8.1 DETERMINATION OF THE 2026 TAX LEVY

A. SUBJECT

This item is included on the agenda to allow the Board to review the 2026 tax levy and meet applicable requirements of the law.

B. INFORMATION

Attached are the details of the proposed 2026 tax levy. The Chief Financial Officer will present information regarding the tax levy.

C. RECOMMENDATION

The Superintendent recommends the Board approve the attached resolution regarding determination of the estimated amount of taxes to be levied for 2026. The levy will be brought to the Board for final approval on December 15, 2026.

D. SUGGESTED MOTION

Move to determine the 2026 tax levies, waive the reading of and approve the Resolution Authorizing the Estimated Aggregate Levy for the Year 2026.

KEY POINTS OF THE 2026 TAX LEVY

- Total EAV is estimated to increase 6.89% from $1,427,731,953 to $1,526,035,941.
    - This valuation is **estimated** by the McHenry County Assessor's Office and modified based on historical estimates vs. actual amounts.
    - Actual amounts will not be finalized and known until Spring 2027.
    - The actual valuation could be more or less.

- New Property this year totals $8,356,875 from new construction.

- Under the Property Tax Extension Limitation Law (PTELL) formula, District 200 is limited by 5% or CPI as of January 1, 2026, whichever is less. CPI as of January 1, 2026, was 2.7%, therefore the limit is 2.7.%. This percentage is included in the calculation of the limiting rate which determines how much the district can levy, or ask for, over the prior year.
    - Last year's total extension (taxes requested) was $70,750,539.
    - This year, including the PTELL limit, the district will levy $72,993,312.
    - This is $2,242,773 more than last year and reflects a 2% increase in taxes levied for debt service as well as limited increase across all funds to coincide with collective bargaining agreement increases and increases in other operating expenses.
    - The limiting rate calculation, considering the CPI limit of 2.7%, is 4.4215%.

- The District's Debt Service (principal & interest payments) for the 2026 Levy is $5,519,800
    - This is $.109 million more than the levy amount last year and $2.9 million less than the post abatement levy amounts for the previous two years.
    - Debt service is not subject to the PTELL or the limiting rate. Fluctuations in the debt service directly impact the amount of the levy.

- Given the increased EAV and the PTELL limiting factor, the District's tax rate is estimated to:
    - Go down $.1722 from $4.9554 to $4.7832.

COMMUNITY UNIT SCHOOL DISTRICT NO. 200
Woodstock, Illinois

Tax Levy and Truth in Taxation Timeline
for 2026 Levy

11/17/2026 Determination of 2026 Tax Levies and approval of the Resolution Authorizing the Estimated Aggregate Levy at the Board of Education meeting.
(At Least 20 days prior to final adoption)

12/15/2026 Approval of 2025 Tax Levies and Applicable Resolution

12/29/2026 Deadline to file with McHenry County Clerk the 2025 tax levies and certificate of compliance with the Truth in Taxation Act. **(By the last Tuesday of December.)**

WOODSTOCK COMM SCHOOL DISTRICT 200
PLANNING PROJECTION FOR 2026 EXTENSION (FOR 2027 COLLECTION)

The following computaiton is based on estimated numbers. This estimate is strictly a tool and only being done to assist taxing bodies in projecting possible property tax revenue and tax cap effect. Statutory maximum rates and new voter approved increases not accounted for. This is short cut version of the tax cap that works fairly well for projecting purposes. Please use it with that in mind.

DEFINE VARIABLES IN LIMITING RATE CALCULATION

ACTUAL EXTENSION - 2025 (2026 COLLECTION)

$65,339,838.72 X CPI OF 2.7% EQUALS $67,104,014
(capped funds only) (CPI=2.7%) **(NUMERATOR OF LIMITING RATE)**

ESTIMATE 2026 COUNTY NET EQUALIZED ASSESSED VALUE (- EXEMPTS) $1,526,035,941
LESS: ESTIMATED NEW PROPERTY (8,356,875)

EQUALS $1,517,679,066
(DENOMINATOR OF LIMITING RATE)

LIMITING RATE CALCULATION

$67,104,014 (Numerator)
DIVIDED BY EQUALS 4.421489**%**
$1,517,679,066 (Denominator) **(LIMITING RATE)**

APPLY LIMITING RATE TO EAV

$1,526,035,941 X .04421489
(EST 2026 NET EQUALIZED ASSESSED VALUE)

