



ALSIP, HAZELGREEN AND OAK LAWN ELEMENTARY SCHOOL DISTRICT 126

Financial Analysis

September 9, 2021

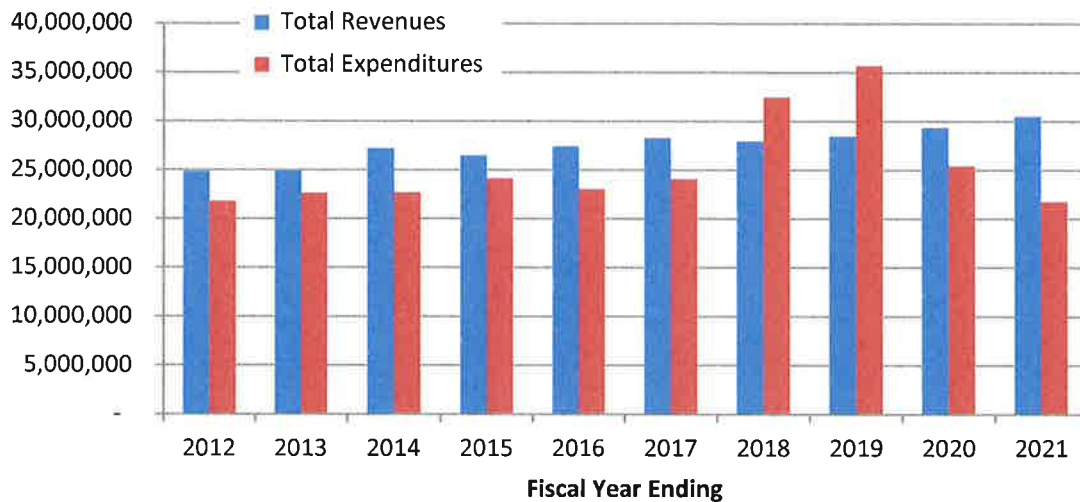
An Analysis of the District's Historical Financial Operations
and Projected Future Financial Condition

Table of Contents

I.	Historical Financial Review	1
a.	Revenue History	2
i.	Real Estate Tax Revenues	3
ii.	Corporate Personal Property Replacement Taxes	3
iii.	Unrestricted State Revenues	4
b.	Expenditure History	5
i.	Salary Expenditure	6
ii.	Non-Salaried Expenditures	7
II.	Financial Condition on June 30, 2021	7
III.	Enrollment History	8
IV.	Issues Facing the District	9
a.	Current Economic Crisis	9
i.	Inflation Levels	9
ii.	Increased Property Tax Valuation Appeals	10
iii.	State's Financial Crisis	10
iv.	Shift of Pension Costs	10
b.	Available Debt Limitations	11
V.	Projected Financial Condition	11
a.	Major Assumptions Used in Making Projections	11
i.	Revenue Assumptions	11
ii.	Expenditure Assumptions	11
b.	Projections FY22 through FY27	12
i.	Projected Revenues vs. Expenses	12
ii.	Projected Fund Balances	13
VI.	Historical Financial Summary	14
VII.	Financial Projections	15

Historical Financial Review

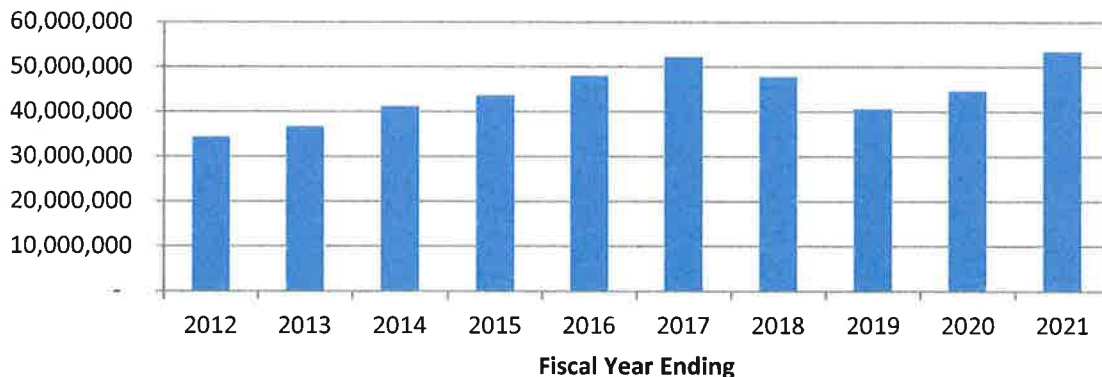
In developing a long-term financial plan for a school district, it is critical to first review the historical trends in the revenues and expenditures of the district. The Historical Financial Review incorporates all funds in the district excluding the debt service fund. The following chart reflects revenues and expenditures for Alsip, Hazelgreen and Oak Lawn Elementary School District 126 over the past ten years:



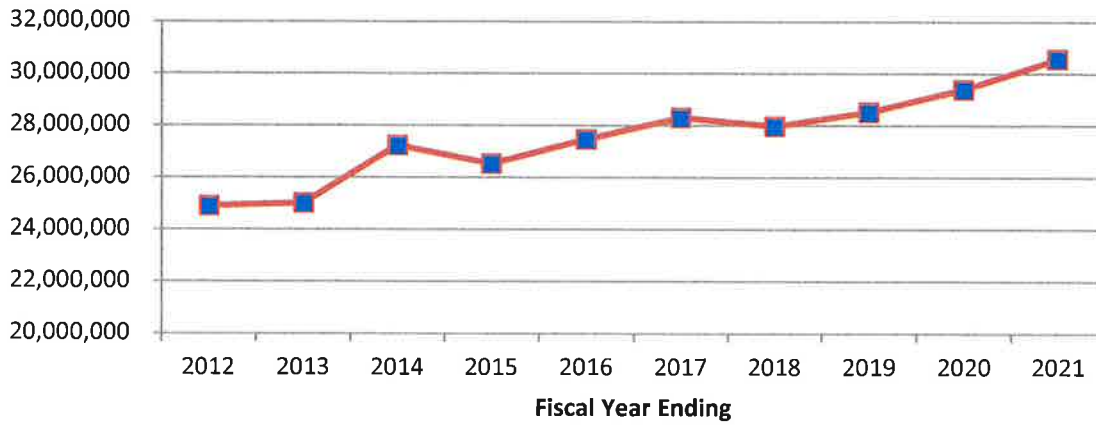
Revenues have exceeded expenditures in the district all years in the 10-year history except for FY18 and FY19. Expenses were higher in those years due to construction costs.

