FY 2025

ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**Des Plaines**	Reporting Fiscal Year:	**2025**
County:	Cook	Fiscal Year End:	**12/31/2025**
Unit Code:	**016/140/30**		

FY 2025 TIF Administrator Contact Information-Required

First Name:	**Dorothy**	Last Name:	**Wisniewski**		
Address:	1420 Miner Street	Title:	City Manager		
Telephone:	847-391-5488	City:	Des Plaines	Zip:	60016
E-mail	**dwisniewski@desplainesil.gov**				

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)

in the **City/Village** of: **City of Des Plaines**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

[redacted]

Written signature of TIF Administrator

[redacted]

Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF No. 1 Downtown	7/15/1985	12/6/2021
TIF No. 3 Wille Road Mt Prospect Road	8/7/2000	
TIF No. 4 Five Corners Rand Road	10/1/2006	11/19/2014
TIF No. 5 Lee Street Perry Street	4/2/2001	12/31/2025
TIF No. 6 Mannheim Higgins Road	10/15/2001	
TIF No. 7 Higgins Road and Pratt Avenue	10/20/2014	
TIF No. 8 Oakton Street	9/17/2019	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

Primary Use of Redevelopment Project Area*: Combination/Mixed

***Types include:** Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Ret, Comm

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act	X
Industrial Jobs Recovery Law	

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment (Labeled Attachment A).** For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).**	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification (Labeled Attachment B).**		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion (Labeled Attachment C).**		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement (Labled Attachment D).**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) (Labeled Attachment E).**	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] **If yes, please enclose the Additional Information (Labeled Attachment F).**	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).**	X	
Were there any reports ***submitted to*** the municipality ***by*** the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report (Labeled Attachment H).**	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).**	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (Labeled Attachment J).**	X	
Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).**		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).**		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose the list only, not actual agreements (Labeled Attachment M).**		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. **If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).**	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. **Must include the phone number and email address of the designated party (Labeled Attachment O.)**		X

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ (18,617,907)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	$ 49,025	$ 1,915,445	10%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 147	$ 545,456	3%
Land/Building Sale Proceeds		$ 26,029	0%
Bond Proceeds		$ 16,650,249	84%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____________; if multiple other sources, attach schedule)		$ 765,944	4%

All Amount Deposited in Special Tax Allocation Fund $ 49,172

Cumulative Total Revenues/Cash Receipts $ 19,903,124 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) $ 7,927

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements $ 7,927

Net/Income/Cash Receipts Over/(Under) Cash Disbursements $ 41,245

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* $ (18,576,662)

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	**Amounts**	**Reporting Fiscal Year**
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional Services	$ 4,917	
		$ 4,917
2. Annual administrative cost.		
Staff Services	$ 3,000	
		$ 3,000
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
		$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		$ -
6. Costs of the constructuion of public works or improvements.		
Property & Liability Insurance	$ 10	
		$ 10

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
		$ -
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
		$ -

TOTAL ITEMIZED EXPENDITURES		**$ 7,927**

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

Name	Service	Amount

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE	$ (18,576,662)

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
Bond Series 2003C	$ 2,250,000	
Bond Series 2004B	$ 7,500,000	
Bond Series 2009A	$ 5,430,000	
Bond Series 2011A	$ 250,000	
Bond Series 2013	$ 4,390,000	
Bond Series 2014	$ 2,020,000	
Total Amount Designated for Obligations	$ 21,840,000	$ -

2. Description of Project Costs to be Paid	**Amount of Original Issuance**	**Amount Designated**
Total Amount Designated for Project Costs		$ -

TOTAL AMOUNT DESIGNATED	$ -
SURPLUS/(DEFICIT)	$ (18,576,662)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	**Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	

2. The municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan:	1
2b. The **NUMBER** of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	0

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	**11/1/99 to Date**	**Estimated Investment for Subsequent Fiscal Year**	**Total Estimated to Complete Project**
Private Investment Undertaken (See Instructions)	$ 4,150,000	$ -	$ -
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0

Project 1 Name: Restaurant Development

Private Investment Undertaken (See Instructions)	$ 4,150,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2025
Name of Redevelopment Project Area:

TIF No. 6 Mannheim Higgins Road

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

Attachment B Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of the Act during the reporting Fiscal Year.

