

2026 Tentative Tax Levy

Homer CCSD 33C

A dark blue diagonal graphic that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.

Timeline

October Board of Education Meeting (10/27/26)

Tentative Levy Presented at least 20 days prior to adoption

November Board of Education Meeting (11/17/26)

7:00pm - Adoption of Levy, and Levy Resolutions

Last Tuesday in December (12/29/2026)

Deadline for Levy to be Filed with County Clerk

Definitions

PTELL(Property Tax Extension Limitation Law):

Limits the extension increase to CPI or 5%, whichever is less.

CPI - specifically, CPI-U (Consumer Price Index for All Urban Consumers):

The rate of inflation for the previous (2025) calendar year.

The lesser of this amount (2.7%), or 5%, is used as the PTELL cap (%) for our extension collected during the (2027) calendar year.

Limiting Rate: The calculated total allowable tax rate for all funds limited under PTELL.

Bond and Interest Rate:

The rate for bond and interest payments; this is in addition to the limiting rate, and OUTSIDE the PTELL limit.

Levy: Total taxes requested.

Extension:

The amount of taxes calculated due by the clerk's office: total taxes billed. This is always LESS or EQUAL to the Levy amt.

Truth in Taxation:

State law that requires public notice and hearing if the levy is expected to exceed 105% of the previous year's extension.

Estimates

EAV = Estimate from County Supervisor of Assessments is \$2,008,466,602 or a 14.8% increase from last year's total EAV - this does not include new construction or exemptions; use 9% (\$1,907,134,455).

Total estimated market value is 3X EAV, or \$5,721,403,366 using above number.

Estimated New Construction EAV from County Supervisor of Assessments: \$11,404,400; use \$12M.

Total estimated new construction market value is:
\$34,213,200.

Since the limiting rate is based on the previous year's extension, underlevying based on incorrect estimates has a negative compounding effect year after year.

Computing the Limiting Rate and Levy

Variables Needed:

Prev Year's Capped Extension (\$ 61,254,009)

CPI (2.7%) - lesser of 2.7% CPI or 5%

EAV Increase (Unknown, only have estimates)

New Construction (Unknown, only have estimates)

Limiting Rate (LR) Computation:

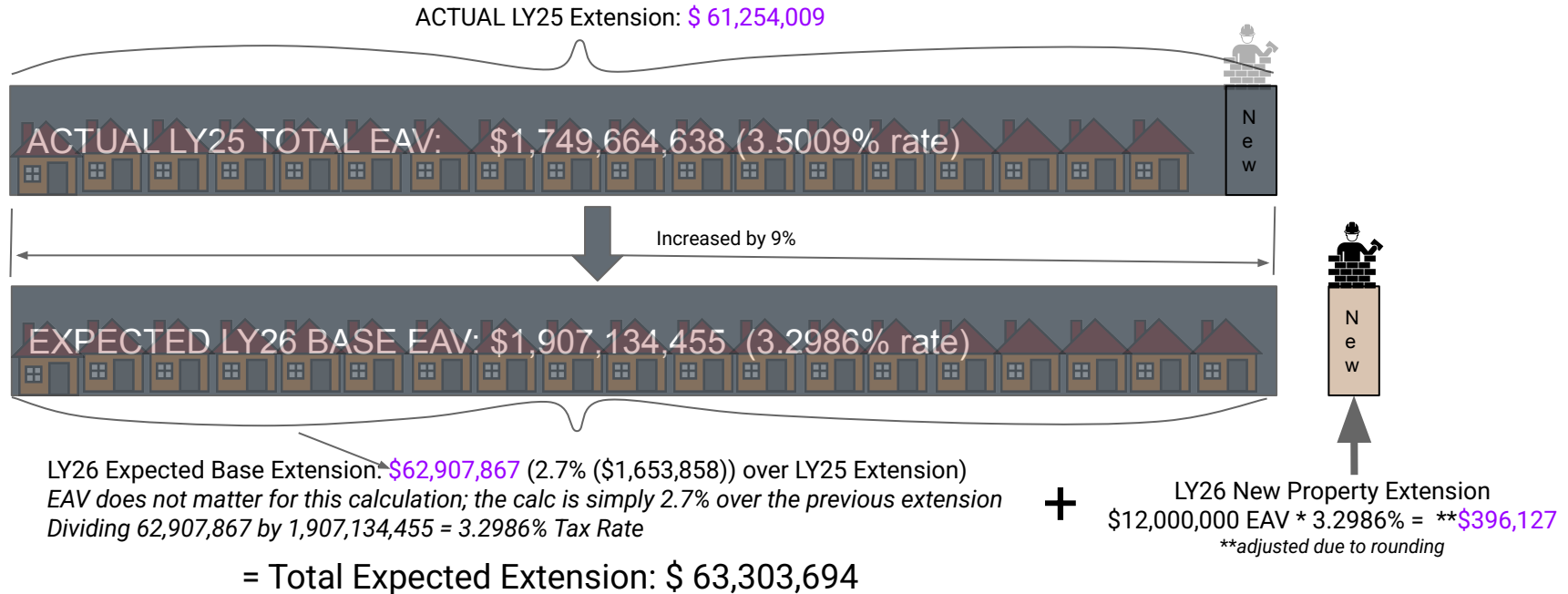
$$\text{LR} = \frac{\text{Prev Year's Extension} * (1 + \text{CPI})}{\text{New EAV} - \text{New Construction}}$$

