LAKE FOREST COMMUNITY HIGH SCHOOL DISTRICT 115

Finance Committee of the Whole

Presentation Date
November 10, 2026

Agenda

- FY26 Audit - Baker Tilly
- Referendum Update - Phase 2 Bids
- Tentative Tax Levy
- Scholarship Grant Organization
- Finance Updates
  - 5-Year Projections & Capital Plan
  - Student Fees, including Food Service
  - Food Services Procedure Updates
  - Online Payment Collection Platform Improvement

FY26 Audit - Baker Tilly

- Financial Statement Overview
- Other Reporting
- Findings/Observations
- Questions





Referendum Update - Phase 2 Bids

Timeline

01 — 02 — 03

COMPLETED

Enabling Phase

Bids Approved
March 2024

Work Completed
May 2026

IN PROGRESS

Phase I

Bids Approved
December 2024

Planned Work
2-Year Span

IN PROGRESS

Microphases
(Trim & Drainage)

Bids Approved
March 2025 *(Trim)*
October 2025 *(Drainage)*

Work Completed
Summer 2026

KEY MILESTONE

Phase II

Recommended for Approval
November 10, 2026

Planned Work
March 2027 - December 2029

Board Recommendation: Phase 2 Construction Bids & Architect Fee Alignment Approval Recommendation Scheduled for November 10, 2026

Phase II Bid Results

Comparison of initial baseline against actual results

Original Referendum Budget – Phase II

$35,535,066

Baseline Allocation

Initial Phase II budget at time of voter approval. Established as foundational project baseline.

Bid Results

$45,053,125

Total Projection

Total sum of trade package bids, construction management and architect fees.

Variance

$9,518,059

Net Increase

Bid results minus Original Referendum Budget. Reflects construction-trade market escalation and shifts in timing between project phases compared with the baseline allocation.

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What Changed in the Market?

National trends and regional pressures since the 2022 referendum budget

National Building Costs

+18.2%

Cumulative, Q4 2022–Q3 2026

Turner Building Cost Index rose from 1,332 to 1,575, reflecting sustained increases in U.S. nonresidential construction costs.

Materials & Equipment

+11.9%

National construction input costs, year over year

September 2025–September 2026. Metals, fuel, transportation, tariffs, and mechanical/electrical components have all added pressure to construction inputs.

Regional Labor Pressure

Skilled trade competition

Across Lake County and the broader Chicago–Milwaukee corridor, competition for skilled trades has intensified. Large commercial, infrastructure, and data center projects in southeastern Wisconsin are drawing on the same labor pool of electricians, pipefitters, HVAC technicians, and other specialty trades needed for school construction. This tighter labor market can contribute to higher bid pricing, schedule pressure, and labor premiums.

Sources: Turner Building Cost Index (Q4 2022, Q3 2026); AGC, October 2026; Mortenson, September 2026.

Key Context: National trends help explain the market; LFHS bid costs also reflect regional labor competition, materials volatility, and added project scope.

Referendum Budget vs. Approved & Actual/Projected

Phase	Project Budget	Approved	Actual / Projected	
Enabling Phase	$6,826,720	$8,182,573	**$7,919,438**	**Actual, closed out.**
Phase 1	$55,961,047	$60,745,979	**$60,745,979**	Projected, not closed out, excluding contingency
Phase 1 Contingency & Allowance	$0		**- $4,370,000**	Projected, not closed out
Microphase – Exterior Trim	$0	$856,345	**$856,345**	Projected, not closed out
Microphase – Exterior Drainage	$0	$1,758,720	**$1,758,720**	Projected, not closed out
Subtotal Construction through Phase 1	**$62,787,767**	**$71,543,617**	**$66,910,482**	
Furniture, Fixtures & Equip (FFE)	$7,352,038	$2,810,350	**$5,532,002**	Projected through end of project
Interest Earnings	**$13,000,000**			**Projected interest earnings as of October 2026**
TOTAL THROUGH PHASE 1	**$83,139,805**	**$74,353,967**	**$72,442,484**	
Phase 2	$35,535,066		**$45,053,125**	**Board of Education Approval Needed**
TOTAL THROUGH PHASE 2 *	**$118,674,871**		**$117,495,609**	
			-$1,179,262	**Under Project Budget**

** Includes $105,674,871 in proceeds from the 2023 bond issuance and $13,000,000 in interest earnings, for a total of $118,674,871*

