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2026

DUPAGE AIRPORT AUTHORITY
FOR THE FISCAL YEAR OF 2026

WEST CHICAGO, ILLINOIS

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DUPAGE AIRPORT AUTHORITY

**Fiscal Year 2026
Operating and
Capital Improvements Plan**
For the period January 1, 2026 - December 31, 2026
DuPage Airport Authority
West Chicago, IL

Board of Commissioners

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Mark Doles, Executive Director
Patrick Hoard, Director of Finance & Administration

Mission Statement

To provide general aviation facilities and services to the suburban Chicago area, including corporate aviation service, recreational aviation, charter service, local commuter service and air cargo while fostering aviation related business on the field; and to develop and lease or sell surplus vacant land in a manner compatible with airport uses in order to generate significant long-term income which, along with increased aviation revenues, will stimulate the local economy; provide for the creation of jobs; bring outside revenues to local businesses; increase tax revenues for local communities; and reduce the airport's reliance upon property tax levies until the airport operates profitably without using revenue from taxpayers.

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DUPAGE AIRPORT AUTHORITY

January 21, 2026

Board of Commissioners
DuPage Airport Authority
2700 International Drive, Suite 200
West Chicago, IL 60185

Honorable Commissioners:

We respectfully present for your consideration the 2026 DuPage Airport Authority Operating and Capital Improvements Budget for the fiscal year beginning January 1, 2026, and ending December 31, 2026. The Authority oversees three main areas of operation: DuPage Airport, the DuPage Flight Center, and the Prairie Landing Golf Club.

The proposed FY2026 Budget includes plans and resources to promote the Authority's strategic goals to:

- Operate a safe, secure, and efficient airport.
- Attract and retain quality aviation, business, and office tenants.
- Provide exceptional service and care for based and transient customers.
- Offer award-winning recreational and hospitality services.
- Advance the Authority's long-term Master Plan of continually improving infrastructure and service.
- Promote the business park as an economic engine for West Chicago and DuPage County.

Preparation of the annual budget began in June with staff review and development of the Capital Improvement Plans. The budget process continued in July with departmental Operating Budget requests. Throughout August and September, the proposed Operating and Capital Budgets were refined by department managers and directors, followed by a thorough review and analysis of overall projections by the Executive Director. After this review, the proposed Budget was distributed to the Finance Committee on October 27, 2025, for review before the formal presentation to the full Board of Commissioners on November 19, 2025, and the Board's approval of the Budget and Appropriation Ordinance on January 21, 2026. Upon final approval by the Board, the Budget and Tax Levy Ordinance documents will be filed with the DuPage County Clerk.

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to DuPage Airport Authority, Illinois, for its Annual Budget for the fiscal year beginning January 1, 2025. To receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device. This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

The official FY2026 Budget will be the Authority's ninth consecutive budget submission to the GFOA. Implementing GFOA recommendations helps provide greater understanding of the Authority's financial condition and the long-range implications of its proposed Budget.

We thank all the staff of the Authority for their contributions and help with shaping the FY2026 Budget.

Sincerely,



Patrick Hoard
Director of Finance

BUDGET OVERVIEW

The impacts of inflation continue to impact all our operations. Even with this continued impact, the Board and staff's support of continuing to provide the safest operations for our customers with no reductions in service, and the continued investment and protection of valuable assets, this plan shows a possible operating surplus of \$644,608 (per traditional view page 26)

However, the Board has planned for and maintained adequate operating reserves in the event economic downturn, inflationary issues continue to grow and/or global conflict(s) increase in severity.

The net income, before depreciation, is anticipated to be approximately \$10.3M.

While the Authority is hopeful these inflationary and geopolitical impacts will lessen in 2026, this plan anticipates possible impacts to continue while still allowing flexibility to reduce operating expenses and defer capital and major maintenance expenditures should the need arise.

FY'26 Operating Plan Assumptions

- No overall increase to head counts, total is 73 for FY'26. This includes 9 commissioners.
- 3% cost of living and 3% merit pool increase for Full-time staff effective in April. The total annualized cost is \$261,000.
- DAA Health Insurance costs are budgeted to increase 13% over the 2025 budget. This includes an increase of 5 employees electing coverage. Insurance premiums increased a total of approximately 6%. The increase has to do with the mix of coverages the employees have selected. Costs are distributed at approximately 77% DAA and 23% employees
- Property Tax Levy has no change and is planned to be \$5,976,024. This plan does not include an abatement. There was no abatement by the Authority in FY'25.
- 100% of the planned collected levy is programmed to include an additional \$2.0M of previous tax revenue from reserves. These numbers exclude carryover spending from 2025 projects.
- Gain on Sale of Fixed Assets includes \$24,750 for the sale of miscellaneous, obsolete assets. There is no anticipated land sales revenue budgeted for FY'26.

Airport Operations

- \$500,000 of property tax levy funds will be allocated to offset operating expenses (\$250,000 for nighttime air traffic control tower staffing A100-3945 and \$250,000 for aircraft rescue and firefighting expenses A200-3945).
- Based upon market conditions, Property and Causality insurance has currently been budgeted to increase 5% from our forecasted FY'25 costs. We are currently in the process of competing our line of coverage and expect to have real rates equal to or less than our budgeted amounts.