The following graph reflects fund balances over the past ten years.

Fund Balances - All Funds (Excluding Bond Fund)

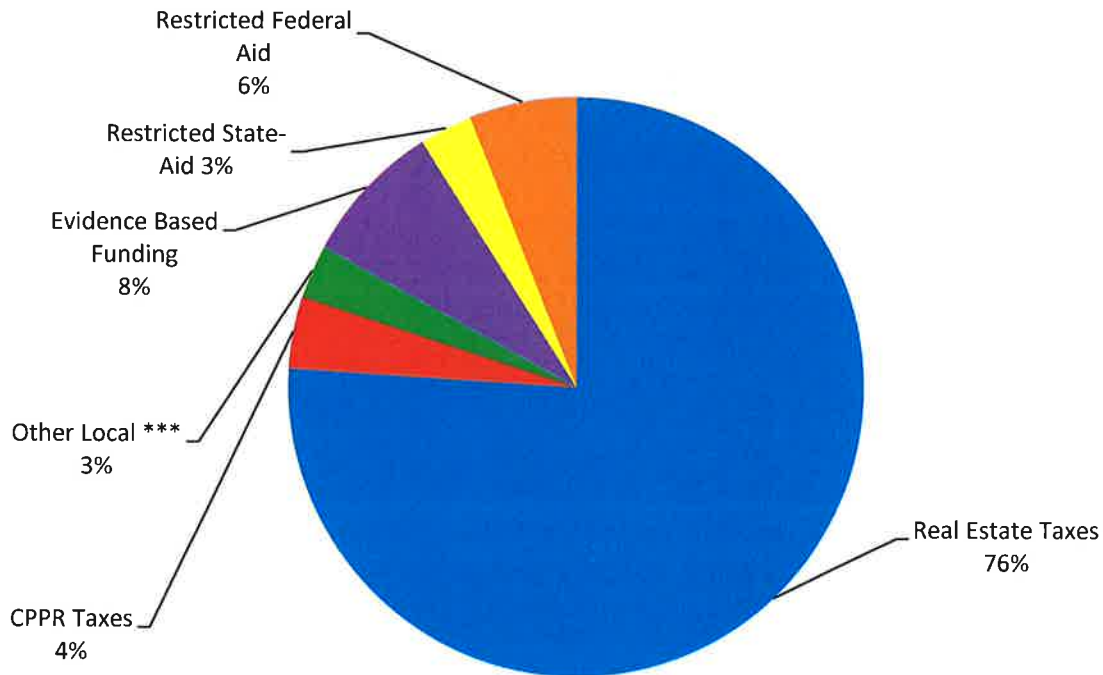


Revenue History



Since FY12, total revenues have increased at an average annual rate of 2.3%.

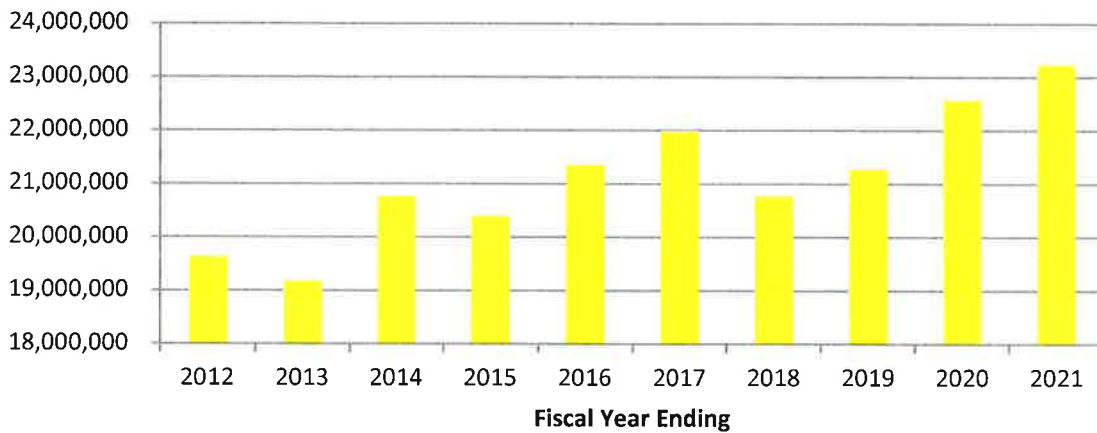
For the fiscal year ending June 30, 2021, total revenues received by Alsip, Hazelgreen and Oak Lawn Elementary School District 126 can be broken down as follows:



*** Other Local Revenues include interest income, student fees, lunch fees, and other miscellaneous revenues

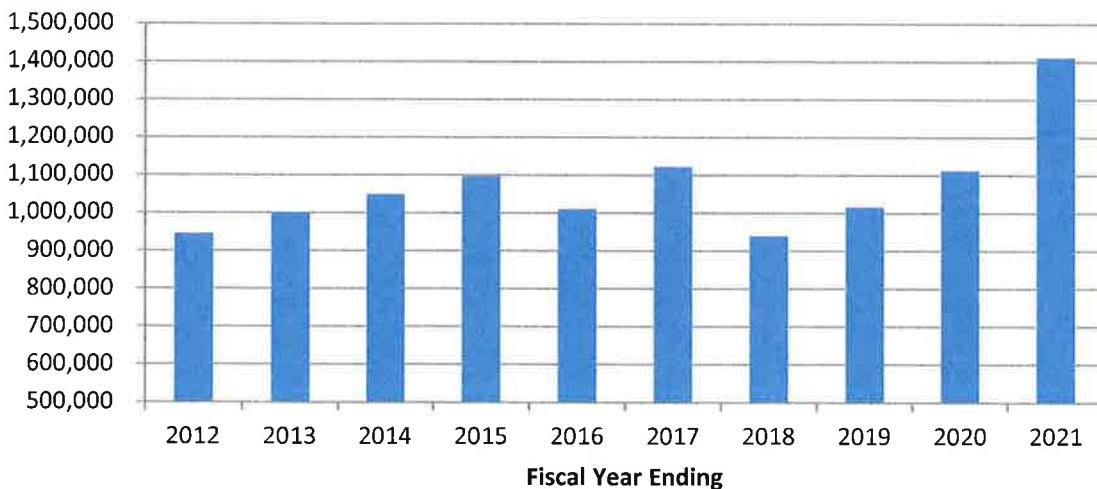
In order to analyze revenue patterns during this time period, it is necessary to examine the primary sources of revenue in the district: Real estate taxes amount to 76% of the district's total revenues. Corporate personal property replacement taxes amount to 4% of the district's total revenues, and evidence-based funding amount to 8% of the district's total revenues. The following graphs illustrate the growth patterns of these revenue sources over the past ten years:

Real Estate Tax Revenues



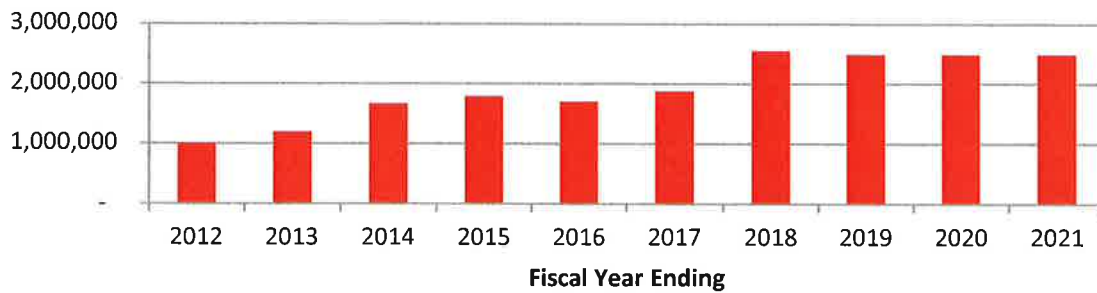
Real estate taxes increased at an average rate of 1.88% over the past ten years.

Corporate Personal Property Replacement Taxes



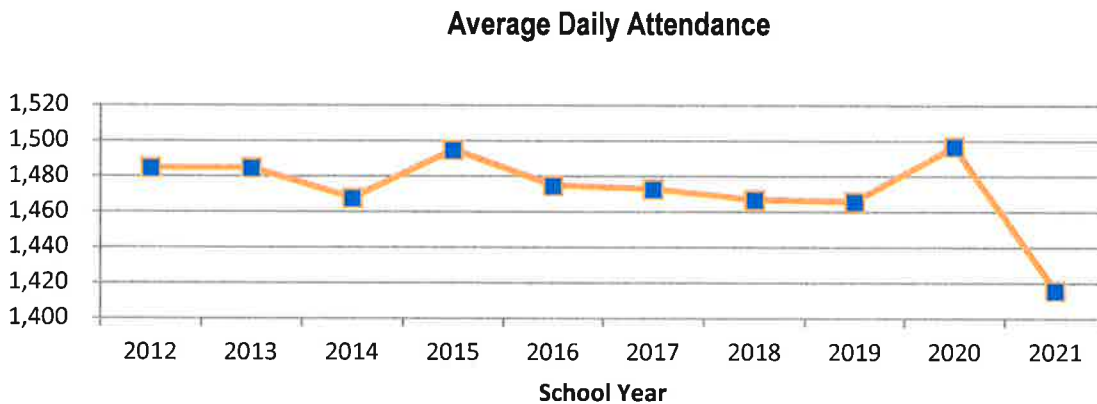
The district has realized an increase in corporate personal property replacement at an average rate of 3.48% annually over the past ten years. Corporate personal property replacement taxes are distributed based on the district percentage of personal property taxes of the total for the State of Illinois at the time the personal property tax was eliminated in the 1970's.

Evidence-Based Funding Revenues



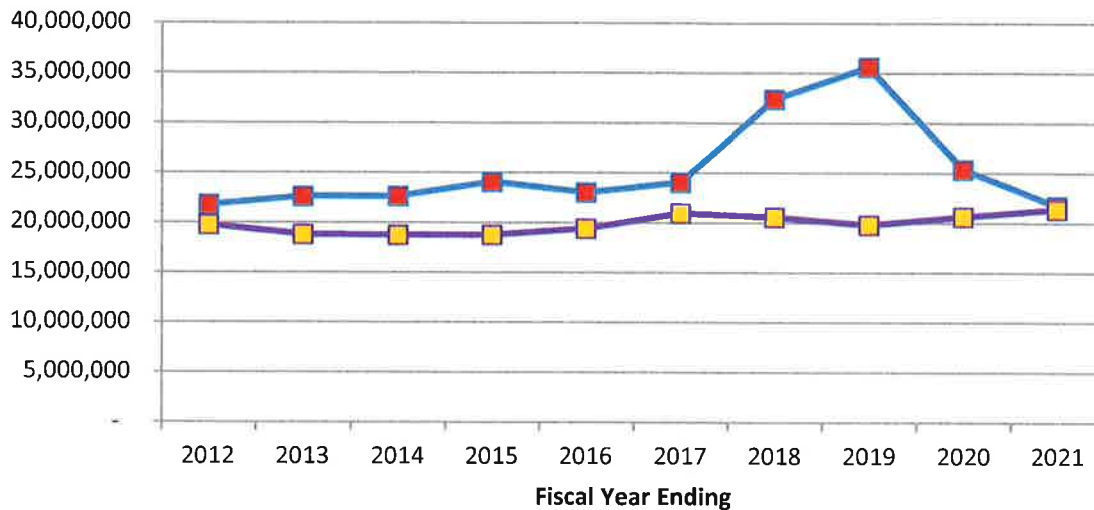
The district has realized an average increase in evidence-based funding revenues of 11.35% per year annually over the past ten years.

Another variable that has a significant impact on evidence-based funding revenues is the district's average daily attendance. The following chart reflects the average daily attendance figure of the district used in calculating general State-aid revenues:



Until FY21, the average daily attendance in the district has been consistent over the past ten years.