Limiting rate captures effect of new construction beyond CPI

Aggregate Levy Computation:

$$\text{Total Levy Amount} = (\text{New EAV} * \text{LR}) + \text{B\&I Levy Amount}$$

Effect of New Construction



Effects of Estimates on the Levy – LY26

				New Property				
EAV Inc	10,000,000	12,000,000	14,000,000	38,000,000	40,000,000	42,000,000	44,000,000	46,000,000
0%	63,267,410	63,339,318	63,411,227	64,274,128	64,346,037	64,417,945	64,489,854	64,561,762
1%	63,263,850	63,335,046	63,406,243	64,260,601	64,331,798	64,402,994	64,474,191	64,545,387
2%	63,260,360	63,330,858	63,401,357	64,247,339	64,317,838	64,388,336	64,458,835	64,529,333
3%	63,256,938	63,326,752	63,396,566	64,234,334	64,304,149	64,373,963	64,443,777	64,513,591
4%	63,253,581	63,322,724	63,391,867	64,221,580	64,290,723	64,359,866	64,429,008	64,498,151
5%	63,250,289	63,318,773	63,387,257	64,209,068	64,277,553	64,346,037	64,414,521	64,483,005
6%	63,247,058	63,314,896	63,382,735	64,196,793	64,264,631	64,332,469	64,400,308	64,468,146
7%	63,243,888	63,311,092	63,378,297	64,184,747	64,251,951	64,319,155	64,386,359	64,453,564
8%	63,240,777	63,307,359	63,373,941	64,172,924	64,239,506	64,306,088	64,372,670	64,439,252
9%	63,237,723	63,303,694	63,369,665	64,161,318	64,227,289	64,293,260	64,359,231	64,425,202
10%	63,234,724	63,300,095	63,365,467	64,149,923	64,215,294	64,280,666	64,346,037	64,411,408
11%	63,231,779	63,296,562	63,361,344	64,138,733	64,203,516	64,268,298	64,333,080	64,397,863
12%	63,228,887	63,293,091	63,357,295	64,127,743	64,191,947	64,256,151	64,320,355	64,384,559
13%	63,226,016	63,289,682	63,353,318	64,116,948	64,180,584	64,244,220	64,307,855	64,371,491
14%	63,223,166	63,286,832	63,349,411	64,106,342	64,169,420	64,232,497	64,295,575	64,358,652
15%	63,220,513	63,283,042	63,345,571	64,095,920	64,158,899	64,221,977	64,284,055	64,346,037
16%	63,217,818	63,279,808	63,341,798	64,085,679	64,147,779	64,209,857	64,271,649	64,333,639
17%	63,215,168	63,276,629	63,338,089	64,075,612	64,137,072	64,198,552	64,259,993	64,321,453
18%	63,212,564	63,273,504	63,334,443	64,065,716	64,126,655	64,187,595	64,248,574	64,309,473
19%	63,210,004	63,270,431	63,330,858	64,055,986	64,116,413	64,176,841	64,237,268	64,297,695