Flight Center Operations

- Aviation fuel sales (Jet A and 100LL volumes are planned to increase from FY'25 budgeted and slightly less than estimated FY'25 actual volumes:

	FY'25 Budget	FY'25 Est. Actual	FY'26 Budget	FY'26 Budget vs. FY'25 Budget
Jet A	2,416,190	2,417,452	2,410,150	(1.25%)
100LL	307,497	387,632	366,585	19.2%
	2,723,687	2,805,084	2,776,735	1.9%

- Fuel & Oil Sales revenue for FY'26 is projected lower than FY'25 budget due to the decrease in Jet A volumes and lower than expected costs for fuel than was budgeted in FY'25.
- Cost of fuel planned for a 7.0% increase over FY'25 actual costs per gallon.
- Slightly higher margins on fuel sales are budgeted in FY'26 than were budgeted in FY'25.

Prairie Landing Operations

- FY'26 rounds are budgeted at 29,300 vs 2025 budget of 26,600. We expect to finish FY'25 close to 30,000 rounds.
- For FY'26 we currently have 7 weddings budgeted, compared to 5 weddings budgeted FY'25. There were 6 weddings booked in 2025.
- 100 golf outings are budgeted in FY'26. In FY'25, 55 outings were budgeted and there were 97 actual outings. 51 of the 97 outings were under 72 players.

Capital

- Capital plan totals \$13.5M, including \$1.9M of carry-over from FY'25 and possible grant funding of \$4.1M.
- Below are a few of DAA Capital Spending Projects for 2026
 - 3000-gallon Aircraft Rescue and Fire Fighting Vehicle totaling \$1.760M to replace a 2007 1500-gallon Vehicle.
 - Plow Truck totaling \$614K to replace a 2001 plow truck that has exceeded its useful service life for which manufacturer parts are no longer available.
- Possible grant-funded projects total \$4.7M with Federal and State funding of \$4.1M (87%) and DAA funding of \$608K (13%).

Major Maintenance

- Major Maintenance plan totals \$402K for the protection and upgrade of assets for the Airport, Flight Center, and Prairie Landing operations.
- Examples of major maintenance projects include tree removal and trimming, Hangar E4 apron drainage structure repairs, SHT Hangar Tenant renovations, and other smaller projects.

Possible Additional Negative Impacts not included in Operating and Capital Plan

- Additional mandated shutdowns or restrictions that will preclude golf, golf outings, special events and weddings.
- Travel restrictions not already accounted for in the planned aviation fuel sales volumes.
- Increased costs for commodities due to inflation not already anticipated within our plan.
- Increased impact on fuel sales margins due to market conditions.

Possible Additional Positive Impacts not included in Operating and Capital Plan

- Possible additional land transactions in 2026.
- If margins on aviation fuel sales can be maintained at FY'25 rates, at the FY'26 projected sales volumes, a possible increase of up to \$1.7M net could be realized.

FY'26 will continue to be a challenge for all governments, private businesses and personal budgets. This plan continues our high level of service to our customers, safeguards our staff and facilities, provides for needed upgrades and continues our fiscally responsible use and protection of the taxpayer's assets and funds with no change in the property tax levy.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**DuPage Airport Authority
Illinois**