EQUALS **$67,473,512**
TOTAL THAT CAN BE EXTENDED - *CAPPED FUNDS ONLY*

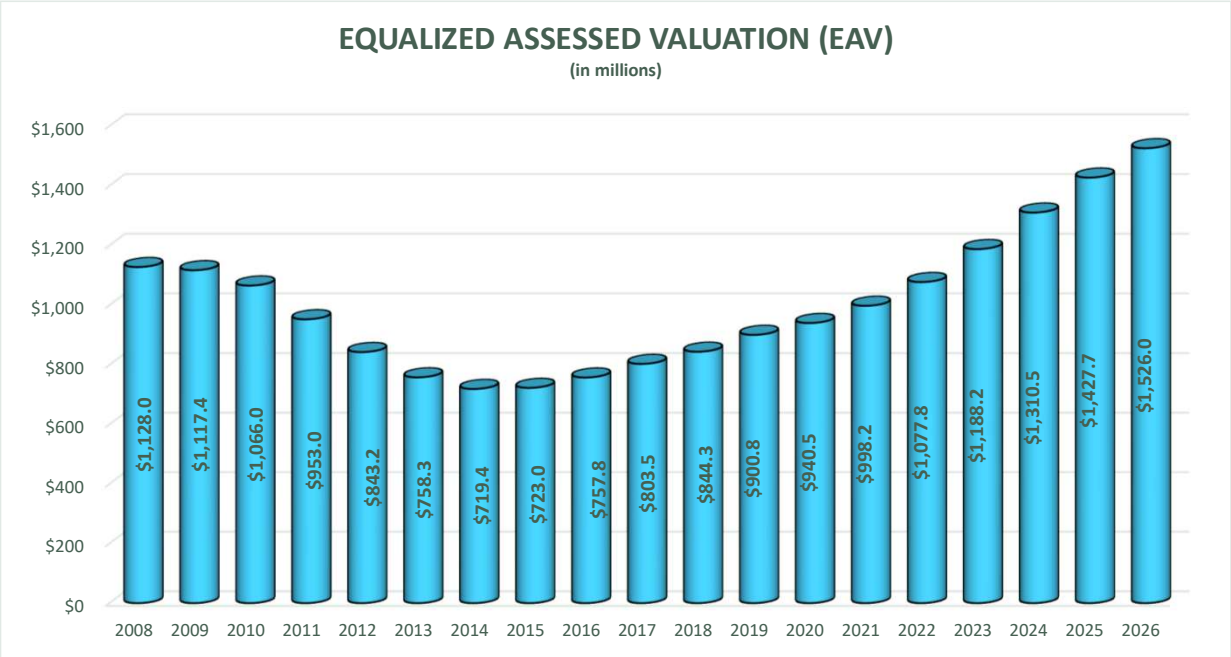
PROJECTED 2026 EXTENSION $67,473,512 DIVIDED BY $65,339,839 (ACTUAL 2025 EXTENSION)

EQUALS 3.266**%** INCREASE FOR 2026/Payable 2027 for **CAPPED FUNDS**

TOTAL DISTRICT PROJECTED 2026 EXTENSION: $72,993,312 divided by $70,750,539 (ACTUAL TOTAL 2025 EXTENSION)

EQUALS 3.17% INCREASE FOR 2026/Payable 2027

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT NO. 200
EQUALIZED ASSESSED VALUATION (EAV) AND TAX RATES



As illustrated in the chart above, District 200's Equalized Assessed Valuation (EAV) declined sharply between 2008 and 2014. In 2008 the District's total EAV was $1.128 billion. In 2014 the District's EAV fell to $719.4 million. In 2015, EAV began to gradually increase and it is estimated to be over $1.5 billion this year

These sharp declines in EAV from 2008 through 2014 caused the District's tax rate to increase due to a shrinking property tax base in which to collect taxes. However, beginning in 2015, when the district's EAV began to increase, the tax rate began to decrease. Since 2015 the tax rate has decreased $3.21, and it is estimated that the rate will decrease slightly for levy year 2026. This trend will continue as long as the district's EAV continues to increase and the Board continues to take steps to mitigate tax increases.



