DIXON PUBLIC SCHOOLS #170

"A Place to Grow"

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Dr. Melydi Huyett, Superintendent
Doug Stansford, Asst. Superintendent
Marc Campbell, Business Manager

TO: Board of Education Members
FROM: Dr. Melydi Huyett, Superintendent & Marc Campbell, CSBO
DATE: November 18, 2026
RE: Proposed 2026 Tax Year Levy

In accordance with Board Policy 2:20, *Powers and Duties of the Board of Education*, and Board Policy 4:10, *Fiscal and Business Management*, the Board is responsible for approving and overseeing the District's annual tax levy process. The attached information outlines the proposed 2025 Tax Year Levy.

The levy must be filed with the Lee and Ogle County Clerks no later than the last Tuesday in December. Once filed, the levy will be extended during the spring and summer of 2027 and will generate property tax revenues to support the District's 2027-2028 fiscal and school year operations.

Because final 2026 Equalized Assessed Valuation (EAV) figures will not be available until the spring of 2027, the proposed levy is based on estimated property values. Illinois law does not allow a taxing body to amend its levy once filed; therefore, levy calculations are based on reasonable projections of assessed value growth. While taxing districts may ultimately receive less than the amount levied, they cannot receive more.

Property assessments are established by the County Assessors and not by the District. Recent property value growth has remained strong, with approximate increases of 7% in Tax Year 2022, 10% in Tax Year 2023, and 9% in Tax Year 2024, and only 3% in Tax Year 2025. Current estimates suggest Ogle County EAV will increase approximately 5.8% for Tax Year 2026 and for Lee County EAV will increase by approximately 9.6%. The District's overall estimated EAV increase is approximately 9.25%.

Based on current projections, the proposed levy is expected to result in an increase of greater than 5% over the prior year's extension. As a result, the District is required to conduct a Truth in Taxation Hearing.

State law requires the Board to determine the estimated amount of taxes necessary to be levied at least twenty (20) days prior to adopting the levy. The attached resolution satisfies this requirement and allows the Board to formally establish the estimated levy amount.

Administration recommends that the Board adopt the attached resolution establishing the estimated 2026 tax levy and direct the matter to return for final consideration, adoption, and certification at the December Board meeting.

Dixon Unit School District
Tax Year 2025

Actual 2025 Extension
Est. 2025 EAV $ 541,436,682.00 103.6704%
Taxes Payable in 2026
Taxes Receivable in 2026/27

Fund	Levy	Rate
Education	$ 15,972,000	$2.95000
O & M	$ 2,707,000	$0.50000
Transportation	$ 1,083,000	$0.20000
I.M.R.F.	$ 388,300	$0.07172
SOC. SEC.	$ 438,300	$0.08095
Lease	$ 270,000	$0.05000
Tort Liability	$ 1,789,000	$0.33042
Fire Prev/Safety	$ 270,000	$0.05000
Working Cash	$ 270,000	$0.05000
Special Ed.	$ 216,000	$0.04000
Regular Levy	$ 23,403,600	$4.32309
Bonds	$ 3,288,184	$0.60731
Bond Levy Increase/- Decrease		104.24%
Total Levy	$ 26,691,784	$4.93039
Percent Reg. Levy Increase		103.8038%
Reg. Levy Dollar Increase		$ 857,600.00
Bond Levy Increase/(Decrease)		$ 133,688.00
Total Levy Dollar Increase		$ 991,288.00
Percent Total Levy Increase		103.86%

Dixon Unit School District
Tax Year 2026

Proposed 2026 Levy
Est. 2026 EAV $ 606,409,083.84 12.0000%
Taxes Payable in 2027
Taxes Receivable in 2027/28