For the Fiscal Year Beginning

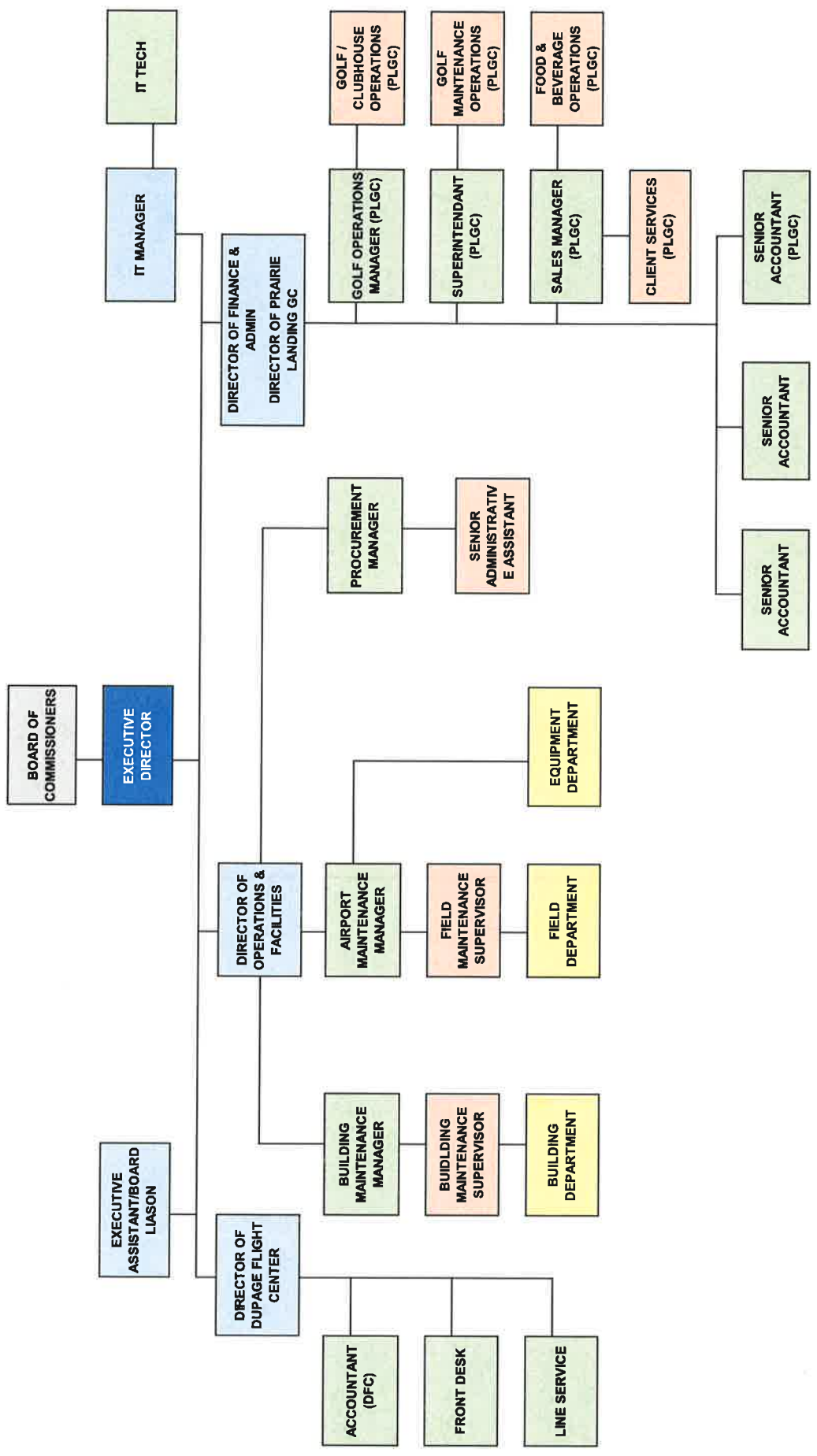
January 01, 2025

Christopher P. Morill

Executive Director



ORGANIZATIONAL CHART



**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

**SCHEDULE OF FULL-TIME EQUIVALENT EMPLOYEES BY DEPARTMENT
For the Budget Year Ending December 31, 2026**

DEPARTMENT	FY2024 Year End	FY2025 Budget	FY2026 Budget	2026 vs. 2025
AIRPORT AUTHORITY				
DAA Commissioners	9	9	9	0
Administration	5	5	5	0
Procurement/Project Mgmt.	2	3	2	-1
Field Maintenance	9	9	9	0
Buildings Maintenance	5	5	5	0
Equipment Maintenance	3	3	3	0
Marketing	0	0	0	0
Finance	1	2	2	0
TOTAL AIRPORT AUTHORITY	34	36	35	-1
FLIGHT CENTER				
Line Service	15	16	16	0
Counter	4	5	5	0
Accounting	1	1	1	0
TOTAL FLIGHT CENTER	20	22	22	0
GOLF COURSE				
Food, Beverage, Banquets	6	7	8	1
Administration/Accounting	2	2	2	0
Golf Operations	1	2	2	0
Maintenance	3	4	4	0
TOTAL GOLF COURSE	12	15	16	1
GRAND TOTAL	66	73	73	0

Notes on Staffing Changes:

The above are full time HC plus Commissioners. The golf course hires many seasonal and/or part time employees as conditions warrant.

Airport Admin also has 1 part time IT tech.

Flight Center will have 2 PT HC.

STRATEGIC PLAN

DuPage Airport Authority strategic plan is a tool to guide the organization to deliver our vision. The plan is driven by our mission and values. The strategic planning process ensures the most effective use is made of the Authority's resources by focusing on key priorities.

The Authority reviewed our strategic goals outlined in our transmittal letter and determined initiatives to focus on achieving for FY2026. Along with this, The Authority reviewed the current aviation environment and our opportunities for future growth during FY2026. All department heads participated in developing the plan which is aligned with our mission, vision and values.

Based on our strategic goals, below are the initiatives that the Authority has worked on achieving during FY2025 and continues to work on during FY2026.

- **Environmental Sustainability:** To develop and implement sustainable practices to minimize the environmental impact of airport operations.
 - Developing plans to become more efficient.
 - Identifying possible uses of solar generation and/or locations for solar farm development
 - Supporting the movement to Sustainable Aviation Fuel (SAF)

- **Safety and Security Enhancement:** Prioritize safety measures and security protocols to ensure the highest standards of safety of all airport operations, including maintenance, emergency preparedness and compliance with regulatory requirements.
 - Provide comprehensive training program and developmental goals for all employees
 - Attend monthly safety meetings
 - Performance Measures include OSHA reporting, monthly inspections, and training goals met

- **Workforce Development:** Invest in training and professional development to cultivate a skilled and motivated workforce, ensuring the Authority has the expertise and capacity to achieve its mission effectively.
 - Performance Evaluations completed for all Full-time employees
 - Ability to attend training and professional conferences
 - Lower turnover rates

PERFORMANCE MEASURES

Performance measurement is a process of collecting, analyzing, and reporting information on various goals for the Authority and respective departments. Some of the key performance measures are listed below.

Entity Wide

- Employee Turnover - We strive to have a happy, healthy, and rewarding work environment. While people may leave a job at the Authority for various reasons, we strive to keep our turnover rate low.

	FY2022	FY2023	FY2024	FY2025 (Project)	FY2026 (Plan)
Employee Turnover	15%	18%	11%	18%	15%

- Performance & reviews of all full-time employees. All full-time staff received performance evaluations.
- Training. Provide a work environment that supports professional development, employee advancement and retention. Several employees took advantage of educational opportunities through training and conferences.
- Financial Accountability. The Authority prepares an annual budget that follows statutory requirements and submits it to the GFOA's Distinguished Budget Presentation Award Program. Also, the Authority prepares Annual Comprehensive Financial Report in accordance with GFOA' Certificate of Achievement for Excellence in Financial Reporting (COA) Program. The number of awards is listed below on the table.