Re: City of Des Plaines Certificate of Compliance
TIF No.6 Mannheim -Higgins Road
For Fiscal Year Ending December 31, 2025

I, Andrew Goczkowski, the duly elected Chief Executive Officer of the City of Des Plaines, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Des Plaines complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2025 and ending December 31, 2025.

[redacted]
MAYOR

[redacted]
DATE

Attachment C

[redacted]

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken [65 ILCS 5/11-74.4-5(d)(7)(A & B) and 5/11-74.6-22(d)(7)(A & B)]

TIF #6

TIF District no. 6 in the City of Des Plaines was established in October 2001. The creation of this approximately 40.5-acre District was in response to problematic conditions within an important commercial intersection and to revitalize the area. Bonds were previously issued in 2004 on behalf of this project area to enable property acquisition, which the City completed in 2007. The Plan was initially established to promote the development of up to four (4) new hotels. Separate redevelopment agreements were approved in 2007 and 2008 with each agreement including two hotel projects). Although the hotels did not come to fruition, a commercial strip center was completed in 2007 and has become a stable asset containing long-time, national-brand tenants including Starbucks, Potbelly's Sandwich Shop, and Rosati's Pizza.

As a result of the long-term development outlook in the general area, the City undertook an amendment to TIF District No. 6 to remove certain properties south of Pratt Avenue into an adjacent, newly created TIF District No. 7 (established in 2014). This amendment allowed the City to evaluate new projects utilizing a lower base EAV and additional time to amortize the TIF No. 6 project costs. The City enlisted the participation of the taxing districts through an intergovernmental agreement as part of the TIF #7 designation.

A project was approved by the City in 2023, and construction began in 2024 at the northeast corner of Mannheim Road and Pratt Avenue, The project included three new restaurants: Raising Cane's restaurant with drive thru, Cava Mediterranean restaurant, and Guzman y Gomez Taqueria restaurant. All three restaurants were operating in 2025.

In 2024, the City pursued a 12-year extension of TIF No. 6, which was approved by the State of Illinois with letters of support from the affected taxing jurisdictions. Future revenues from increased EAV in TIF No. 6 will be used to help defray prior expenditures needed to assemble and redevelop this area.

Within the next five years, the City expects additional obligations toward the costs of new traffic signal improvements at the intersection of Mannheim Road and Pratt Avenue in response to an increase in traffic at this intersection stemming from the new private development.

CITY OF DES PLAINES, ILLINOIS
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	Major Governmental Funds				
	General	TIF #6 (Mannheim/ Higgins)	Gaming Tax	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and Investments	$ 58,632,189	$ -	$ 60,367,489	$ 58,184,918	$ 177,184,596
Receivables (net)					
Property Tax Receivable	35,586,249	136,068	-	9,263,977	44,986,294
Other Taxes	1,133,365	-	-	230,527	1,363,892
Accounts Receivable	116,082	-	-	158,671	274,753
Accrued Interest	262,396	-	128,622	54,065	445,083
Other	245,677	-	-	-	245,677
Leases	-	-	-	39,457	39,457
Prepaid Items	492,142	-	-	116,596	608,738
Due from Other Governments	9,262,912	-	7,534,500	2,393,355	19,190,767
Due from Other Funds	355,857	-	-	-	355,857
Advances to Other Funds	21,807,936	-	-	-	21,807,936
TOTAL ASSETS	$ 127,894,805	$ 136,068	$ 68,030,611	$ 70,441,566	$ 266,503,050
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities					
Accounts Payable	$ 2,887,234	$ 4,918	$ 17,250,878	$ 1,599,008	$ 21,742,038
Accrued Payroll	2,460,285	-	-	-	2,460,285
Property Taxes Payable to Pension Funds	8,590,145	-	-	-	8,590,145
Accrued Liabilities	6,493	-	-	-	6,493
Deposits Payable	-	-	-	193,476	193,476
Due to Other Funds	-	-	-	183,711	183,711
Advances from Other Funds	-	18,606,211	-	3,201,725	21,807,936
Unearned Revenue	166,753	-	-	72,173	238,926
Total Liabilities	14,110,910	18,611,129	17,250,878	5,250,093	55,223,010
Deferred Inflows of Resources					
Deferred Property Tax Revenue	26,821,769	101,601	-	6,262,303	33,185,673
Deferred Lease Revenue	-	-	-	74,070	74,070
Unavailable Other Revenue	179,481	-	-	658,385	837,866
Total Deferred Inflows of Resources	27,001,250	101,601	-	6,994,758	34,097,609
Fund Balances					
Nonspendable					
Prepaid Items	492,142	-	-	116,596	608,738
Long-Term Interfund Advances	21,807,936	-	-	-	21,807,936
Restricted					
Economic Development	-	-	-	7,664,019	7,664,019
Debt Retirement/Infrastructure	-	-	50,779,733	-	50,779,733
Streets and Highways	-	-	-	2,727,470	2,727,470
Public Safety	-	-	-	2,415,972	2,415,972
Assigned					
Infrastructure	17,500,000	-	-	16,064,640	33,564,640
Capital Acquisitions	3,450,000	-	-	31,284,242	34,734,242
Unassigned	43,532,567	(18,576,662)	-	(2,076,224)	22,879,681
Total Fund Balances	86,782,645	(18,576,662)	50,779,733	58,196,715	177,182,431
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 127,894,805	$ 136,068	$ 68,030,611	$ 70,441,566	$ 266,503,050