Woodstock Community Unit School District No. 200

COMPARISONS BETWEEN THE ACTUAL 2025 TAX LEVY AND THE PROPOSED 2026 TAX LEVY

1,526,035,941

	2025 Levy with $5.4M Debt Service			2026 Levy with $5.5M Debt Service		
	Levy	Est. Extension	Estimated Tax Rate	Levy	Est. Extension	Estimated Tax Rate
Education	40,662,291	40,662,291	2.8480	41,991,000	41,991,000	2.7516
Special Education	8,297,150	8,297,150	0.5811	8,507,512	8,507,512	0.5575
Operations & Maintenance	8,664,743	8,664,743	0.6069	8,950,000	8,950,000	0.5865
Transportation	1,994,391	1,994,391	0.1397	2,000,000	2,000,000	0.1311
IMRF	1,276,248	1,276,248	0.0894	1,450,000	1,450,000	0.0950
Social Security	1,963,458	1,963,459	0.1375	2,000,000	2,000,000	0.1311
Tort Immunity	1,148,623	1,148,623	0.0805	1,150,000	1,150,000	0.0754
Life Safety Levy	1,079,902	1,079,902	0.0756	1,200,000	1,200,000	0.0786
Working Cash	252,995	252,995	0.0177	225,000	225,000	0.0147
Total Capped Funds	**65,339,801**	65,339,801	4.5765	**67,473,512**	67,473,512	4.4215
Debt Service	**5,410,700**	5,410,700	0.3790	**5,519,800**	5,519,800	0.3617
Total All Funds	**70,750,501**	70,750,501	4.9554	**72,993,312**	72,993,312	4.7832
Market Value of Home		$ 300,000			$ 300,000	
Assessed at 1/3 of Market Value		$ 100,000			$ 100,000	
Ownr/Occ Homestead Exemption		$ (8,000)			$ (8,000)	
Taxable Value		$ 92,000			$ 92,000	
Tax Rate/$100 of Taxable Value		$ 4.9554			$ 4.7832	
Taxes to District 200		$ 4,559			$ 4,401	
Incr/(Decr) 2025 Levy vs 2026 Levy		(453)			(158)	
		Actual			**Projected**	
District's EAV		**$ 1,427,731,953**			**$ 1,526,035,941**	
% of EAV Increase over Prior Yr		**8.94%**			**6.89%**	
Change in Tax Rate from Prior Yr		**(0.4919)**			**(0.1722)**	

	Required Comparison
Percentage change of 2026 proposed aggregate levy over 2025. aggregate extension is: (Aggregrate Levy is defined as the taxing body's total levy minus levies for debt service and public commission leases.)	**3.266%**
Percentage change of 2026 proposed Debt Serv levy compared to 2025 Debt Serv extension is:	**2.016%**
Percentage change of 2026 total proposed levy compared to 2025 total extension is:	**3.170%**

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT NO. 200

2016 - 2026 Tax Levy Impact on Homeowner

SCHOOL DISTRICT 200 TAX RATE ONLY

	FINAL 2016	FINAL 2017	FINAL 2018	FINAL 2019	FINAL 2020	FINAL 2021	FINAL 2022	FINAL 2023	FINAL 2024	FINAL 2025	EST 2026	% of Inc/(Decr) fr 2016 to 2026
Equalized Assessed Valuation	757,820,730	803,505,670	844,268,297	900,816,134	940,513,949	998,136,028	1,077,778,723	1,188,156,722	1,310,546,708	1,427,731,953	1,526,035,941	101.4%
Levy Extension: Operating	48,833,324	48,333,534	50,681,274	52,208,871	53,743,977	55,195,425	57,905,052	60,786,322	63,390,057	65,339,801	67,473,512	38.2%
Levy Extension: Debt Service	8,855,832	8,356,290	6,008,168	7,351,894	7,299,695	8,194,966	8,000,838	8,000,014	7,999,996	5,410,700	5,519,800	-37.7%
Levy Extension: Total	57,689,156	56,689,824	56,689,442	59,560,765	61,043,672	63,390,391	65,905,890	68,786,336	71,390,053	70,750,501	72,993,312	26.5%
Tax Rate: Operating	6.4439	6.0153	6.0030	5.7957	5.7143	5.5493	5.4007	5.1314	4.8369	4.5765	4.4215	-31.4%
Tax Rate: Debt Service	1.1686	1.0400	0.7116	0.8161	0.7761	0.8016	0.7423	0.6733	0.6104	0.3790	0.3617	-69.0%
Tax Rate: Total	7.6125	7.0553	6.7146	6.6119	6.4905	6.3509	6.1430	5.8047	5.4473	4.9555	4.7832	-37.2%