	FY2022	FY2023	FY2024	FY2025	FY2026 (Plan)
GFOA Budget Award	Yes (5)	Yes (6)	Yes (7)	Yes (8)	To be submitted
GFOA COA	Yes (7)	Yes (8)	Not Yet Complete	Not Yet Complete	Not Yet Complete

DuPage Airport and Flight Center

- Airport Closures. The Authority prides itself on being able to keep our airport fully operational no matter what the weather or circumstances, allowing our customers to operate efficiently in a safe and secure manner.
- Occupancy rate. As a public entity, we strive to maximize the efficiency of which we use our assets. While we continue to grow our occupancy capacity, we always strive to have a robust occupancy rate. This requires servicing more customers and generating more income for the airport and economic benefits for the County and region.

- Annual Airport Operations. The prior two goals feed into our annual operations goals. Annual airport operations are the number of takeoffs and landings at DuPage Airport. Operations data is tracked and disseminated by the Federal Aviation Administration.
- Fuel Sales. The Authority receives a large portion of our revenue from fuel sales through the DuPage Flight Center operation. While increased occupancy and operations positively impact on this revenue, there are other factors we need to manage to increase fuel sales. Fuel pricing must be competitive in the Chicagoland market along with amenities and infrastructure provided to support the needs of the customer.
- Begin development of a solar farm site on non-aviation property

Goal	Organization	FY2022	FY2023	FY2024	FY2025 (Projected)	FY2026 (Plan)
Airport Closures	DAA & DFC	0	0	0	0	0
Hangar & Tie down Occupancy Rate	DAA & DFC	82.9%	87.0%	88.0%	97.0%	90.0%
Annual Operations (in thousands)	DAA & DFC	117.7	141.2	167.2	156.7	157.0
Fuel Sales (Gallons in millions)	DFC	3.11	2.85	2.83	2.81	2.78

Prairie Landing Golf Club

- Number of Golf Rounds - We are a public course and strive to make our course a recreational destination for both our local community and the entire region. Prairie Landing is ranked as one of the best public golf courses in the State and the nation. We offer value-added membership programs, daily play, and outings. We track how many rounds of golf are played each year in several categories as this helps us gauge success of the programs and public interest in the marketplace, in turn, helping us positively impact profitability.
- Food and Beverage (F&B) Gross Margin - We have multiple F&B channels at Prairie Landing. We have a Pub, halfway-house for golfers, beverage carts and banquet facility. Our goal is to provide quality casual dining experiences on a day-to-day basis, and tailor our offerings for larger events and special occasions, all while maintaining a profitable business model. One way to achieve this is to control costs, price our products correctly, and reduce waste. Therefore, we measure our F&B Gross Margin (Sales less Cost of Goods Sold)
- Number of Events - We offer a wide variety of events at Prairie Landing. These events include golf outings, Holiday parties, Mother's Day and Easter brunch, weddings, banquets, business meetings, special dinners, etc. The more of these events hosted allows us to serve customers that may not have come to Prairie Landing previously and

hopefully drive more events or golf play in the future. These events also allow us to fully utilize our staff and facilities to generate income.

- Decrease hours of overtime-We strive to manage the employee hours at Prairie Landing to limit overtime. However, due to staffing limitations in the past this has been an issue. The goal is to make Prairie Landing fully staffed to help accommodate this.

Goal	Organization	FY2022	FY2023	FY2024	FY2025 (Projected)	FY2026 (Plan)
Golf Rounds (in thousands)	PLGC	25.8	29.4	29.2	30.0	29.3
F&B Gross Margin %	PLGC	67.8%	70.34%	74.37%	70.28%	71.25%
Number of Events	PLGC	128	111	117	125	134
Hours of Overtime	PLGC	1,436	1784	1575	1950	1600

FINANCIAL POLICIES

The budget process and format shall be performance based and focused on goals, objectives and performance indicators. The financial policies that lay the groundwork for the budget are as follows:

Basis of Accounting

The Authority uses fund accounting to report on its financial position and the results of its operations. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. A fund is a separate accounting entity with a self-balancing set of accounts.

Proprietary funds are used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. The Authority uses one enterprise fund to account for these activities which include providing goods and services to outside parties. The Authority currently has three divisions within a single enterprise fund in order to appropriately account for its daily activities (DuPage Airport, DuPage Flight Center, and Prairie Landing Golf Club).

The accounting policies for the Authority conform to GAAP applicable to proprietary funds of governmental units. The financial records of the Authority are maintained by utilizing the accrual basis of accounting. Under this method, revenues are recognized in the period earned and incurred, and expenses are recorded when the liability is incurred, or economic asset used.

Basis of Budgeting

The Authority's basis of budgeting is accrual, the same as its basis of accounting. The budget is created using a balanced approach whereby the Authority staff estimates all revenues and expenditures, including depreciation, based on historical trends and anticipated future results and aims to achieve at minimum a balanced net operating profit. Management's control of the budget is maintained at the department level. It is the responsibility of each department to administer its operations in such a manner as to ensure that the use of funds is consistent with the goals and programs authorized by the Board of Commissioners.

The Authority's definition of a balanced budget is one in which revenues and other resources equal or exceed expenditures and other uses. A balanced budget is an integral part of maintaining the Authority's financial integrity. Strategies employed to attain this balance include cost reductions, personnel and service efficiencies, and increasing fees to match related expenses.

Operating Revenues and Expenses

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's operations. The principal operating revenues of the Authority are fuels sales, lease revenues, and golf, grill, and banquet revenues from Prairie Landing Golf Club. Operating expenses for the Authority include cost of sales and services, and general and administrative

expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Cash, Cash Equivalents and Investments

The Authority considers all highly-liquid investments (including short-term investments) with maturity of three months or less when purchased to be cash equivalents.