FINANCIAL ANALYSIS

Referendum Financial Summary

Phase	Project Budget	Approved	Actual / Projected	Status & Notes
Enabling Phase	$6,826,720	$8,182,573	**$7,919,438**	**Actual, closed out.**
Phase 1	$55,961,047	$63,361,044	**$58,991,044**	Projected, not closed out
Furniture, Fixtures & Equip (FFE)	$7,352,038	$2,810,350	**$5,532,002**	Projected through end of project
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Next Steps & Questions

Approval of Bids & Fee Alignment

Recommendation to approve Phase 2 Construction Bids & Architect Fee alignment at the November 10th Board Meeting.

Value Engineering Framework

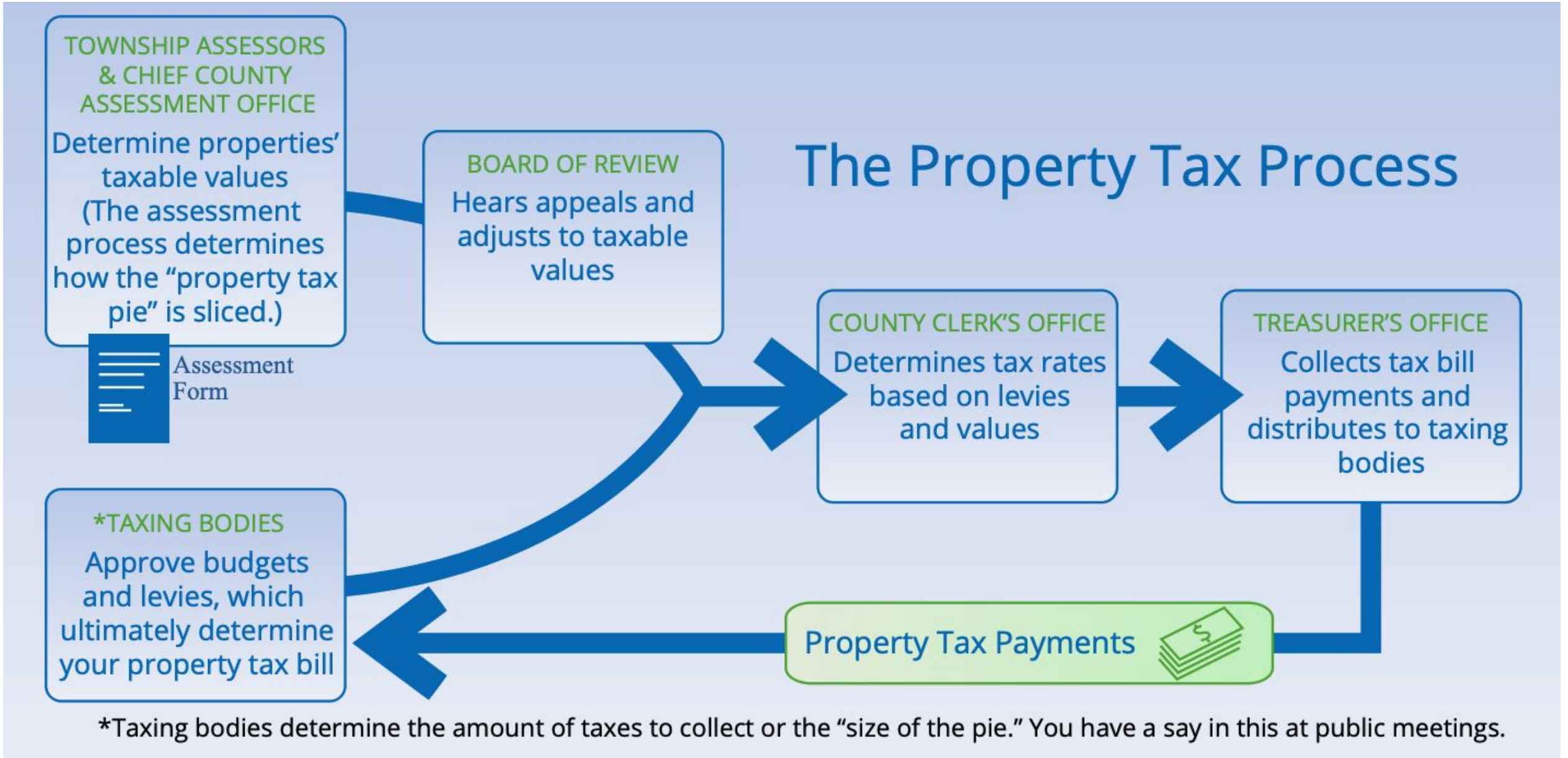
Pepper Construction is engaging lowest responsible bidders to identify efficiencies preserving quality and functionality.
Perkins & Will is evaluating equivalent products and structural methods.