Fund	Levy	Rate
Education	$ 17,890,000	$2.95000
O & M	$ 3,033,000	$0.50000
Transportation	$ 1,213,000	$0.20000
I.M.R.F.	$ 388,000	$0.06398
SOC. SEC.	$ 436,000	$0.07190
Lease	$ 304,000	$0.05000
Tort Liability	$ 2,100,000	$0.34630
Fire Prev/Safety	$ 304,000	$0.05000
Working Cash	$ 304,000	$0.05000
Special Ed.	$ 243,000	$0.04000
Regular Levy	$ 26,215,000	$4.32218
Bonds	$ 3,361,298	$0.55430
Bond Levy Increase/- Decrease		102.22%
Total Levy	$ 29,576,298	$4.87648
Percent Reg. Levy Increase		112.0127%
Reg. Levy Dollar Increase		$ 2,811,400.00
Bond Levy Increase/(Decrease)		$ 73,114.00
Total Levy Dollar Increase		$ 2,884,514.00
Percent Total Levy Increase		110.81%

RESOLUTION REGARDING THE ESTIMATED AMOUNTS
NECESSARY TO BE LEVIED FOR THE YEAR 2026

WHEREAS, The Truth in Taxation Act requires that all taxing districts in the State of Illinois determine the estimated amounts of taxes necessary to be levied for the year not less than twenty (20) days prior to the official adoption of the aggregate tax levy of the district; and

WHEREAS, if the estimated aggregate amount necessary to be levied, exclusive of the election costs, does exceed 105% of the aggregate amount of property taxes extended or estimated to be extended upon the levy of the preceding year, public notice is required and a public hearing is required to be held on the district's intent to adopt a tax levy in the amount which is more than 105% of the extension or estimated amount for the preceding year; and

WHEREAS, the estimated aggregate amount of property taxes extended for 2025 is:

Education Purposes	$ 15,972,000.00
Operations and Maintenance Purposes	$ 2,707,000.00
Transportation Purposes	$ 1,082,000.00
Working Cash Purposes	$ 271,000.00
Illinois Municipal Retirement Purposes	$ 388,000.00
Social Security Purposes	$ 438,000.00
Leasing Purposes	$ 271,000.00
Fire Prevention, Safety, Environmental and Energy Conservation Purposes	$ 271,000.00
Tort Immunity Purposes	$ 1,789,000.00
Special Education Purposes	$ 216,000.00
Total	$ 23,405,000.00

And WHEREAS, it is determined that the estimated amount of taxes to be extended for the year 2026 is as follows:

Education Purposes	$ 17,890,000.00
Operations and Maintenance Purposes	$ 3,033,000.00
Transportation Purposes	$ 1,213,000.00

Working Cash Purposes	$ 304,000.00
Illinois Municipal Retirement Purposes	$ 388,000.00
Social Security Purposes	$ 436,000.00
Leasing Purposes	$ 304,000.00
Fire Prevention, Safety, Environmental and Energy Conservation Purposes	$ 304,000.00
Tort Immunity Purposes	$ 2,100,000.00
Special Education Purposes	$ 243,000.00
Total	$26,215,000.00

NOW, THEREFORE BE IT RESOLVED by the Board of Education of Dixon Unit School District #170, Lee and Ogle Counties, Illinois, as follows:

Section 1: The aggregate amount of taxes estimated to be levied for the year 2026 is $ 26,215,000.00.

Section 2: The aggregate amount of taxes estimated to be levied for the year 2025 does exceed 105% of the taxes extended or estimated to be extended by the district in year 2025 per the Lee County Clerk.

Section 3: The resolution shall be in full force and effect forthwith upon its adoption.

Approved this 18th day of November, 2026.

Board of Education
Dixon Unit School District #170
Counties of Lee and Ogle
State of Illinois

Attest:

By: _____
President, Board of Education

_____
Secretary, Board of Education

2026 LEVY CALCULATION PAGE

Original Assumptions

Actual Total EAV for 2025	$541,436,682
Estimated Existing EAV % change for 2026	12.00%
Estimated Existing EAV Value for 2026	$606,409,084
Estimated Total EAV for 2026	**$606,409,084**
Estimated Total EAV % change for 2026	**12.00%**