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit, and other nonparticipating investments are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased and all investments of the pension trust funds are stated at fair value. Fair value is the price that would be received to sell an asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

Custodial Credit Risk – Deposits: Custodial credit risk is the risk that in the event of bank failure, the Authority's deposits may not be returned to it. The Authority's investment policy requires pledging of collateral for all bank balances in excess of depository insurance, at an amount not less than 110% of the fair market value of the funds secured, with the collateral held by the Authority, an independent third party, or the Federal Reserve Bank in the Authority's name.

Credit Risk: The Authority may invest in public funds in certain types of security as allowed by the Public Funds Investment Act, 30 ILCS 235 et seq. Allowed investments are: insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. agencies, insured credit union shares, money market funds with portfolios of securities issued or guaranteed by the United States Government or agreements to repurchase these same obligations, repurchase agreements, short-term commercial paper rated with the three highest classifications by at least two standard rating services, and Illinois Funds.

Custodial Credit Risk – Investments: For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty to the investment, the Authority will not be able to recover the value of its investments that are in the possession of an outside party. To limit its exposure, the Authority's investment policy requires all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third party acting as the Authority's agent separate from where the investment was purchased.

Concentration of Credit Risk – Investments: The Authority's investment policy specifies the following preferred asset allocations by investment type:

Cash and equivalents	5%
U.S. Treasury Securities/U.S. agency Securities	95%

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority limits its exposure to interest rate risk by structuring the portfolio so that securities mature to meet cash requirements. Unless matched to a specific cash flow, the Authority does not directly invest in securities maturing more than ten years from the date of purchase. The maturity/modified duration of the portfolio will be maintained at approximately three years and will range from two to seven years.

Accounts Receivable

Accounts receivable includes amounts due from Authority tenants as well as amounts due from the federal and state governments for grants. The amount shown is reduced by an estimated reserve for uncollectible accounts.

Taxes Receivable

Taxes receivable include taxes levied in the current fiscal year that will be paid in the following fiscal year. The balance is fully deferred at year-end because the tax levy will be used to fund expenses of the following year.

Designated/Restricted Assets

Designated assets include all deposits and receivables that the board has designated for certain purposes. The board has designated that revenues received from property tax revenues are to only be used for:

- Capital Assets – Any purchase or project which qualifies as a Capital asset per the Authority's Capital policy
- Major Maintenance – Any significant maintenance needed to be done on existing Capital assets that do not add to the value or service capacity of the asset or materially extend the assets useful life.
- Other – Any other project that is approved as part of the budgeting process that may not qualify as a Capital Asset per the Authority's Capital policy but is deemed significant enough in expense and scope to be included.

Restricted assets are funds derived from the sale of land. Any gains from land sales are to only be used for aviation purposes.

Inventories

Inventories are valued at the lower of cost or market using the first-in/first-out (FIFO) method. Inventories are accounted for using the consumption method.

Prepaid Expenses

Payments made to vendors for services that will benefit future periods are recorded as prepaid expenses.

Capital Assets

An accounting and inventory of all capital assets is maintained to ensure proper accounting control resulting in accurate financial reports. All individual items with a cost in excess of \$5,000 that provide more than one year of economic benefit are capitalized. Depreciation is calculated by the straight-line method using the useful lives of the assets as classified below:

<u>Assets</u>	<u>Years</u>
Buildings	35
Building Improvements	10-20
Land Improvements	10-20
Equipment and Vehicles	3-10
Runways, Ramps, and Parking Lots	20
Office and Other Equipment	3-8

Routine maintenance and repairs are expensed as incurred. Significant betterment and improvements are capitalized and depreciated over their estimated useful lives.

Compensated Absences

The Authority accrues vacation and sick pay benefits as earned by its employees.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Net Position

In the government-wide financial statements, restricted net position is legally restricted by outside parties for a specific purpose. Net investment in capital assets represents the book value of capital assets less any outstanding long-term debt issued to acquire or construct the capital assets.

None of the restricted net position results from enabling legislation adopted by the Authority. The Authority's flow of funds assumption prescribes that the funds with the highest level of constraint are expended first. If restricted or unrestricted funds are available for spending, the restricted funds are spent first.

Tax Rate

The Authority has levied the same amount since 2012 (\$5,976,024). We plan to levy the same tax amount for the Fiscal Year 2026.

Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; illnesses of employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties.

Rates & Charges

The Authority periodically approves a Rates & Charges Policy by resolution. The charges incorporated therein are determined by examining costs associated with the revenue stream. Rates & Charges are reviewed and amended periodically. Rates and Charges are based on a combination of both residual and compensatory methods.

Internal Controls

The Authority's internal control structure is an important and integral part of its entire accounting system. The current structure in place is designed to provide reasonable, but not absolute, assurance that:

- 1) Assets are safeguarded against loss from unauthorized use or disposition;

- 2) Transactions are executed in accordance with management's authorization;
- 3) Financial records are reliable for preparing financial statements and maintaining accountability for assets;
- 4) There is compliance with applicable laws and regulations; and
- 5) There is effectiveness and efficiency of operations.

The concept of reasonable assurance recognizes that the cost of control should not exceed the benefits that are likely to be derived from them, and that the evaluation of cost and benefits requires estimates and judgment by management.

We believe that the Authority's internal control framework adequately safeguards assets and provides reasonable assurance and proper recording of financial transactions.