Any amount in red
requires Truth in
Taxation actions

Levy amount
requested:
\$64,309,473; this is
\$1,005,779 over
expected extension

Expected property tax extension approx: \$ 63,303,694

Composed of last year's extension amount:

Expected increase from LY25 due to CPI:

Expected increase from LY25 due to new property :

\$61,254,009

\$ 1,653,858

\$ 396,127

Allocating the Levy

Amount of Levy

Educational	\$ 53,001,715	Fire Prevention & Safety *	\$ 0
Operations & Maintenance	\$ 8,506,875	Tort Immunity	\$ 514,344
Transportation	\$ 400,000	Special Education	\$ 600,680
Working Cash	\$ 0	Leasing	\$ 0
Municipal Retirement	\$ 668,647		\$ 0
Social Security	\$ 617,212	Other	\$ 0
		Total Levy	\$ 64,309,473

Request (Levy): \$64,309,473

Expect (Taxes Extended) : \$63,303,694

Individual levy amounts might still be adjusted prior to final levy.

Tax Rate

Tax rate can be calculated once you know the levy amounts and the EAV by dividing the levy amount by the EAV.

Assuming an estimated EAV increase of 9% to \$1,907,134,455 and new construction of \$12,000,000 - gives us a total 2026 estimated EAV: \$1,919,134,455.

Total 2026 estimated capped extension: \$63,303,694

Limiting rate for capped funds: 3.2986%

Estimated non-capped Extension (B&I): 0

Estimated tax rate for non-capped funds: =0.0%

Total Estimated Tax Rate: 3.2986%

District Portion of a Property Tax Bill

Estimated Levy impact on a \$400,000 LY25 Home

	2025 Extension	2026 Levy Estimated
Market Value	400,000	436,000 (+9%)
Assessment Level	33.3%	33.3%
Assessed Value –homestead exemption	133,333 -8,000	145,333 -8,000
Eq. Factor	1.0	1.0
EAV	125,333	137,333
Total Capped** Tax Rate	3.5009%	3.2986%
Est Tax Due	\$4,388	\$4,530
Change from last year		+\$142

******Public Act 102 0519 (recapture levy) Adjustments are done by the Clerk and out of the District's control; that levy amount is not included in this analysis

PA 105 ILCS 5/17-1.3 Report

Fund Balance, Debt and Cash Disclosures (105 ILCS 5/17-1.3)

Fund	10 (ED)	20 (O&M)	30 (DEBT)	40 (TRANS)	50 (IMRF)	60 (CAP PROJ)	70 (WORK CASH)	80 (TORT)	Total
Fund Balances as of 6/30/2026	22,407,643.16	4,577,552.14	78,028.64	5,520,422.77	1,413,007.20	5,149,389.47	4,014,940.02	212,948.68	43,373,932.08
Cash Balances as of 6/30/2026	22,480,360.08	4,572,635.03	78,028.64	5,664,457.87	1,413,007.20	5,149,389.47	4,014,940.02	212,948.68	43,585,766.99
						Difference (uncleared/liabilities) ----->			-211,834.91

Outstanding Principal Balance on 2018 Debt Certificates as of
6/30/2026

(3,260,000)

Interest still to be paid on 2018 Debt Certificates

(152,150)

Total Major Long Term Debt Obligations still to be paid as of
6/30/2026

(3,412,150)

6/30/2026 Total Fund Balance less Major Long Term Debt
Obligations

39,961,782

PA 103-0394 Report

PA 103-0394 Report

Date: October 2026

Fund	Annual Expenditures			
	Average Past 3 Years	FY26	FY25	FY24
Education	46,948,643	50,269,148	46,720,787	43,855,995
O&M	5,713,343	6,633,297	5,248,139	5,258,593
Transportation	4,162,549	4,525,850	4,071,476	3,890,320

Fund Balances

As of 7/1/2026

Education	22,407,643
O&M	4,577,552
Transportation	5,520,423

Taxes Still To Be Collected

As of 7/1/2026

Education	25,814,090
O&M	4,078,644
Transportation	77,504

Total Balances Including Uncollected Taxes	As of 7/1/2026	% of 3 Year Avg Expenditures	
Education	48,221,733	103%	Anything over 250% requires additional actions.
O&M	8,656,196	152%	
Transportation	5,597,927	134%	

Questions?