Questions?

TENTATIVE TAX LEVY

- Overview
- Impact
- 2026 Tentative Levy

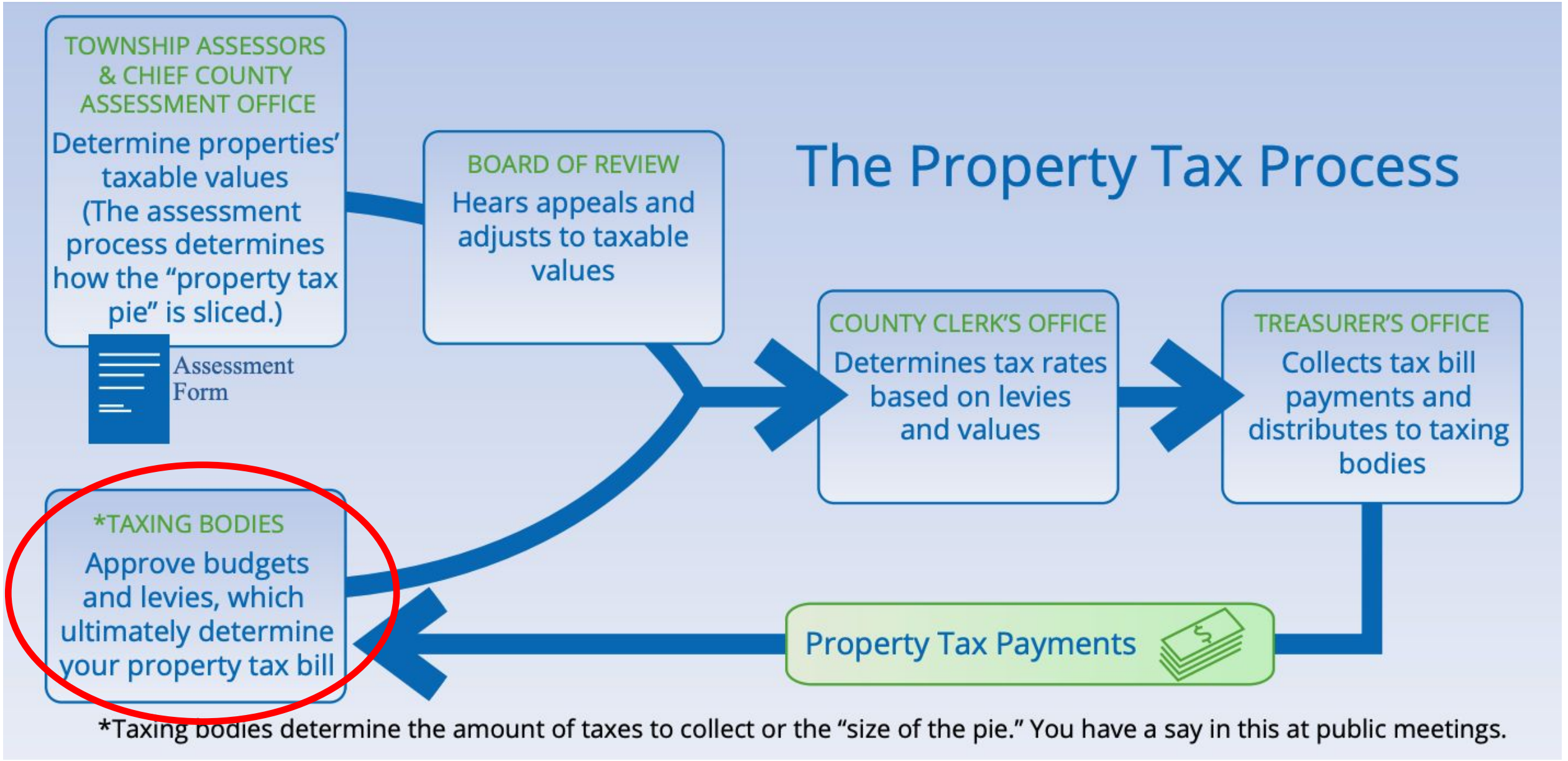
The Property Tax Process



*Taxing bodies determine the amount of taxes to collect or the "size of the pie." You have a say in this at public meetings.