PROPERTY TAX EXTENSION LIMITATION LAW (PTELL) FORMULA

FOR 2026 LEVY

2026 LEVY YEAR EAV	1,526,035,941		2025 EXTENSION	70,750,539
2025 PRIOR YEAR EAV	1,427,731,953		LESS B&I	(5,410,700)
TOTAL INCR/(DECR) IN EAV	98,303,988		ADJ PY EXTENSION	65,339,839
2026 CPI CAP	2.70%			
		% of Inc over PY		
2026 EAV DUE TO REASSESSMENTS	1,517,679,066	6.30%	PY TAX RATE	4.9554
2026 EAV DUE TO NEW PROPERTY	8,356,875	0.59%	LESS B&I	(0.3790)
	1,526,035,941	6.89%		4.5764

	RATE	LEVY
STEP 1: TAX RATES		
Education	2.751639	41,991,000
Special Education	0.557491	8,507,512
Operations & Maintenance	0.586487	8,950,000
Transportation	0.131059	2,000,000
IMRF	0.095017	1,450,000
Social Security	0.131059	2,000,000
Tort Immunity	0.075359	1,150,000
Life Safety Levy	0.078635	1,200,000
Working Cash	0.014744	225,000
STEP 2: SUM OF RATES	**4.421489**	**67,473,512**

STEP 3: NUMERATOR	67,104,014	(PY Extension less B&I * CPI)
STEP 4: DENOMINATOR	1,517,679,066	(EAV less New Property)
STEP 5: LIMITING RATE	**4.42149**	(Step 3 / Step 4 x 100)
STEP 6: IS DISTRICT AFFECTED?	**NO**	(Step 2 > Step 5)
STEP 7: FACTOR TO REDUCE RATES	1.00000	(Step 5 / Step 2)
STEP 8: RATE + (-)	0.00000	(Step 5 minus Step 2)

STEP 9: PROJECTED FUND RATES

	PROJECTED RATE	PROJECTED REDUCTION	PROJECTED EXTENSION
Education	2.75164	(0.00000)	41,990,998
Special Education	0.55749	(0.00000)	8,507,513
Operations & Maintenance	0.58649	(0.00000)	8,950,001
Transportation	0.13106	(0.00000)	2,000,001
IMRF	0.09502	(0.00000)	1,450,000
Social Security	0.13106	(0.00000)	2,000,000
Tort Immunity	0.07536	(0.00000)	1,150,001
Life Safety	0.07864	(0.00000)	1,200,001
Working Cash	0.01474	(0.00000)	224,999
Funds Subject to Tax Caps	4.42149	(0.00000)	67,473,515
Bond & Interest	0.36171	N/A	5,519,800
Totals	4.78320	(0.00000)	72,993,315
	4.95540	2025 Rate	
	0.17220	Reduction	

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT NO. 200

2026 LEVY FOR PROPERTY TAXES AND TAX RATES FOR 2027-2028 SCHOOL YEAR

1,526,035,941 2026 Estimated EAV
1.0000 Limiting Factor to reduce rates

	Max Rate By Law	Estimated Tax Levy	Rate if NO Tax Cap	Tax Extension if NO Tax Cap	Limited Tax Rate	Limited Tax Extension	Extended Tax Rate	Taxes Collected for FY28 Budget @ 99.5%
Funds Subject to Tax Caps:								
Education	4.00000%	41,991,000	2.7516%	41,991,000	2.7516%	41,991,001	2.7516%	41,781,046
Special Education	0.80000%	8,507,512	0.5575%	8,507,513	0.5575%	8,507,512	0.5575%	8,464,974
Operations & Maintenance	0.75000%	8,950,000	0.5865%	8,950,002	0.5865%	8,950,000	0.5865%	8,905,250
Transportation	as needed	2,000,000	0.1311%	2,000,007	0.1311%	2,000,001	0.1311%	1,990,001
IMRF	as needed	1,450,000	0.0950%	1,450,009	0.0950%	1,450,001	0.0950%	1,442,751
Social Security	as needed	2,000,000	0.1311%	2,000,007	0.1311%	1,999,999	0.1311%	1,989,999
Tort Immunity	as needed	1,150,000	0.0754%	1,150,005	0.0754%	1,150,001	0.0754%	1,144,251
Life Safety Levy	0.10000%	1,200,000	0.0786%	1,200,014	0.0786%	1,200,000	0.0786%	1,194,000
Working Cash	0.05000%	225,000	0.0147%	225,014	0.0147%	224,999	0.0147%	223,874
Total Funds Subject to Tax Caps		67,473,512	4.4215%	67,473,573	4.4215%	67,473,515	4.4215%	67,136,148
Bond & Interest:								
Abatement	as needed	-	0.0000%	-	0.0000%	-	0.0000%	-
2006 Refunding	as needed	-	0.0000%	-	0.0000%	-	0.0000%	-
2013 Life Safety	as needed	298,250	0.0196%	298,250	0.0196%	298,250	0.0195%	296,759
2014 Refunding	as needed	-	0.0000%	-	0.0000%		0.0000%	-
2015B Refunding	as needed	-	0.0000%	-	0.0000%	-	0.0000%	-
2018 Refunding	as needed	1,483,500	0.0972%	1,483,500	0.0972%	1,483,500	0.0972%	1,476,083
2021A Refunding		207,700	0.0136%	207,700	0.0136%	207,700	0.0136%	206,662
2021B Refunding		578,850	0.0379%	578,850	0.0379%	578,850	0.0379%	575,956
2023 Refunding		2,951,500	0.1934%	2,951,500	0.1934%	2,951,500	0.1934%	2,936,743
Total Debt Service		5,519,800	0.3617%	5,519,800	0.3617%	5,519,800	0.3618%	5,492,201
GRAND TOTAL - ALL FUNDS		**72,993,312**	**4.7832%**	**72,993,373**	**4.7832%**	**72,993,315**	**4.7833%**	**72,628,349**