See accompanying notes to financial statements.

CITY OF DES PLAINES, ILLINOIS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year-Ended December 31, 2025

	Major Governmental Funds				
	General	TIF #6 (Mannheim/ Higgins)	Gaming Tax	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
Property Taxes	$ 24,219,240	$ 49,025	$ -	$ 5,596,733	$ 29,864,998
Other Taxes	17,342,689	-	28,127,196	8,439,525	53,909,410
Licenses and Permits	2,436,579	-	-	-	2,436,579
Intergovernmental	32,529,170	-	-	4,223,804	36,752,974
Charges for Services	4,393,645	-	-	-	4,393,645
Fines, Forfeitures and Penalties	1,071,286	-	-	13,050	1,084,336
Developer Fees	-	-	-	221,216	221,216
Investment Income	3,395,036	147	2,315,050	890,584	6,600,817
Miscellaneous	142,638	-	-	364,669	507,307
Total Revenues	85,530,283	49,172	30,442,246	19,749,581	135,771,282
Expenditures					
Current					
General Government	11,775,235	-	12,278,898	4,546,292	28,600,425
Public Safety	53,931,456	-	-	407,378	54,338,834
Public Works	5,239,385	-	-	-	5,239,385
Streets and Highways	5,288,062	-	-	1,198,407	6,486,469
Economic Development	458,520	4,927	-	2,203,169	2,666,616
Debt Service					
Principal	239,044	-	-	1,960,000	2,199,044
Interest and Fiscal Charges	123,396	-	-	148,524	271,920
Capital Outlay	3,084,906	-	-	12,827,858	15,912,764
Total Expenditures	80,140,004	4,927	12,278,898	23,291,628	115,715,457
Excess (Deficiency) of Revenues over (under) Expenditures	5,390,279	44,245	18,163,348	(3,542,047)	20,055,825
Other Financing Sources (Uses)					
Sale of Capital Assets	164,383	-	-	105,050	269,433
Transfer In	64,000	-	-	16,110,370	16,174,370
Transfer Out	(2,750,000)	(3,000)	(15,000,000)	(921,370)	(18,674,370)
Software Subscription	3,084,906	-	-	-	3,084,906
Total Other Financing Sources (Uses)	563,289	(3,000)	(15,000,000)	15,294,050	854,339
Net Change in Fund Balances	5,953,568	41,245	3,163,348	11,752,003	20,910,164
Fund Balances at Beginning of Year	80,829,077	(18,617,907)	47,616,385	46,444,712	156,272,267
Fund Balances at End of Year	$ 86,782,645	$ (18,576,662)	$ 50,779,733	$ 58,196,715	$ 177,182,431

NOTE 7 – LONG-TERM OBLIGATIONS

Long-Term Obligations: Long-term obligations activity for the year-ended December 31, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and loans payable					
General obligation debt	$ 4,935,000	$ -	$ 1,960,000	$ 2,975,000	$ 2,160,000
Unamortized (discounts)/premiums	35,420	-	19,135	16,285	-
Total bonds and notes payable	4,970,420	-	1,979,135	2,991,285	2,160,000
Other liabilities					
Subscription liabilities	-	3,084,906	239,044	2,845,862	248,606
Compensated absences	5,912,781	351,614	-	6,264,395	2,104,245
Net pension liability - Police pension	99,044,726	-	9,104,651	89,940,075	-
Net pension liability - Firefighters' pension	93,131,673	-	12,870,690	80,260,983	-
Net pension liability (asset) - IMRF	(107,894)	-	6,938,090	(7,045,984)	-
Total OPEB liability	14,388,682	-	474,108	13,914,574	717,134
Total other liabilities	212,369,968	3,436,520	29,626,583	186,179,905	3,069,985
Total governmental activities	$ 217,340,388	$ 3,436,520	$ 31,605,718	$ 189,171,190	$ 5,229,985