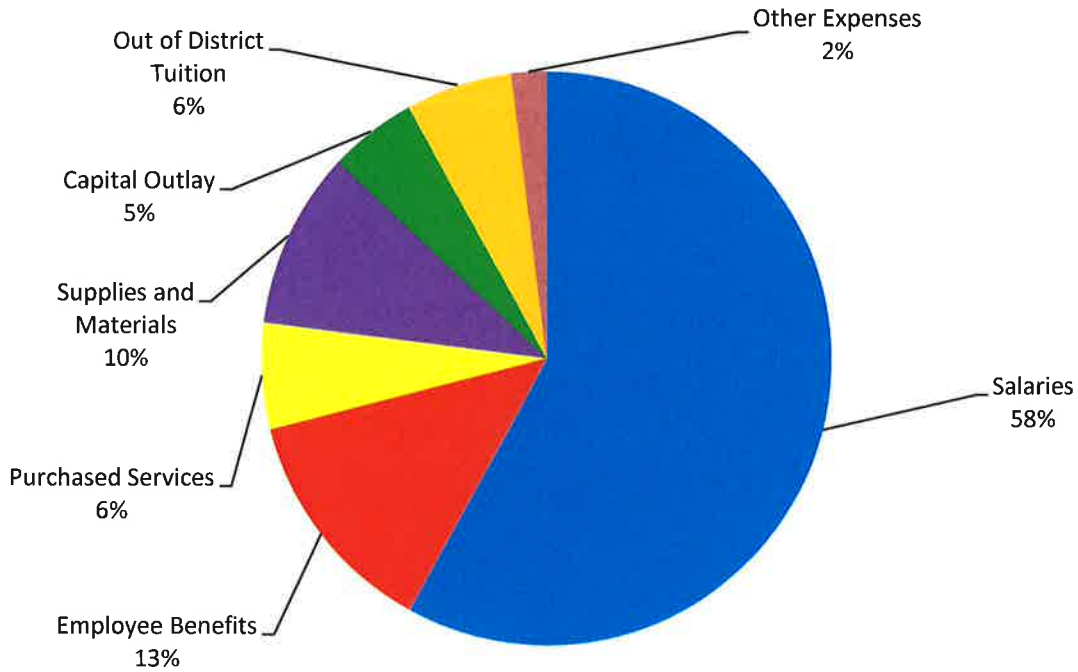
Expenditure History



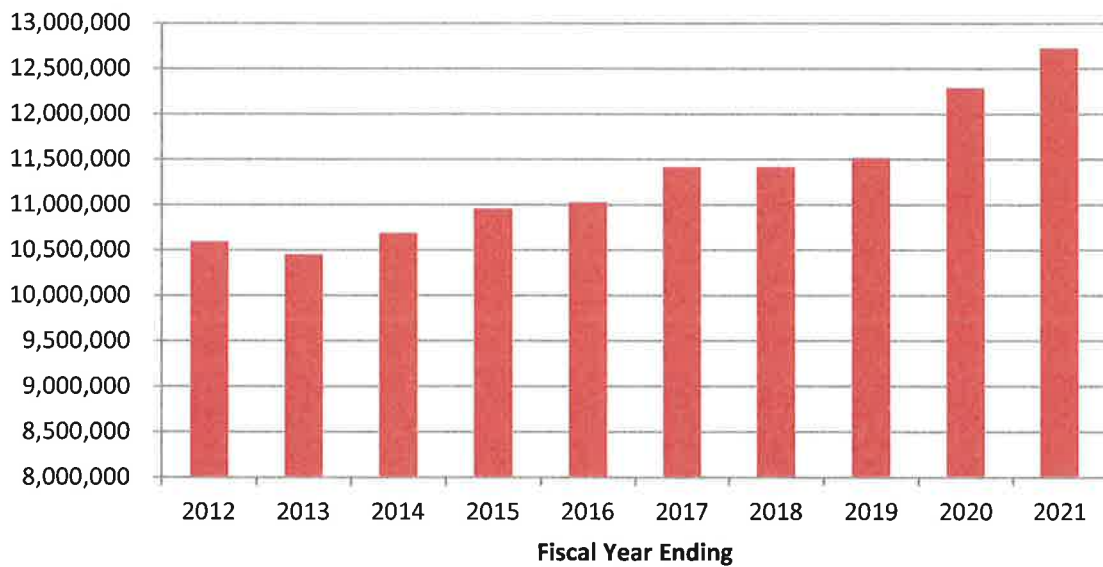
Total expenditure growth was relatively flat from FY12 through FY17. In FY12 through FY20 the district incurred expenses related to major capital improvements. The blue line above represents total expenditures and the purple line represents expenditures without capital expenses included. The district's expenditures can be broken down into six different categories:

1. **Salaries** – Amounts paid to permanent, temporary or substitute employees of the district.
2. **Employee Benefits** – Fringe benefits paid on behalf of the employees but not directly to the employees. These include medical insurance, payments to the Illinois municipal retirement fund (IMRF), early retirement programs, tuition reimbursements, and Board paid teachers retirement system (TRS) payments.
3. **Purchased Services** – Amounts paid for services rendered by personnel who are not on the payroll of the district. These include transportation services, property/casualty insurance, legal services, audit services, information technology services, contractual services related to the enhancement of the teaching process, telephone services, and bandwidth services.
4. **Supplies and Materials** – Amounts paid for material items that are consumed, worn out, or have deteriorated from use. These primarily include textbooks, library books, software, utilities, and building supplies.
5. **Capital Outlay** – Expenditures for the acquisition of fixed assets or additions to fixed assets. Fixed assets include purchases of land, buildings, and equipment such as furniture or servers.
6. **Special Education Tuition** – Expenditures to reimburse outside agencies such as Eisenhower Special Education Cooperative for services rendered to students residing in the district.