Legend

- District Assumptions & Data Entry
- Calculated Values
- Review Needed

	Prior Year Extension	Statutory Maximum Tax Rate	Individual Fund Estimated Maximum Extension	Individual Fund Estimated Maximum Extension	Levy Amount $	Levy Increase %	Final Levy Amount	Does Levy Amount Exceed Estimated Maximum Extension?
Educational	$15,972,382.12	**2.95**	$17,889,067.97	$17,889,067.97	$17,890,000		$17,890,000.00	YES
Operations & Maintenance	$2,707,183.41	**0.50**	$3,032,045.42	$3,032,045.42	$3,033,000		$3,033,000.00	YES
Transportation	$1,082,873.37	**0.20**	$1,212,818.17	$1,212,818.17	$1,213,000		$1,213,000.00	YES
Working Cash	$270,718.34	**0.05**	$303,204.54	$303,204.54	$304,000		$304,000.00	YES
Municipal Retirement	$388,221.14			Levy Amount $ Required	$388,000		$388,000.00	
Social Security	$438,536.12			Levy Amount $ Required	$436,000		$436,000.00	
Fire Prevention & Safety *	$270,718.34	**0.05**	$303,204.54	$303,204.54	$304,000		$304,000.00	YES
Tort Immunity	$1,788,917.83			Levy Amount $ Required	$2,100,000		$2,100,000.00	
Special Education	$216,574.67	**0.04**	$242,563.63	$242,563.63	$243,000		$243,000.00	YES
Leasing	$270,718.34	**0.05**	$303,204.54	$303,204.54	$304,000		$304,000.00	YES
	$0.00	**0.00**	$0.00	$0.00	$0		$0.00	YES

Truth in Taxation

Extension	**$23,406,843.68**	**District Levy**	**$26,215,000.00**	12.00% YES
				Truth in Taxation Required

Bond & Interest Extension	**$3,302,738.16**	**Estimated Bond and Interest Levy**	$3,361,298.00	**Bond & Int. Levy**	**$3,361,298.00** 1.77%
		(County Clerk Levies Bond & Interest for the District, Verify Records with County Clerk)			
Total Extension	**$26,709,581.84**			**Total Levy**	**$29,576,298.00** 10.73%

2026 TAX EXTENSION WORKSHEET

	Original Assumptions
Estimated % Change to Existing EAV for 2026	12.00%
Estimated Total EAV for 2026	$606,409,084
Estimated Total EAV Change for 2026	12.00%

Legend

District Assumptions & Data Entry
Calculated Values
Review Needed

	Scenario Assumptions	
Actual % Change to Existing EAV for 2026	12.00%	*Enter What If...? Existing EAV Assumption or, Final Actual to Stress Test the Levy*
Actual Total EAV for 2026	$606,409,084	
Actual Total EAV Change for 2026	12.00%	

Does This Levy Capture All Available Property Taxes Under These Assumptions?
YES - All Available Property Tax Dollars Have Been Captured

	Current Levy Amount	County Loss %	Total Levy with County Loss %	Scenario Calculated Tax Rate	Maximum Extension Factor	Scenario Calculated Maximum Extension	Scenario Calculated Extension	Final Tax Rate	Spring Extension Adjustment Between Funds	Final Adjusted Extension	Final Adjusted Tax Rate
Educational	$17,890,000	0.00%	$17,890,000	2.9502	2.9500	$17,889,067.97	$17,889,067.97	2.9500	$0.00	$17,889,067.97	2.9500
Operations & Maintenance	$3,033,000	0.00%	$3,033,000	0.5002	0.5000	$3,032,045.42	$3,032,045.42	0.5000	$0.00	$3,032,045.42	0.5000
Transportation	$1,213,000	0.00%	$1,213,000	0.2000	0.2000	$1,212,818.17	$1,212,818.17	0.2000	$0.00	$1,212,818.17	0.2000
Working Cash	$304,000	0.00%	$304,000	0.0501	0.0500	$303,204.54	$303,204.54	0.0500	$0.00	$303,204.54	0.0500
Municipal Retirement	$388,000	0.00%	$388,000	0.0640	Levy	$388,000.00	$388,000.00	0.0640	$0.00	$388,000.00	0.0640
Social Security	$436,000	0.00%	$436,000	0.0719	Levy	$436,000.00	$436,000.00	0.0719	$0.00	$436,000.00	0.0719
Fire Prevention & Safety *	$304,000	0.00%	$304,000	0.0501	0.0500	$303,204.54	$303,204.54	0.0500	$0.00	$303,204.54	0.0500
Tort Immunity	$2,100,000	0.00%	$2,100,000	0.3463	Levy	$2,100,000.00	$2,100,000.00	0.3463	$0.00	$2,100,000.00	0.3463
Special Education	$243,000	0.00%	$243,000	0.0401	0.0400	$242,563.63	$242,563.63	0.0400	$0.00	$242,563.63	0.0400
Leasing	$304,000	0.00%	$304,000	0.0501	0.0500	$303,204.54	$303,204.54	0.0500	$0.00	$303,204.54	0.0500
	$0	0.00%	$0	0.0000	0.0000	$0.00	$0.00	0.0000	$0.00	$0.00	0.0000
Levy/Extension/Rate	$26,215,000		$26,215,000	4.3230	3.8400	$26,210,108.82	$26,210,108.82	4.3222	$0.00	$26,210,108.82	4.3222