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Business-Type Activities					
Other liabilities					
Compensated absences	$ 350,576	$ 25,008	$ -	$ 375,584	$ 190,325
Net pension liability (asset) - IMRF	(35,369)	-	2,320,594	(2,355,963)	-
Total OPEB liability	1,350,854	-	33,510	1,317,344	67,894
Total business-type activities	$ 1,666,061	$ 25,008	$ 2,354,104	$ (663,035)	$ 258,219

The change in net pension liabilities (assets), total OPEB liabilities, and compensated absences above are the net change for the year.

General Obligation Debt: All general obligation bonds payable are backed by the full faith and credit of the City. Bonds will be retired by future property tax levies or tax increments accumulated by the debt service fund.

	Date of Issue	Final Maturity	Interest Rates (Fixed)	Original Indebtedness	Balance Outstanding
Governmental Activities					
Series 2018 GO Refunding Bonds, due in annual installments of $440,000 to $2,135,000 Debt retired from TIF #3 fund	March 5, 2018	December 1, 2028	3.00%	$ 12,410,000	$ 2,975,000

(Continued)

NOTE 7 - LONG-TERM OBLIGATIONS (Continued)

Debt service requirements to maturity are as follows:

	General Obligation Debt		Direct Borrowings Subscription Liabilities	
Years	Principal	Interest	Principal	Interest
2026	$ 2,160,000	$ 89,250	$ 248,606	$ 113,834
2027	400,000	24,450	258,551	103,890
2028	415,000	12,450	268,893	93,548
2029	-	-	279,648	82,792
2030	-	-	330,513	71,607
2031	-	-	343,733	58,386
2032	-	-	357,483	44,637
2033	-	-	371,782	30,337
2034	-		386,653	15,466
	$ 2,975,000	$ 126,150	$ 2,845,862	$ 614,497

Subscription Liability: The City has entered into a long-term subscription agreement for public safety technology and related software services. The subscription liability will be retired through future annual payments from operating revenues.

Legal Debt Margin: The City is a home rule municipality. Article VII, Section 6(k) of the 1970 Illinois Constitution governs computation of the legal debt margin.

"The General Assembly may limit by law the amount and require referendum approval of debt to be incurred by home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property if its population is more than 25,000 and less than 500,000 an aggregate of one percent; indebtedness which is outstanding effective date (July 1, 1971) of this constitution or which is thereafter approval by referendum shall not be included in the foregoing percentage amounts."

To date the General Assembly has set no limits for home rule municipalities.

Net Pension Liability and Total Other Post-Employment Benefit Liability: The fund where salary is paid from for an employee has typically been used to liquidate the net pension liability and total other post-employment benefit liability. See notes 9 and 12 for more information.

NOTE 8 - COMPONENT UNIT

Component Unit:

Des Plaines Public Library – This report contains the Des Plaines Public Library (the "Library"), which is included as a component unit. Financial information is presented as a discrete column in the statement of net position, statement of activities.

In addition to the basic financial statements and the preceding notes to financial statements which apply, the following additional disclosures are considered necessary for a fair presentation.

CITY OF DES PLAINES, ILLINOIS
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #6 (MANNHEIM/HIGGINS) FUND
Year-Ended December 31, 2025
With Comparative Actual Amounts for the Year-Ended December 31, 2024