The following is a breakdown of the expenditures of the district by expenditure type for the fiscal year ending June 30, 2021, debt payments:

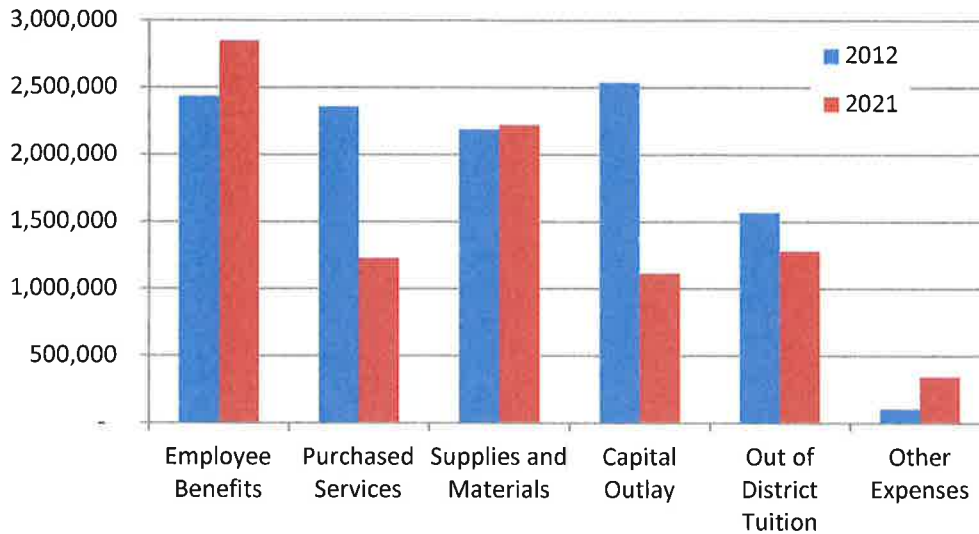


Salary Expenditures



Since FY12, total salary expenses increased at an average annual rate of 2.2%. This increase is due primarily to contractual salary increases.

Non-Salary Expenditures

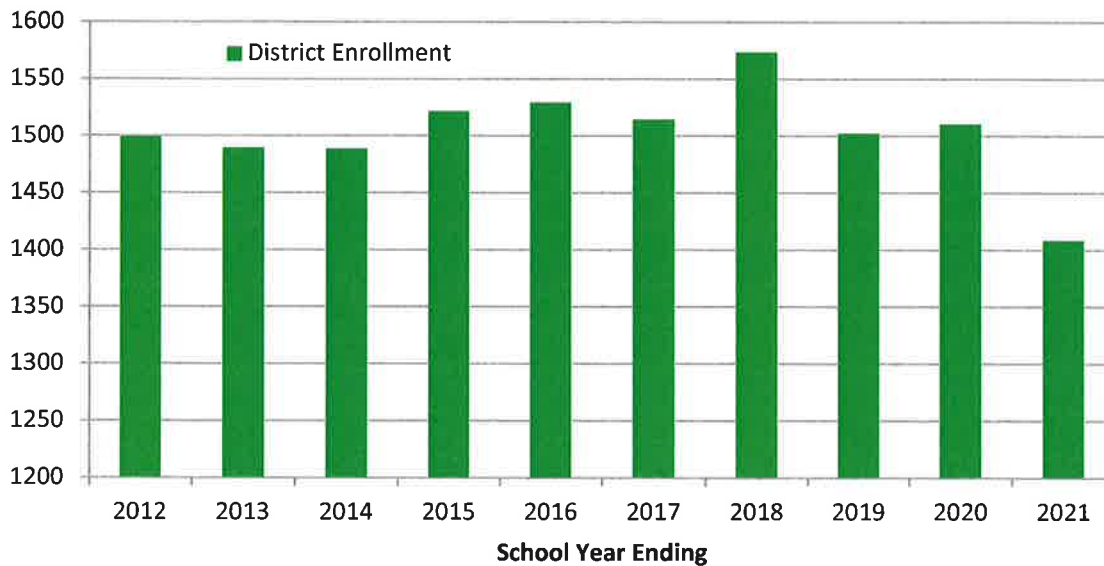
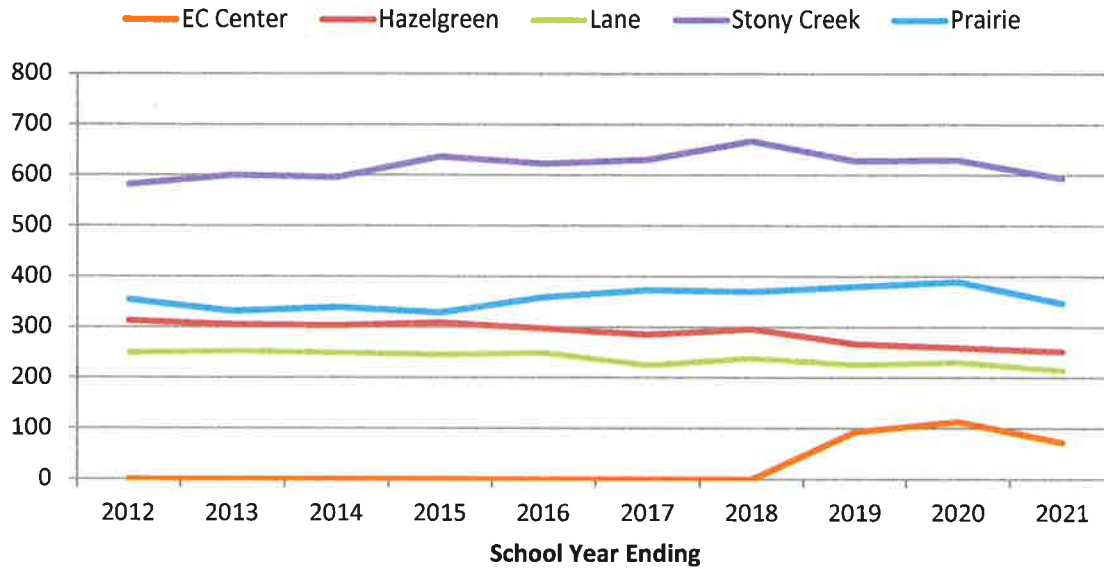


Financial Condition on June 30, 2021

For the purpose of projecting the anticipated fund balances, we will reference the June 2021 ending fund balances. As of June 30, 2021, projected fund balances are as follows:

Education Fund	\$37,027,464
Operations & Maintenance Fund	\$6,193,386
Debt Service Fund	\$3,283
Transportation Fund	\$1,968,183
IMRF/Social Security Fund	\$547,811
Working Cash Fund	\$6,990,461
Tort Fund	\$465,949
Fire Prevention & Safety Fund	\$304,706
Total Fund Balance	\$53,501,243

Enrollment History



As shown in the two charts above, the district enrollment has decreased by 91 students over the past ten years.

