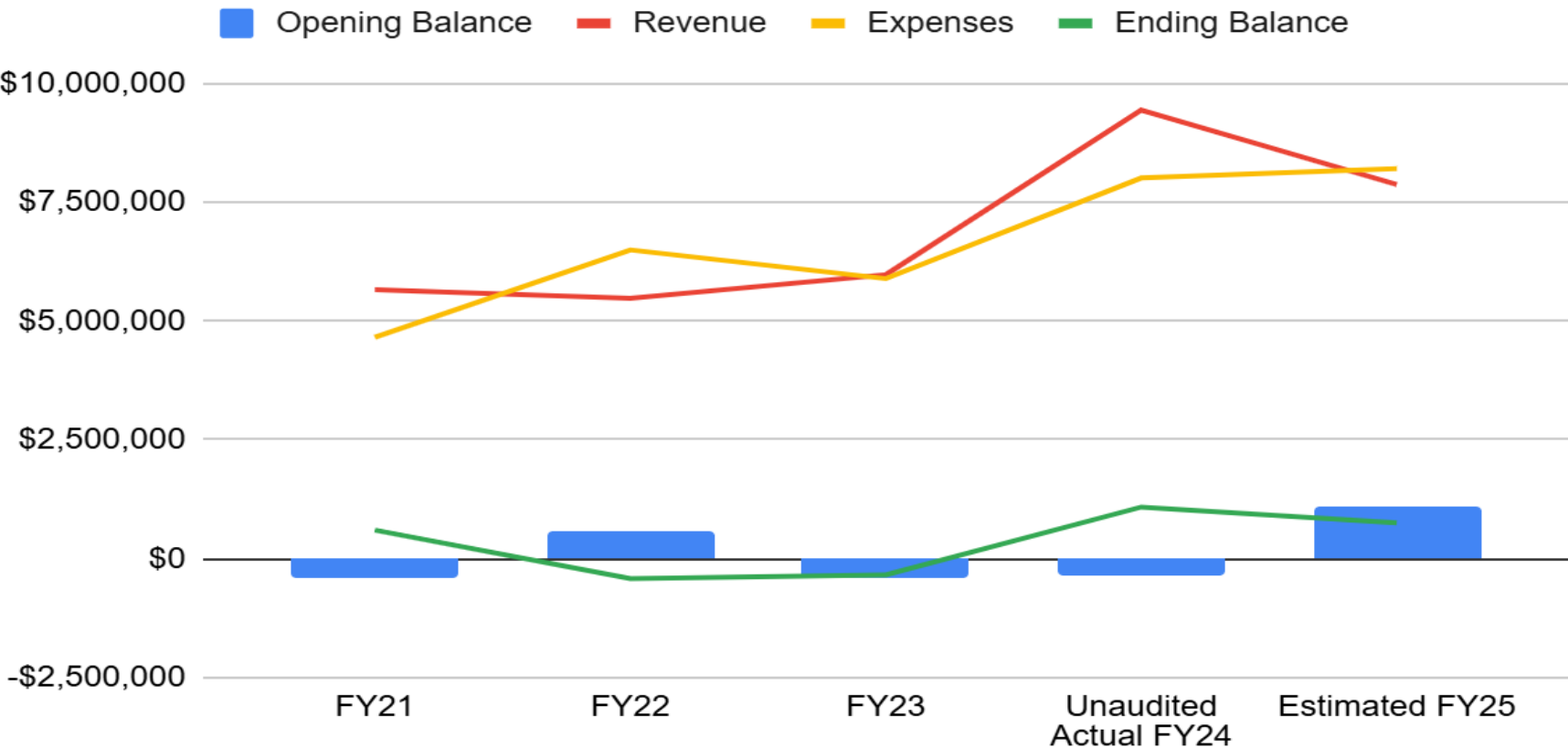
# Understanding the why: Fund 80 (Tort)



Tax Year 2024 Tort Levy: \$9,347,873

**Tort Fund (Fund 80):**  
Expenditures are associated with managing Risk for the District. Tax revenue is the only revenue received for the fund. It is a restricted fund.

Tort Fund (Fund 80) Fund Balance Analysis







## 2024 Tax Levy Wrap-up



# Truth in Taxation



<b>Fund</b>	<b>Tax Year 2023 Extension</b>	<b>December 2024 Levy</b>	<b>% inc/decrease</b>
Education	\$220,965,244.64	\$232,516,489	5.23%
Operations & Maintenance	\$45,435,150.93	\$44,086,963	-2.97%
Transportation	\$10,133,792.59	\$11,318,144	11.69%
Working Cash	\$3,148,193.04	\$3,279,970	4.19%
Municipal Retirement	\$1,720,573.87	\$2,542,593	47.78%
Social Security	\$2,175,344.37	\$3,016,399	38.66%
Fire Prevention & Safety	\$5,616,789.43	\$5,884,081	4.76%
Tort Immunity	\$7,787,046.20	\$9,347,873	20.04%
Special Education	\$40,175,741.31	\$41,857,407	4.19%
Capped Levy Total	\$337,157,876.38	\$353,849,919	4.95%



# Tax Levy 2024 Impact to Homeowners



	Cook County		Kane County		DuPage County	
<b>2023 Fair Cash / Market Value Home</b>	<b>\$231,406</b>		<b>\$264,283</b>		<b>\$218,201</b>	
<b>Estimated 2024 Fair Cash Value Home</b> Includes EAV % Change	<b>\$253,621</b>		<b>\$289,654</b>		<b>\$239,148</b>	
<b>Total Assessed Value</b>	<b>\$25,362</b>	10.00%	<b>\$96,551</b>	33.30%	<b>\$79,716</b>	33.30%
<b>State Equalization Multiplier</b>	<b>\$76,500</b>	3.0163	<b>\$96,551</b>	1.00	<b>\$79,716</b>	1.00
<b>Homestead Exemption</b>	<b>\$10,000.00</b>		<b>\$8,000.00</b>		<b>\$8,000.00</b>	
<b>Net Equalized Assessed Value</b>	<b>\$66,499.69</b>		<b>\$88,551.39</b>		<b>\$71,716.10</b>	
<b>Estimated Change in Tax Payment for 2024*</b>	<b>\$73.13</b>		<b>\$47.90</b>		<b>\$46.24</b>	

\*This is an estimate for the School District Unit 46 portion of the tax bill.



# U-46's 2024 Tax Levy



Although the District plans to request a 4.95% increase, the estimated increase to be received by the district not including new property is approximately \$11.4 Million or 3.40%.



**The County Treasurers will reduce the amount requested so that it does not exceed a 3.40% (excluding new property) increase as required by law.**



# In Summary...



- Illinois school districts request more than they will receive due to the unknown factors in the tax extension process.
- U-46 is requesting an increase of 4.95% for capped funds. The debt service levy will remain stable as promised.
- Once the final EAVs are determined, the County Treasurer will reduce the total amount extended to 3.40% in accordance with Property Tax Extension Limitation Law.
- The Counties will determine the final extensions and rates in Spring 2025.





**Questions?**