	2025			
	Original and Final Budget	Actual	Variance from Final Budget Positive (Negative)	2024 Actual
Revenues				
Property Taxes	$ 102,627	$ 49,025	$ (53,602)	$ 133,893
Investment Income	-	147	147	39
Total Revenues	102,627	49,172	(53,455)	133,932
Expenditures				
Economic Development				
Contractual Services	8,010	4,927	3,083	10,907
Commodities	52	-	52	-
Total Economic Development	8,062	4,927	3,135	10,907
Total Expenditures	8,062	4,927	3,135	10,907
Excess (Deficiency) of Revenues over (under) Expenditures	94,565	44,245	(50,320)	123,025
Other Financing Sources (Uses)				
Transfer Out	(3,000)	(3,000)	-	(4,000)
Total Other Financing Sources (Uses)	(3,000)	(3,000)	-	(4,000)
Net Change in Fund Balances	$ 91,565	41,245	$ (50,320)	119,025
Fund Balances at Beginning of Year		(18,617,907)		(18,736,932)
Fund Balances at End of Year		$ (18,576,662)		$ (18,617,907)

CITY OF DES PLAINES, ILLINOIS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2025

	Special Revenue Funds						
	Motor Fuel Tax	Community Development Block Grant	Asset Seizure	Foreign Fire Insurance Tax	Escrow	TIF #1 (Downtown)	TIF #3 (Wille Road)
ASSETS							
Cash and Investments	$ 2,767,687	$ -	$ 1,776,112	$ 647,774	$ 729,939	$ 488,325	$ -
Receivables (Net)							
Property Taxes	-	-	-	-	-	-	3,248,612
Other Taxes	-	-	-	-	-	-	-
Accounts Receivable	-	-	3,705	-	11,635	-	-
Accrued Interest	-	-	-	-	-	-	-
Leases	-	-	-	-	-	-	-
Prepaid Items	-	-	14,751	-	-	-	-
Due from Other Governments	245,641	66,157	-	-	-	-	-
TOTAL ASSETS	$ 3,013,328	$ 66,157	$ 1,794,568	$ 647,774	$ 741,574	$ 488,325	$ 3,248,612
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES							
Liabilities							
Accounts Payable	$ 285,858	$ 51,145	$ 10,531	$ 1,088	$ 8,281	$ -	$ 4,918
Deposits Payable	-	-	-	-	83,392	19,232	-
Due to Other Funds	-	2,183	-	-	-	-	-
Advances from Other Funds	-	-	-	-	-	469,093	2,732,632
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	285,858	53,328	10,531	1,088	91,673	488,325	2,737,550
Deferred Inflows of Resources							
Deferred Property Tax Revenue	-	-	-	-	-	-	2,285,106
Deferred Lease Revenue	-	-	-	-	-	-	-
Unavailable Other Revenue	-	51,154	-	-	-	-	-
Total Deferred Inflows of Resources	-	51,154	-	-	-	-	2,285,106
Fund Balances							
Nonspendable							
Prepaid Items	-	-	14,751	-	-	-	-
Restricted							
Economic Development	-	-	-	-	649,901	-	-
Streets & Highways	2,727,470	-	-	-	-	-	-
Public Safety	-	-	1,769,286	646,686	-	-	-
Assigned							
Infrastructure	-	-	-	-	-	-	-
Capital Acquisitions	-	-	-	-	-	-	-
Unassigned	-	(38,325)	-	-	-	-	(1,774,044)
Total Fund Balances	2,727,470	(38,325)	1,784,037	646,686	649,901	-	(1,774,044)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 3,013,328	$ 66,157	$ 1,794,568	$ 647,774	$ 741,574	$ 488,325	$ 3,248,612

(Continued)