All financial policies have been formally adopted by the Board of Commissioners. The Authority is in compliance with all financial policies. The Authority reviews policies on a regular basis to make sure they are current and meet compliance requirements.

Budget Document

Budgeting serves as an important management tool to plan, control and evaluate the operations of the Authority. The budget has been prepared in accordance with the standards set forth by the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award Program to fully disclose the financial operations of the Authority. Upon successful review and approval, this budget will be submitted to the GFOA for their consideration of this prestigious award. This will be the sixth time that the Authority has submitted its budget for consideration for this award.

The budget will be balanced with current revenues equal to or greater than current expenditures.

Budget Process

Budget Adoption: The Authority's budget is adopted by ordinance to comply with the provisions of State of Illinois Statute 70 ILCS 5/13, which requires a governing body to approve a budget within or before the first quarter of the fiscal year. In accordance with that same statute, the budget serves as the annual appropriations ordinance. The statute further requires that the County Board Chair be presented with the approved ordinance as they have the power to veto or reduce any line item in the ordinance. The budget is prepared on an accrual basis, whereby all revenues and expenses are recognized in the period earned or incurred.

Budget Calendar: State law requires a tentative budget and appropriation ordinance be made conveniently available for public inspection at least thirty (30) days prior to final action thereon. Further, at least one (1) public hearing must be held prior to budget adoption and notice of this public hearing must be published in a newspaper at least thirty (30) days prior to the time of such hearing. The tentative schedule for this process is as follows:

Budget Process (continued)

Nov. 19, 2025	Approve Tentative Budget and Appropriation Ordinance
Nov. 26, 2025	Submit to DuPage County Board Chair
Nov. 26, 2025	File available for public inspection
Nov. 26, 2025	Notice of Public Hearing to be published
Jan. 05, 2026	Public hearing to be held
Jan. 21, 2026	Budget and Appropriation Ordinance to be adopted

The departmental heads begin creating draft operating and capital budgets in June each year. The Executive and Finance Directors review the budgets, and there are multiple iterations over the next couple of months. In October, the Executive Director and staff meet with the Finance Committee to perform a detailed review of the proposed budget that will be presented to the full Board in November.

Budget Amendment: The Budget is amended only upon the occurrence of an extraordinary event, as deemed by the Executive Director, with concurrence by a majority of the Board of Commissioners and then only if funds are available. There have been no budget amendments for the previous fiscal years.

Budget Monitoring: The independent monitoring of the budget continues throughout the fiscal year for management control purposes. Monthly financial statements comparing to budget are presented to all Senior Staff and Board Members for review. In addition, there is a review and discussion of financials at every board meeting during the year.

Distinguished Budget Presentation Award

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the DuPage Airport Authority for its annual budget for the fiscal year beginning January 1, 2025. This was the eighth year the Authority has been awarded this prestigious award. In order to receive this award, a governmental unit must publish a budget document that meets program criteria such as a policy document, operations guide, a financial plan, and a communication device.

This award is valid for a period of one year. It is believed the current budget continues to conform to program requirements; therefore, it will be submitted to GFOA to determine its eligibility for award.

2026 BUDGET TIMELINE

June

- 06/02/25 (Monday) –Start Cash Flow & 2025 Capital Forecast
- 06/27/25 (Friday) –2025 YTD Capital Forecast complete and ready for review

July

- 07/07/25 (Monday) – Distribute 2025 YTD Capital Forecast and 2026 Capital Plan templates
- 07/14/25 (Monday) - 2025 Operating Forecast templates distributed
- 07/25/25 (Friday) - 2025 Operating Forecasts returned to Accounting

August

- 08/05/25 (Tuesday) – Review of 2025 Operating Forecasts with Managers
- 08/08/25 (Friday) – 2nd review of 2025 Operating Forecasts with Managers (if needed)
- 08/11/25 (Monday) - 2025 Operating Plan templates to be distributed
- 08/15/25 (Friday) – 2026 Capital/Major Maintenance budget requests returned to Accounting
- 08/27/25 (Wednesday) - 2026 Operating Plan 1st Pass returned to Accounting
- 08/29/25 (Friday) - 2026 Capital Plan 1st Pass Review

September

- 09/09/25 (Tuesday) - 2026 Operating Plan 1st Pass Review with managers
- 09/19/25 (Friday) – 2026 Capital Plan revisions, Adjustments, Additions returned to Accounting
- 09/19/25 (Friday) - 2026 Operating Plan 2nd Pass returned to Accounting
- 09/26/25 (Friday) - 2026 Capital Plan 2nd Pass Review
- 09/26/25 (Friday) - 2026 Operating Plan 2nd Pass Review with managers

October

- 10/07/25 (Tuesday) - 2026 Capital Plan 3rd Pass Review (if needed)
- 10/09/25 (Thursday) - 2026 Operating Plan 3rd Pass Review (if needed)
- 10/10/25 (Friday) - 2026 Capital Plan finalized
- 10/13/25 (Monday) – 2026 Operating Plan details finalized

November

- 11/06/25 (Thursday) – Tentative 2026 Operating & Capital Plan detailed presentation to Finance Committee
- 11/19/25 (Wednesday) – 2026 Operating & Capital Plan presented to Board

January 2026

- 01/05/26 (Monday) – Tentative Public Hearing for 2026 Operating & Capital Plan
- Estimated 01/21/26 (Wednesday) – Board approval of Ordinance adopting 2026 Operating & Capital Plan

April 2026

- 04/16/26 (Wednesday) – Official 2026 Plan to be submitted to GFOA within 90 days of approval