Source: Lake County Illinois Government

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Key Definitions

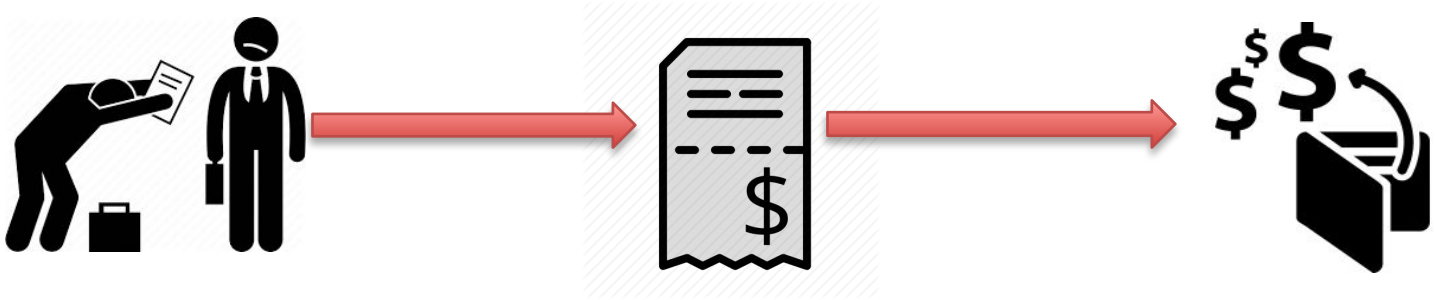
LEVY is the local government taxing district's request to the county for property taxes.
LEVY = ASK

VS.

Extension is the total amount of property taxes billed on the behalf of local government taxing districts.
EXTENSION = GIVE

Your tax extension might lower or higher than your levy for a variety of reasons.

Levy → **Extension** → **Collections/Distributions**



Collections/Distributions will be some percentage of your tax extension.

Timeline

Key Dates

01

November

BOE must adopt a tentative levy at least 20 days before adoption of the final levy.

Initial Adoption

02

December

BOE must adopt final levy and must be filed with the County Clerk by the last Tuesday in December.

Final Adoption & Filing

03

March

Assessor certifies property value.

15th is the deadline to file abatement ordinances.

Certification

04

April / May

District confirms final rates/extension.

Tax bills mailed.

Completion

Impact of the Property Tax Levy

District 115

Largest source of funding at 85.7% of total revenues *(2026–27 budget)*

Individual Taxpayer

D115 currently represents approximately 28% of the total tax bill for Lake Forest taxpayers.

Property Tax by Entity — **TY25 Property Tax Bill**

Entities	Rate:
CITY OF LAKE FOREST	1.462543
COLLEGE OF LAKE COUNTY #532	0.268542
COUNTY OF LAKE	0.519692
FOREST PRESERVE	0.156802
LAKE FOREST HIGH SCHOOL DISTRICT #115	1.602319
LAKE FOREST SCHOOL DISTRICT #67	1.555617
NORTH SHORE WATER RECLAMATION DISTRICT	0.143690
TOWNSHIP OF SHIELDS	0.066497
Total:	5.775702

City of LF = 25%
D67 = 27%
D115 = 28%

2026 Tentative Tax Levy

Notes & Unknowns

Tax Rate

Tax rate is a result of the formula - not the drivers. Tax rate is inverse of EAV

2027-28 Budget

Not finalized until summer/fall

District EAV

Existing and new property EAV unknown until Spring

Implementation

Utilized estimates from county with slight cushion for variance

History of CPI & New Construction

History fo CPI		Tax Levy
2014	0.8	0.8
2015	0.7	0.7
2016	2.1	2.1
2017	2.1	2.1
2018	1.9	1.9
2019	2.3	2.3
2020	1.4	1.4
2021	7.0	5.0
2022	6.5	5.0
2023	3.4	3.4
2024	2.9	2.9
2025	2.7	2.7
2026	?	?
Averages		
3-Year	3.0	3.0
5-Year	4.5	3.8
10-Year	3.2	2.9