Special Revenue Funds			Capital Projects Funds					
TIF #5 (Perry/Lee)	TIF #7 (Mannheim/ Higgins South)	TIF #8 (Oakton)	Grant Funded Projects	Equipment Replacement	I.T. Replacement	Facilities Replacement	Capital Projects	Total Nonmajor Governmental Funds
$ 286,629	$ 272,044	$ 4,718,942	$ -	$ 5,586,024	$ 1,006,065	$ 25,238,608	$ 14,666,769	$ 58,184,918
311,851	1,083,466	4,620,048	-	-	-	-	-	9,263,977
-	-	-	-	-	-	-	230,527	230,527
-	-	-	80,819	-	-	54,302	8,210	158,671
-	-	-	-	27,033	-	13,516	13,516	54,065
-	-	-	-	-	-	39,457	-	39,457
-	-	-	-	-	92,895	-	8,950	116,596
-	-	-	157,316	-	-	-	1,924,241	2,393,355
$ 598,480	$ 1,355,510	$ 9,338,990	$ 238,135	$ 5,613,057	$ 1,098,960	$ 25,345,883	$ 16,852,213	$ 70,441,566
$ 4,918	$ 12,538	$ 84,983	$ 180,170	$ 42,202	$ 59,477	$ 447,599	$ 405,300	$ 1,599,008
-	-	84,455	-	-	-	-	6,397	193,476
-	-	-	156,962	-	-	-	24,566	183,711
-	-	-	-	-	-	-	-	3,201,725
-	-	-	14,758	-	-	57,415	-	72,173
4,918	12,538	169,438	351,890	42,202	59,477	505,014	436,263	5,250,093
203,547	730,272	3,043,378	-	-	-	-	-	6,262,303
-	-	-	-	-	-	74,070	-	74,070
-	-	114,771	150,100	-	-	-	342,360	658,385
203,547	730,272	3,158,149	150,100	-	-	74,070	342,360	6,994,758
-	-	-	-	-	92,895	-	8,950	116,596
390,015	612,700	6,011,403	-	-	-	-	-	7,664,019
-	-	-	-	-	-	-	-	2,727,470
-	-	-	-	-	-	-	-	2,415,972
-	-	-	-	-	-	-	16,064,640	16,064,640
-	-	-	-	5,570,855	946,588	24,766,799	-	31,284,242
-	-	-	(263,855)	-	-	-	-	(2,076,224)
390,015	612,700	6,011,403	(263,855)	5,570,855	1,039,483	24,766,799	16,073,590	58,196,715
$ 598,480	$ 1,355,510	$ 9,338,990	$ 238,135	$ 5,613,057	$ 1,098,960	$ 25,345,883	$ 16,852,213	$ 70,441,566

CITY OF DES PLAINES, ILLINOIS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Year-Ended December 31, 2025

	Special Revenue Funds						
	Motor Fuel Tax	Community Development Block Grant	Asset Seizure	Foreign Fire Insurance Tax	Escrow	TIF #1 (Downtown)	TIF #3 (Wille Road)
Revenues							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,196,033
Other Taxes	-	-	-	201,831	-	-	-
Intergovernmental	2,770,006	141,654	477,305	-	-	-	-
Fines, Forfeitures and Penalties	-	-	13,050	-	-	-	-
Developer Fees	-	-	-	-	221,216	-	-
Investment Income	135,577	-	2,040	13,831	-	-	-
Miscellaneous	-	-	-	-	2,135	-	-
Total Revenues	2,905,583	141,654	492,395	215,662	223,351	-	2,196,033
Expenditures							
Current:							
General Government	-	-	-	-	-	-	-
Public Safety	-	-	290,132	116,251	995	-	-
Streets and Highways	1,198,407	-	-	-	-	-	-
Economic Development	-	192,799	44	-	98,656	-	4,928
Debt Service							
Principal	-	-	-	-	-	-	1,960,000
Interest and Fiscal Charges	-	-	-	-	-	-	148,524
Capital Outlay	1,354,156	(7,443)	444,932	10,880	-	-	-
Total Expenditures	2,552,563	185,356	735,108	127,131	99,651	-	2,113,452
Excess (Deficiency) of Revenues over (under) Expenditures	353,020	(43,702)	(242,713)	88,531	123,700	-	82,581
Other Financing Sources (Uses)							
Sale of Capital Assets	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	(2,000)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	(2,000)
Net Change in Fund Balances	353,020	(43,702)	(242,713)	88,531	123,700	-	80,581
Fund Balances at Beginning of Year	2,374,450	5,377	2,026,750	558,155	526,201	-	(1,854,625)
Fund Balances at End of Year	$ 2,727,470	$ (38,325)	$ 1,784,037	$ 646,686	$ 649,901	$ -	$ (1,774,044)

(Continued)