CAPITAL

OPERATING FORECAST

OPERATING BUDGET

BOARD

BUDGET SUMMARY (ACFR VERSION)

The Budget presented has many highlights discussed in subsequent sections. Operating Revenue is budgeted at \$22,973,957 for FY2026. This is a 3.5% decrease in Operating Revenue from the FY2025 Budget and is mostly due to lower projected volumes of fuel sales revenue. Operating Expenses are budgeted at \$23,277,053, a 4.1% decrease from the prior year, which is also due mainly to the lower volumes of fuel sales. Operating Expenses include \$402,226 for Major Maintenance costs, which is a 54.7% decrease (\$485,274) from last year. Operating Income/(Loss) is increasing 1.4% (\$115,664) from the FY2025 Budget. The overall change in Net Position will increase 10.7% to \$2.3M from last year's budget.

	ANNUAL BUDGET			FORECAST	PRIOR
	2026	2025	Change	2025	2024
OPERATING REVENUES					
Aircraft Storage	4,350,017	4,234,970	2.7%	4,183,208	4,188,221
Leases, Commissions, Fees	1,073,878	995,313	7.9%	967,345	931,133
Golf Course Operations	3,603,163	3,320,193	8.5%	3,446,987	3,573,232
Line Service	13,946,899	15,245,064	-8.5%	14,493,311	15,756,960
Total Operating Revenues	22,973,957	23,795,540	-3.5%	23,090,851	24,449,546
OPERATING EXPENSES					
Direct Costs					
Airport Operations	6,241,159	6,288,994	-0.8%	6,273,777	4,973,436
Golf Course Operations	2,588,469	2,465,686	5.0%	2,395,069	2,301,117
Line Service	8,673,720	9,832,975	-11.8%	7,977,267	8,928,733
General and Administrative					
Salaries and Benefits	3,725,839	3,689,183	1.0%	3,417,988	3,264,802
Utilities	119,024	104,477	13.9%	111,500	103,889
Office Expense	430,252	389,454	10.5%	371,716	372,607
Insurance	450,761	495,442	-9.0%	429,253	468,864
Professional Services	448,400	452,400	-0.9%	452,400	252,420
Postage	9,700	9,320	4.1%	10,484	10,630
Real Estate Tax	261,478	265,610	-1.6%	242,241	224,586
Advertising and Promotions	282,751	243,400	16.2%	230,750	205,704
Miscellaneous	45,500	47,500	-4.2%	25,000	26,384
Total Operating Expenses	23,277,053	24,284,441	-4.1%	21,937,445	21,133,174
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(303,096)	(488,901)	38.0%	1,153,406	3,316,372
Depreciation	7,588,571	7,518,430	0.9%	7,140,080	6,445,949
OPERATING INCOME (LOSS)	(7,891,667)	(8,007,331)	1.4%	(5,986,674)	(3,129,577)
NON-OPERATING REVENUES (EXPENSES)					
Property Taxes	6,031,000	6,031,000	0.0%	6,033,000	6,009,509
Personal Property Replacement Tax	100,000	175,000	-42.9%	100,000	103,388
Investment Income	2,850,000	2,820,000	1.1%	3,194,000	2,671,050
Miscellaneous Income	284,000	37,858	650.2%	306,762	91,068
Gain (Loss) on Disposal of Capital Assets	24,750	15,000	65.0%	12,500	64,972
Total Non-Operating Revenues (Expenses)	9,289,750	9,078,858	2.3%	9,646,262	8,939,986
INCOME (LOSS) BEFORE CONTRIBUTIONS	1,398,083	1,071,527	30.5%	3,659,588	5,810,410
Contributions	950,000	1,050,000	-9.5%	850,584	892,719
CHANGE IN NET POSITION	2,348,083	2,121,527	10.7%	4,510,172	6,703,128
NET POSITION, JANUARY 1	227,829,696	223,319,524	2.0%	223,319,524	216,791,453
NET POSITION, DECEMBER 31	230,177,779	225,441,051	2.1%	227,829,696	223,319,524
CAPITAL DEVELOPMENT PROGRAM NOTES:					
Aviation Programs / Equipment	12,748,030	15,546,119	-18.0%	12,079,737	11,238,373
Golf Course Programs / Equipment	769,000	1,075,022	-28.5%	887,004	4,889,855
Major Maintenance of Capital Assets	402,226	887,500	-54.7%	716,900	267,667
Total Capital Development Program Costs	13,919,256	17,508,641	-20.5%	13,683,641	16,395,896

BUDGET SUMMARY (Traditional Version)

The Budget presented on this page is for reference only and displays the summary format as reported in prior years. Compared to the ACFR budget summary, the main differences affect Operating Income. Major Maintenance expenses (\$402.2K) and Real Estate Tax expenses (\$262K) are now reported as Operating Expenses on the ACFR version, as they are on the Airport's annual audited financial reports. The Kitty Hawk Cafe reimbursement (\$56K) is now included as Operating Revenue for PLGC on the ACFR version, where before it was included as a credit in G&A expenses. Miscellaneous Income for all operations (\$284K) was previously reported as Operating Revenues but is now under Non-Operating Revenues on the ACFR version. Total Expenditures and Net Cash Flow remain unchanged. The Board has designated Property Tax Revenue to be used for Capital Program and Major Maintenance expenses, which is why Major Maintenance expenses were previously reported below the line with the Capital Program.