Issues Facing the District

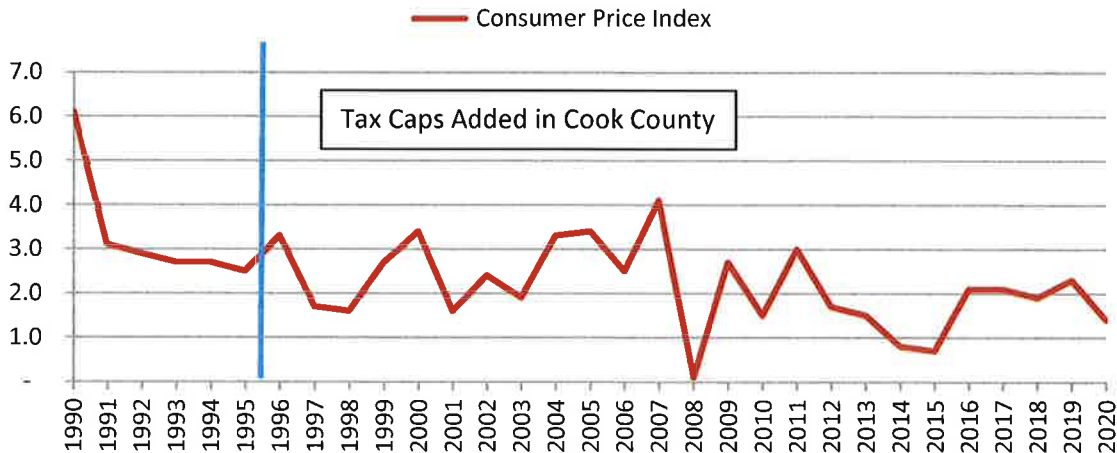
With the goal of providing an excellent education to children and ensuring the financial condition of the district remains healthy, it is imperative to examine major issues that may have a significant impact on the district's financial condition as well as the education provided and consider these issues when making financial projections.

Current Economic Crisis

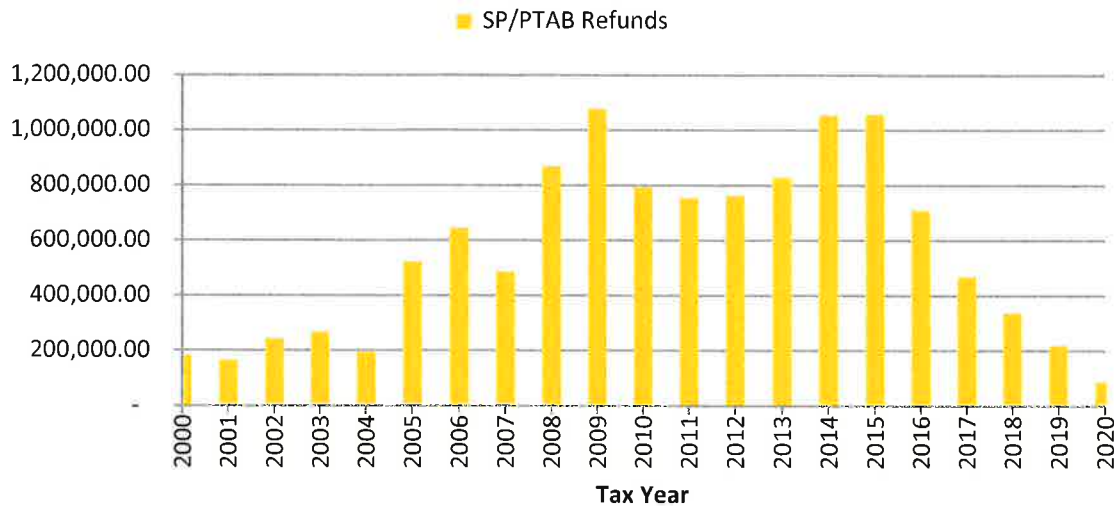
The district must be cognizant of the strong likelihood that this economic contraction will have a growing impact on the schools, and it must take action to prepare for that possibility. The impact of this economic crisis on Alsip, Hazelgreen and Oak Lawn Elementary School District 126 may be seen in three primary areas: (1) Low rates of inflation and its impact on tax revenue growth, (2) Increased property tax valuation appeals and the impact on property tax collections, and (3) The State financial crisis and its impact on State funding.

Inflation Levels

While low inflation levels will help keep the growth in certain expenditure types low, the district is capped in its growth of real estate tax revenues by the rate of inflation as defined by the consumer price index. For the levy that will be approved by the district in October 2021, tax revenue growth will be capped at the 2020 consumer price index of 1.4%. Many experts are projecting that inflation levels will be low or non-existent for several years given the anticipated slow growth in the economy and the high levels of unemployment. With real estate tax revenues making up approximately 75% of the district total revenues, an extended period of low inflation could be devastating to the district. There has also been talk by state legislators of a property tax freeze for several years.



Increased Property Tax Valuation Appeals



Property tax valuation appeals occur when a taxpayer objects to the value of their property as assigned by the Cook County Assessor's Office. Objections must first be filed with the County, and after a ruling with the County can be taken to the State Property Tax Appeals Board (PTAB). It can take several years before a conclusion is reached, and when there is a reduction to the initial valuation the taxes on the difference in valuation are lost to the taxing body. Refunds are awarded out of current year collections, reducing current collections available to fund district programs.

State of Illinois' Financial Crisis

Only 11% of the district's revenues come from State sources, but this amounts to over \$3.3 million dollars. The State recently passed school funding reform, with new money going to schools that the State considers most in need. District 126 does not fall into that category, however part of the reform was that all Illinois School Districts will receive at least the level of funding that they were receiving prior to funding reform.