D115	
Year	New Construction EAV
2006	43,867,510
2007	37,332,042
2008	35,570,712
2009	29,154,944
2010	20,655,929
2011	15,064,031
2012	7,575,390
2013	9,830,280
2014	11,699,444
2015	8,700,383
2016	21,092,788
2017	17,100,000
2018	13,913,589
2019	23,058,407
2020	12,068,522
2021	14,689,393
2022	10,502,525
2023	13,018,655
2024	14,049,786
2025	33,597,770
2026 Projected	8,404,224
10 Year Avg	**16,040,287**
5 Year Average	**15,914,592**

2026 Tentative Tax Levy

Item	Status
Estimated existing EAV	7.76%
Estimated new property	$8,404,224
Maximum on existing property (2.7%)	$1,298,127
Estimated increase new property	$102,422

Estimated change in tax payment on a home with $1M assessed value is a *decrease* of $215

2026 Tentative Tax Levy

Lake Forest District 115 Recommended Levy By Fund Inclusive of Existing Bond & Interest			
Fund	**2025 Extension**	**Projected 2026 Levy**	**Recommended 2026 Levy**
Educational	$ 38,410,131	$ 39,529,028	$ 39,564,037
Special Education	$ -		$ -
Operations & Maintenance	$ 7,989,690	$ 8,222,432	$ 8,229,714
Transportation	$ -	$ -	$ -
IMR	$ 744,117	$ 765,793	$ 766,472
Social Security	$ 935,580	$ 962,833	$ 963,686
Sub-Total	**$ 48,079,517**	**$ 49,480,087**	**$ 49,523,908**
	% Change from PY Extension	**2.91%**	**3.00%**
Bond & Interest	12,051,464	8,172,112	8,172,112
	% Change from PY Extension	**-32.19%**	**-32.19%**
TOTAL	**$ 60,130,981**	**$ 57,652,199**	**$ 57,696,020**
	% Change from PY Extension	**-4.12%**	**-4.05%**

Federal Scholarship Tax Credit & Scholarship Granting Organization (SGO)

Beginning January 1, 2027, the Federal Scholarship Tax Credit program allows individuals to receive a federal tax credit of up to $1,700, or $3,400 for married couples filing jointly, for donations to qualifying Scholarship Granting Organizations (“SGOs”).

SGOs are independent 501(c)(3) non profit organizations that use charitable contributions to provide scholarships for eligible K–12 students.

SGO Scope & Support

Funds benefit K–12 public school students directly for tutoring, tech, materials, therapies, and services.

Direct student benefit (non-district revenue)

State Participation

Illinois has not yet opted in. Action by Governor Pritzker is required to establish certification and implementation state-wide.

Awaiting State Opt-In

Local Preparation

Exploring an independent 501(c)(3) SGO with separate governance, financial controls, and compliance structure.

Consistent with Neighboring Districts

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5-Year Financial Projections & Capital Plan

- Development of the updated 5-Year Financial Projection model is underway, incorporating tentative tax levy data, discussions on course offerings, conversations with staff on upcoming retirements and meetings around equipment and capital project planning
- The updated 5-Year Financial Projection model will be presented at the December Finance Committee of the Whole meeting

2027-28 Student Fees

- Business Services collaborating with Administration to review potential changes
- Benchmark Data is being analyzed
- Driver Ed Fee (i.e. Behind the Wheel) to be renewed with Illinois State Board of Education
- More information to be shared with BOE and recommendation for approval at December Board Meeting

Food Service

- In 2016, comprehensive review of food service program, resulting in partnership with Quest to enhance operations and leverage industry expertise (including food pricing)
- All program revenue and expenditures are included in the District's operating budget with the goal of maintaining a self-supporting program that covers labor, food, management and equipment costs
- Current community/student conversation about food pricing and some misunderstanding of self-supporting food service program philosophy

Online Payment Collection Platform

- Historically, LFHS has relied on cash and check for various school-sponsored events and activities, including dances, field trips, fundraisers and other student activities
- In October, the Business Services Team completed research and evaluation of five online payment collection platforms, recommending the expansion of current RevTrak system
- Implementation is underway, with Business Services completing the backend setup by calendar year-end in preparation for a district-wide rollout in January

LAKE FOREST COMMUNITY HIGH SCHOOL DISTRICT 115

Finance Committee of the Whole

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