2025-26 BUDGET
THREE OPERATING FUNDS
EDUCATIONAL FUND, OPERATIONS & MAINTENANCE, & TRANSPORTATION FUND
(Excluding Food Service, Grants, Kids Club, Challenger Center, IMRF, SSA, & Activity Funds)

	2023-24 Total Operating Funds	2024-25 Total Operating Funds	2025-26 Total Operating Funds	Three Year Average Annual Expenditures
EXPENDITURES:				
Salaries	55,784,770	61,157,413	65,522,044	60,821,409
Employee Benefits	15,808,898	17,540,053	19,025,435	17,458,129
Purchased Services	2,921,534	2,623,956	3,271,629	2,939,040
Supplies & Materials	4,243,046	4,797,267	5,359,031	4,799,781
Utilities	2,162,833	2,289,393	2,126,644	2,192,957
Capital Outlay	794,399	657,321	287,480	579,733
Other	126,542	174,963	172,262	157,922
Tuition	1,207,730	1,405,924	1,723,237	1,445,630
TOTAL EXPENDITURES	83,049,752	90,646,290	97,487,762	90,394,601
OTHER FINANCING SOURCES				
Transfers In				
Transfers Out	7,450,000	14,023,337	14,172,950	11,882,096
TOTAL	90,499,752	104,669,627	111,660,712	102,276,697

Average annual Expenditures for prior 3 fiscal years	102,276,697
Test:	
Fund balance not to exceed 2.5 Times annual average Expenditures	255,691,743
Ending Fund Balance @ 6/30/26	**59,213,615**

No issue

RESOLUTION AUTHORIZING THE ESTIMATED AGGREGATE LEVY FOR THE YEAR 2026

WHEREAS, the Board of Education of Woodstock Community Unit School District No. 200, McHenry County, Illinois (the "Board of Education"), is empowered to levy a tax on the real property within the Woodstock Community Unit School District No. 200, McHenry County, Illinois ("the School District"); and

WHEREAS, the Board of Education must determine the estimated amounts of taxes necessary to be levied for the year not less than twenty (20) days prior to the adoption of the aggregate tax levy; and

WHEREAS, the corporate and special purpose property taxes extended or abated for 2025 were $65,339,839; and

WHEREAS, the property taxes extended for debt service and public building commission leases for 2025 were $5,410,700; and

WHEREAS, if the estimate of corporate and special purpose property taxes to be levied is more than 105% of the amount extended or estimated to be extended, plus any amount abated by the taxing district prior to extension, upon the final aggregate levy of the preceding year, exclusive of election costs, public notice shall be given and a public hearing shall be held.

NOW, THEREFORE, Be It Resolved by the Board of Education of Woodstock Community Unit School District No. 200, McHenry County, Illinois, as follows:

Section 1: The proposed corporate and special purpose property taxes to be levied for 2026 are $67,473,512. This represents a 3.27% increase over the previous year. Based on this estimate, no public notice or hearing are required under the *Truth in Taxation Law.*

Section 2: The estimated property taxes to be levied for debt service and public building commission leases for 2026 are $5,519,800. This represents a 2.02% increase from the previous year.

Section 3: The estimated total property taxes to be levied for 2026 are $72,993,312. This represents a 3.17% increase over the previous year.

Section 4: That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, and this Resolution shall be in full force and effect immediately and forthwith upon its passage.

APPROVED:

_____
President, Board of Education

DATE:_____

ATTEST:

_____
Secretary, Board of Education

DATE:_____