Shift of Pension Costs

Over the past several years Illinois political leaders have discussed shifting the cost of State pension programs to local school districts. The estimated annual pension cost is approximately 9% of qualified salaries each year. The discussions revolving around a pension cost shift have mostly included a phase in for local districts. A shift of the estimated cost has been included in the projection section of this report beginning with FY23.

Available Debt Limitations

The district's debt service extension base is fully available due to the district's early payoff of outstanding bonds during FY18. Long-term debt should be utilized for long term capital needs. Using borrowing to support operating expenses is one of the primary causes of financial troubles in Illinois schools.

Projected Financial Condition

The following six-year projection was derived by incorporating trends in the district's expenditures and revenues with assumptions made on several critical issues that will determine the district's future financial condition.

Please note that all projections are based on assumptions and should be considered as such when making decisions. Actual figures may be different; it is critical that the district revise its projections as new information becomes available.

Major Assumptions Used in Making Projections

Revenue Assumptions

- 1) It is projected that the rate of inflation, which drives tax revenue growth, will be 2.0%.
- 2) Replacement taxes will decline to \$1 million dollars in FY23 and remain consistent through FY27.
- 3) It is projected that the district will receive 100% of its General State-Aid payments in FY22 – FY27.
- 4) Restricted State revenues will grow in FY23 with transportation costs returning to normal levels in FY22.
- 5) Federal and State grant revenues will remain consistent in FY22 and 23 because of ESSER funds but will return to normal levels in FY24 and beyond.

Expenditure Assumptions

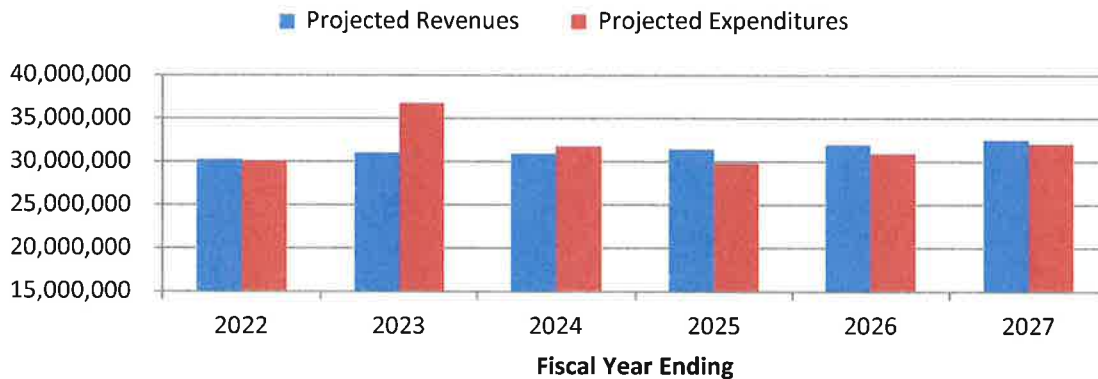
- 1) Salary expenditures in FY22 reflect actual salaries and are projected to grow at 4% annually.
- 2) Employee benefits are projected to increase at an average annual rate of 5%.
- 3) Expenses related to purchased services are projected to increase at 2%.
- 4) Expenses related to supplies and materials are higher in FY22 because of planned classroom furniture replacement and the need to furnish the areas of new construction. Beyond FY22 the cost is projected to drop to FY21 levels and to increase 2% annually.
- 5) The district is projected to spend \$4,272,009 on capital improvements in FY22, \$10,000,000 in FY23, \$4,000,000 in FY24 and then \$1,000,000 annually in years following.
- 6) The State of Illinois will start to shift pension costs to local districts in FY23; these amounts have been shown separately on the schedule.

- 7) Out of district special education tuition costs are projected to increase 5% annually.
- 8) The major capital projects included in FY22, FY23 and FY24 are the construction of additional classrooms a gym and a district kitchen at Prairie Junior High School as well as parking lot improvements at Hazelgreen School.

Projections FY22 through FY27

Projected Revenues vs. Expenses

The following graph reflects that total revenues are projected to exceed total expenses in each year upon the completion of capital projects in FY22.

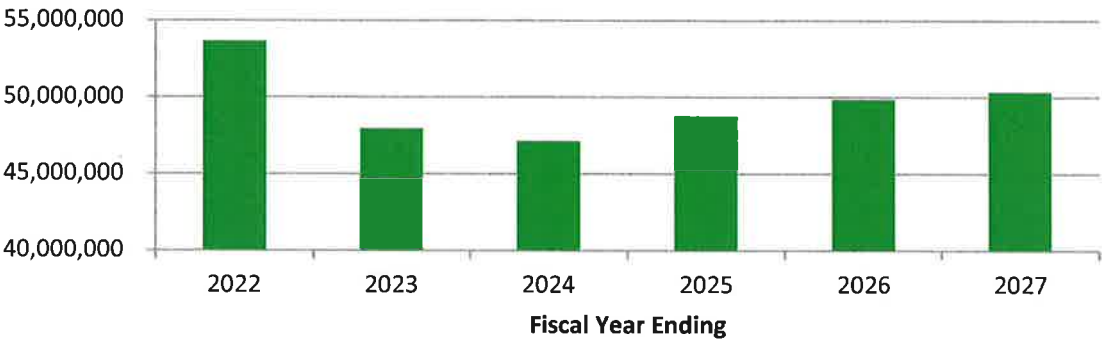


The revenue and expenditure projections would result in the following annual surplus/deficits projected for the district. The "projected surplus/deficit" column indicates the difference between the revenues received by the district for a given fiscal year compared to the expenditures incurred for the same fiscal year. The "cumulative impact" column indicates the cumulative total of these annual surplus/deficits.

<u>Fiscal Year Ending</u>	<u>Projected Surplus/(Deficit)</u>	<u>Cumulative Impact</u>
June 30, 2022	187,527	53,685,623
June 30, 2023	(5,690,135)	47,995,488
June 30, 2024	(824,331)	47,171,157
June 30, 2025	1,643,044	48,814,201
June 30, 2026	1,079,186	49,893,387
June 30, 2027	482,573	50,375,960

Projected Fund Balances

The following graph illustrates that total fund balances (excluding bond and interest fund) are projected to increase from \$53,498,096 on June 30, 2021 to \$50,375,960 on June 30, 2027.