Special Revenue Funds			Capital Projects Funds					
TIF #5 (Perry/Lee)	TIF #7 (Mannheim/ Higgins South)	TIF #8 (Oakton)	Grant Funded Projects	Equipment Replacement	I.T. Replacement	Facilities Replacement	Capital Projects	Total Nonmajor Governmental Funds
$ 214,789	$ 747,084	$ 2,438,827	$ -	$ -	$ -	$ -	$ -	$ 5,596,733
-	-	-	-	-	-	-	8,237,694	8,439,525
-	-	-	815,925	-	-	-	18,914	4,223,804
-	-	-	-	-	-	-	-	13,050
-	-	-	-	-	-	-	-	221,216
-	494	2,127	1,635	106,971	4,215	40,841	582,853	890,584
-	-	-	-	-	-	362,534	-	364,669
214,789	747,578	2,440,954	817,560	106,971	4,215	403,375	8,839,461	19,749,581
-	-	-	193,857	-	-	1,418,559	-	1,612,416
-	-	-	-	-	-	-	-	407,378
-	-	-	-	-	-	-	-	1,198,407
6,606	37,685	342,454	-	-	-	-	1,519,997	2,203,169
-	-	-	-	-	-	-	-	1,960,000
-	-	-	-	-	-	-	-	148,524
-	-	1,095,000	1,501,355	1,742,635	523,147	5,572,986	3,524,086	15,761,734
6,606	37,685	1,437,454	1,695,212	1,742,635	523,147	6,991,545	5,044,083	23,291,628
208,183	709,893	1,003,500	(877,652)	(1,635,664)	(518,932)	(6,588,170)	3,795,378	(3,542,047)
-	-	-	-	79,778	-	12,637	12,635	105,050
-	-	-	435,810	2,000,000	750,000	12,500,000	424,560	16,110,370
-	(17,000)	(42,000)	(424,560)	-	-	-	(435,810)	(921,370)
-	(17,000)	(42,000)	11,250	2,079,778	750,000	12,512,637	1,385	15,294,050
208,183	692,893	961,500	(866,402)	444,114	231,068	5,924,467	3,796,763	11,752,003
181,832	(80,193)	5,049,903	602,547	5,126,741	808,415	18,842,332	12,276,827	46,444,712
$ 390,015	$ 612,700	$ 6,011,403	$ (263,855)	$ 5,570,855	$ 1,039,483	$ 24,766,799	$ 16,073,590	$ 58,196,715

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #1 (DOWNTOWN) FUND
Year-Ended December 31, 2025
With Comparative Actual Amounts for the Year-Ended December 31, 2024

	2025			2024
	Original and Final Budget	Actual	Variance from Final Budget Positive (Negative)	Actual
Other Financing Sources (Uses)				
Transfers In	$ -	$ -	$ -	$ 488,325
Total Other Financing Sources (Uses)	-	-	-	488,325
Net Change in Fund Balance	$ -	-	$ -	488,325
Fund Balance at Beginning of Year		-		(488,325)
Fund Balance at End of Year		$ -		$ -

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #3 (WILLE ROAD) FUND
Year-Ended December 31, 2025
With Comparative Actual Amounts for the Year-Ended December 31, 2024

	2025			
	Original and Final Budget	Actual	Variance from Final Budget Positive (Negative)	2024 Actual
Revenues				
Taxes	$ 2,344,933	$ 2,196,033	$ (148,900)	$ 2,240,960
Investment Income	-	-	-	3,543
Total Revenues	2,344,933	2,196,033	(148,900)	2,244,503
Expenditures				
Economic Development				
Contractual Services	10,410	4,928	5,482	30
Total Economic Development	10,410	4,928	5,482	30
Debt Service				
Principal	1,960,000	1,960,000	-	1,905,000
Interest and Fiscal Charges	148,550	148,524	26	205,675
Total Debt Service	2,108,550	2,108,524	26	2,110,675
Total Expenditures	2,118,960	2,113,452	5,508	2,110,705
Excess (Deficiency) of Revenues over (under) Expenditures	225,973	82,581	(143,392)	133,798
Other Financing Sources (Uses)				
Transfers Out	(2,000)	(2,000)	-	(2,000)
Total Other Financing Sources (Uses)	(2,000)	(2,000)	-	(2,000)
Net Change in Fund Balance	$ 223,973	80,581	$ (143,392)	131,798
Fund Balance at Beginning of Year		(1,854,625)		(1,986,423)
Fund Balance at End of Year		$ (1,774,044)		$ (1,854,625)

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #5 (PERRY/LEE) FUND
Year-Ended December 31, 2025
With Comparative Actual Amounts for the Year-Ended December 31, 2024