Bond & Interest Levy	$3,361,298	Actual Bond & Interest Extension/Rate	$3,361,298.00	0.5543	*Includes Loss % Added by County Clerk(s)* 0.5543
Total Levy	$29,576,298	Actual Total Extension/Rate	$29,571,407	4.8765	4.8765

Dixon Unit School District #170
For the Tax Year 2026

Compliance reporting for Public Act 101-0895

Treasurer's Report for Dixon Unit School District #170

Fund #	*Fund Name*	*Cash Balance 10/31/2026*	*Investment Balance 10/31/2026*	*Total Cash Balance 10/31/2026*
10	Education Fund	$ 16,442,029.67	$ 2,464,022.10	$ 18,906,051.77
20	O&M Fund	$ 1,553,298.28	$ 605,132.75	$ 2,158,431.03
30	Debt Services	$ 4,374,977.09	$ 620,194.61	$ 4,995,171.70
40	Transportation Fund	$ 1,398,459.36	$ 728.09	$ 1,399,187.45
50	IMRF/Social Security Func	$ 1,754,255.07	$ 143,628.38	$ 1,897,883.45
60	Capital Projects Fund	$ 2,033,651.03	$ 978.24	$ 2,034,629.27
70	Working Cash Fund	$ 6,970,722.52	$ 1,468,689.15	$ 8,439,411.67
80	Tort Fund	$ 1,129,948.53	$ 325,483.78	$ 1,455,432.31
90	Fire/Safety Fund	$ 827,441.59	$ 17.07	$ 827,458.66
	Total	$ 36,484,783.14	$ 5,628,874.17	$ 42,113,657.31

Treasurer's Report for Dixon Unit School District #170 (unaudited)

Fund #	*Fund Name*	*Cash Balance 6/30/2026*	*Investment Balance 6/30/2026*	*Total Cash Balance 6/30/2026*
10	Education Fund	$ 7,840,778.07	$ 2,426,387.56	$ 10,267,165.63
20	O&M Fund	$ 249,841.49	$ 595,890.19	$ 845,731.68
30	Debt Services	$ 1,571,630.01	$ 610,721.98	$ 2,182,351.99
40	Transportation Fund	$ 33,669.75	$ 717.00	$ 34,386.75
50	IMRF/Social Security Func	$ 1,091,822.93	$ 141,434.69	$ 1,233,257.62
60	Capital Projects Fund	$ 1,589,915.58	$ 963.27	$ 1,590,878.85
70	Working Cash Fund	$ 6,945,529.83	$ 1,446,256.91	$ 8,391,786.74
80	Tort Fund	$ 695,625.53	$ 320,512.45	$ 1,016,137.98
90	Fire/Safety Fund	$ 741,882.16	$ 16.81	$ 741,898.97
	Total	$ 20,760,695.35	$ 5,542,900.86	$ 26,303,596.21

Amounts shown represent unaudited amounts as of the creation of report - 11/15/26