Alsip, Hazelgreen and Oak Lawn Elementary School District 126

Financial Summary (Excluding Bond Fund)

Fiscal Years Ending June 30, 2012 through June 30, 2021

	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Beginning Fund Balance	31,307,153	34,411,828	36,776,515	41,323,666	43,713,403	48,116,462	52,341,843	47,869,514	40,716,409	44,701,621
Revenues:										
Real Estate Taxes	19,654,929	19,189,689	20,781,322	20,420,577	21,375,205	21,998,514	20,785,590	21,300,612	22,582,758	23,249,910
Replacement Tax	946,864	1,002,168	1,050,280	1,098,931	1,011,627	1,123,730	940,274	1,017,204	1,113,462	1,412,312
Other Local Revenues	625,988	657,985	757,365	714,806	848,162	963,104	1,149,800	1,634,987	1,274,758	801,657
Evidence-Based Funding	1,010,177	1,197,856	1,666,899	1,793,992	1,706,200	1,877,120	2,549,838	2,491,911	2,493,937	2,493,937
Restricted State Grants	1,436,118	1,676,689	1,971,738	1,219,418	1,416,957	1,133,958	1,289,473	852,438	758,364	824,904
Restricted Federal Grants	1,233,870	1,292,823	1,013,422	1,280,702	1,117,558	1,219,103	1,260,091	1,226,989	1,178,300	1,782,286
Total Revenues	24,907,946	25,017,210	27,241,026	26,528,426	27,475,709	28,315,529	27,975,066	28,524,141	29,401,569	30,565,006
Expenses:										
Salaries	10,593,358	10,452,537	10,686,697	10,957,793	11,028,616	11,416,006	11,417,339	11,517,465	12,288,926	12,727,033
Employee Benefits	2,437,643	2,609,340	2,496,550	2,505,526	2,579,937	3,146,196	2,538,644	2,444,161	2,619,128	2,850,078
Purchased Services	2,359,973	1,963,283	1,633,943	1,541,581	1,489,151	1,695,130	1,761,232	1,881,542	2,036,909	1,228,375
Supplies & Materials	2,191,886	1,407,379	1,528,066	1,614,428	2,101,514	2,521,293	2,311,990	1,769,101	1,576,455	2,220,985
Capital Outlay	517,127	665,701	903,546	744,954	708,891	975,589	955,762	710,099	557,776	762,296
Out of District Tuition	1,570,605	1,520,297	1,424,677	1,353,091	1,363,975	1,145,763	1,503,347	1,417,759	1,524,743	1,281,561
Other Expenses	108,868	210,802	93,618	71,509	150,359	71,280	104,426	85,219	71,396	344,299
Total Expenses	19,779,460	18,829,339	18,767,097	18,788,882	19,422,443	20,971,257	20,592,740	19,825,346	20,675,333	21,414,627
Revenues vs. Expenses	5,128,486	6,187,871	8,473,929	7,739,544	8,053,266	7,344,272	7,382,326	8,698,795	8,726,236	9,150,379
Transfers To Bond Fund	-	-	-	-	-	-	3,200,000	-	-	-
Major Capital Projects	2,023,811	3,823,184	3,926,778	5,349,807	3,650,207	1,618,891	8,654,655	15,851,900	4,741,024	353,904
IMRF Unfunded Liability Payment	-	-	-	-	-	1,500,000	-	-	-	-
Ending Fund Balance	34,411,828	36,776,515	41,323,666	43,713,403	48,116,462	52,341,843	47,869,514	40,716,409	44,701,621	53,498,096

Alsip, Hazelgreen and Oak Lawn Elementary School District 126

Financial Projections (Excluding Bond Fund)

Fiscal Years Ending June 30, 2022 through June 30, 2027

	FY22	FY23	FY24	FY25	FY26	FY27
Beginning Fund Balance	53,498,096	53,685,623	47,995,488	47,171,157	48,814,201	49,893,387
Revenues:						
Real Estate Taxes	23,284,810	23,750,506	24,225,516	24,710,027	25,204,227	25,708,312
Replacement Tax	1,200,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other Local Revenues	674,500	708,225	743,636	780,818	819,859	860,852
General State-Aid	2,246,144	2,246,144	2,246,144	2,246,144	2,246,144	2,246,144
Restricted State Grants	377,897	852,438	852,438	852,438	852,438	852,438
Restricted Federal Grants	2,525,407	2,525,407	1,894,055	1,894,055	1,894,055	1,894,055
Total Revenues	30,308,758	31,082,720	30,961,790	31,483,482	32,016,723	32,561,801
Expenses:						
Salaries	14,136,756	14,702,226	15,290,315	15,901,928	16,538,005	17,199,525
Employee Benefits	3,138,364	3,295,282	3,460,046	3,633,049	3,814,701	4,005,436
Purchased Services	3,011,767	3,072,002	3,133,442	3,196,111	3,260,033	3,325,234
Supplies & Materials	3,436,536	2,265,405	2,310,713	2,356,927	2,404,066	2,452,147
Capital Outlay	1,585,832	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Out of District Tuition	1,918,799	2,014,739	2,115,476	2,221,250	2,332,312	2,448,928
Other Expenses	207,000	100,000	100,000	100,000	100,000	100,000
Total Expenses	27,435,054	26,449,654	27,409,993	28,409,265	29,449,117	30,531,270
Revenues vs. Expenses	2,873,704	4,633,066	3,551,797	3,074,217	2,567,606	2,030,531
Extraordinary expenses:						
Major Capital Projects	2,686,177	9,000,000	3,000,000	-	-	-
Pension Cost Shifted from State	-	1,323,200	1,376,128	1,431,174	1,488,420	1,547,957
Total Extraordinary Expenses	2,686,177	10,323,200	4,376,128	1,431,174	1,488,420	1,547,957
Ending Fund Balance	53,685,623	47,995,488	47,171,157	48,814,201	49,893,387	50,375,960