	2025			2024
	Original and Final Budget	Actual	Variance from Final Budget Positive (Negative)	Actual
Revenues				
Taxes	$ 138,235	$ 214,789	$ 76,554	$ 137,312
Investment Income	-	-	-	303
Total Revenues	138,235	214,789	76,554	137,615
Expenditures				
Economic Development				
Contractual Services	-	6,606	(6,606)	-
Total Economic Development	-	6,606	(6,606)	-
Total Expenditures	-	6,606	(6,606)	-
Excess (Deficiency) of Revenues over (under) Expenditures	138,235	208,183	69,948	137,615
Other Financing Sources (Uses)				
Transfers Out	-	-	-	(488,325)
Total Other Financing Sources (Uses)	-	-	-	(488,325)
Net Change in Fund Balance	$ 138,235	208,183	$ 69,948	(350,710)
Fund Balance at Beginning of Year		181,832		532,542
Fund Balance at End of Year		$ 390,015		$ 181,832

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #7 (MANNHEIM/HIGGINS SOUTH) FUND
Year-Ended December 31, 2025
With Comparative Actual Amounts for the Year-Ended December 31, 2024

	2025			
	Original and Final Budget	Actual	Variance from Final Budget Positive (Negative)	2024 Actual
Revenues				
Taxes	$ 574,365	$ 747,084	$ 172,719	$ 801,098
Investment Income	-	494	494	1,235
Total Revenues	574,365	747,578	173,213	802,333
Expenditures				
Economic Development				
Contractual Services	360,270	37,685	322,585	181,470
Capital Outlay	150,000	-	150,000	-
Total Expenditures	510,270	37,685	472,585	181,470
Excess (Deficiency) of Revenues over (under) Expenditures	64,095	709,893	645,798	620,863
Other Financing Sources (Uses)				
Transfers Out	(17,000)	(17,000)	-	(18,000)
Total Other Financing Sources (Uses)	(17,000)	(17,000)	-	(18,000)
Net Change in Fund Balance	$ 47,095	692,893	$ 645,798	602,863
Fund Balance at Beginning of Year		(80,193)		(683,056)
Fund Balance at End of Year		$ 612,700		$ (80,193)

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #8 (OAKTON) FUND
Year-Ended December 31, 2025
With Comparative Actual Amounts for the Year-Ended December 31, 2024

	2025			
	Original and Final Budget	Actual	Variance from Final Budget Positive (Negative)	2024 Actual
Revenues				
Taxes	$ 1,364,917	$ 2,438,827	$ 1,073,910	$ 1,745,698
Investment Income	-	2,127	2,127	950
Total Revenues	1,364,917	2,440,954	1,076,037	1,746,648
Expenditures				
Economic Development				
Contractual Services	557,030	279,373	277,657	157,563
Commodities	-	63,081	(63,081)	28,189
Capital Outlay	850,000	1,095,000	(245,000)	515,000
Total Expenditures	1,407,030	1,437,454	(30,424)	700,752
Excess (Deficiency) of Revenues over (under) Expenditures	(42,113)	1,003,500	1,045,613	1,045,896
Other Financing Sources (Uses)				
Transfers Out	(42,000)	(42,000)	-	(48,000)
Total Other Financing Sources (Uses)	(42,000)	(42,000)	-	(48,000)
Net Change in Fund Balance	$ (84,113)	961,500	$ 1,045,613	997,896
Fund Balance at Beginning of Year		5,049,903		4,052,007
Fund Balance at End of Year		$ 6,011,403		$ 5,049,903

Crowe LLP
Independent Member Crowe Global

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

To the Honorable Mayor
and Members of the City Council
City of Des Plaines, Illinois

We have examined the City of Des Plaines, Illinois' ("City's") compliance with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act during the year ended December 31, 2025. Management of the City is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act during the year ended December 31, 2025.

This report is intended solely for the information and use of the Illinois Comptroller, the Mayor, Members of the City Council, and management and is not intended to be and should not be used by anyone other than the specified parties.

[redacted]

Oakbrook Terrace, Illinois
June 17, 2026

Attachment M A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements [65 ILCS 5/11-74.4-5(d)(10).

TIF #6 **Intergovernmental Agreement Between the City of Des Plaines, Maine Township High School District No. 207, and Des Plaines Community Consolidated School District No. 62; dated August 22, 2014 (City of Des Plaines Resolution R-159-14)**

The City undertook an amendment to TIF District No. 6 to remove certain properties south of Pratt Avenue into an adjacent, newly created TIF District No. 7 (established in 2014). The City enlisted the participation of the taxing districts through an intergovernmental agreement as part of the TIF #7 designation.

As part of the intergovernmental agreement, the City agreed to declare a "surplus" of incremental taxes from TIF #7 annually. There are no revenue sharing agreements associated with TIF #6.