	<u>Budget</u>			<u>Forecast</u>	<u>Prior</u>
	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>
<u>Operating Revenues</u>					
Airport Operations	\$ 4,793,895	\$ 4,605,283	4.1%	\$ 4,515,553	\$ 4,530,815
Flight Center Operations	\$ 14,858,899	\$ 15,907,064	-6.6%	\$ 15,434,215	\$ 16,427,842
Prairie Landing Golf Course Operations	\$ 3,549,300	\$ 3,278,981	8.2%	\$ 3,401,580	\$ 3,538,557
Total Operating Revenues	\$ 23,202,094	\$ 23,791,328	-2.5%	\$ 23,351,348	\$ 24,497,214
<u>Operating Expenses</u>					
Airport Operations	\$ 8,502,267	\$ 8,096,091	5.0%	\$ 7,968,160	\$ 6,992,221
Flight Center Fuel Operations	\$ 10,738,807	\$ 11,877,635	-9.6%	\$ 9,930,754	\$ 10,669,705
Prairie Landing Golf Course Operations	\$ 3,316,412	\$ 3,115,535	6.4%	\$ 3,033,125	\$ 2,935,594
Total Operating Expenses	\$ 22,557,486	\$ 23,089,261	-2.3%	\$ 20,932,039	\$ 20,597,520
Operating Income	\$ 644,608	\$ 702,067	-8.2%	\$ 2,419,309	\$ 3,899,694
<u>Non-Operating Revenues</u>					
Miscellaneous Taxes	\$ 100,000	\$ 175,000	-42.9%	\$ 100,000	\$ 103,388
Property Taxes/Abatement	\$ 6,031,000	\$ 6,031,000	0.0%	\$ 6,033,000	\$ 6,009,509
Federal & State Grants	\$ 950,000	\$ 1,050,000	-9.5%	\$ 850,584	\$ 892,719
Interest Income	\$ 2,650,000	\$ 2,620,000	1.1%	\$ 2,694,000	\$ 2,773,291
Unrealized Gain/Loss From Investments	\$ 200,000	\$ 200,000	0.0%	\$ 500,000	\$ (102,241)
Gain from Sale of Fixed Assets	\$ 24,750	\$ 15,000	65.0%	\$ 12,500	\$ 64,972
Total Non-Operating Revenues	\$ 9,955,750	\$ 10,091,000	-1.3%	\$ 10,190,084	\$ 9,741,637
<u>Non-Operating Expenses</u>					
Property Tax (DAA)	\$ 206,000	\$ 207,902	-0.9%	\$ 195,751	\$ 170,232
Property Tax (PLGC)	\$ 55,478	\$ 57,708	-3.9%	\$ 46,490	\$ 54,355
Total Non-Operating Expenses	\$ 261,478	\$ 265,610	-1.6%	\$ 242,241	\$ 224,586
Non-Operating Income	\$ 9,694,272	\$ 9,825,390	-1.3%	\$ 9,947,843	\$ 9,517,050
Net Profit	\$ 10,338,880	\$ 10,527,457	-1.8%	\$ 12,367,152	\$ 13,416,744
<u>Capital Development Program</u>					
Aviation Programs	\$ 12,748,030	\$ 15,546,119	-18.0%	\$ 12,079,737	\$ 11,238,373
Golf Course Programs	\$ 769,000	\$ 1,075,022	-28.5%	\$ 887,004	\$ 4,889,855
Major Maintenance of Capital Assets	\$ 402,226	\$ 887,500	-54.7%	\$ 716,900	\$ 267,667
Total Capital Development Program	\$ 13,919,256	\$ 17,508,641	-20.5%	\$ 13,683,641	\$ 16,395,896
Total Revenues	\$ 33,157,844	\$ 33,882,328	-2.1%	\$ 33,541,432	\$ 34,238,850
Total Expenditures	\$ 36,738,220	\$ 40,863,512	-10.1%	\$ 34,857,921	\$ 37,218,002
Net Cash Inflow / (Outflow)	\$ (3,580,376)	\$ (6,981,184)	48.7%	\$ (1,316,489)	\$ (2,979,152)

Please note, the narrative of the FY2026 Budget is based on the "ACFR" version of the budget summary, which is the version currently used for the Authority's audited financial statements. In prior years, the narrative was based on the "Traditional" version of the budget summary. Please refer to the "Budget Summary (Traditional Version)" on page 26 for an explanation of the differences between the versions.

The Authority's total Operating Revenues are budgeted to decrease 3.5% while Operating Expenses are expected to decrease 4.1%. Operating Income (Loss) is planned to increase 38.0% from last year's budget. The major contributor is decreasing volumes in fuel sales at the Flight Center.

In Operating Revenue, we are expecting lower revenue for FY26 budget compared to FY25 budget for Fuel & Oil Sales due to an anticipated lower volume of fuel sales. Fuel and Oil Sales revenue is budgeted to decrease \$1.3M from the prior year's budget.

The FY2025 we saw airport and flight center rentals (hangars, tiedowns, and office space) increase. We are anticipating this business to continue to increase in FY2026. Non-fuel aviation revenues (including hangar/tiedown leases and flight services) are planned to increase \$194K from the 2025 budget.

Revenue from Food & Beverage Sales and Events is anticipated to increase in 2026. This includes F&B revenues from Prairie Landing Golf Course and the Kitty Hawk Café at the Flight Center. Total F&B and Events-related revenue is budgeted to be \$63K higher than the 2025 plan. This increase is due to an increase in banquets. Non-F&B revenues from Golf operations at PLGC are budgeted to increase \$215K. This is due to the increase in rounds (outing and daily play), pro shop merchandise sales, and the average rate per golfer.

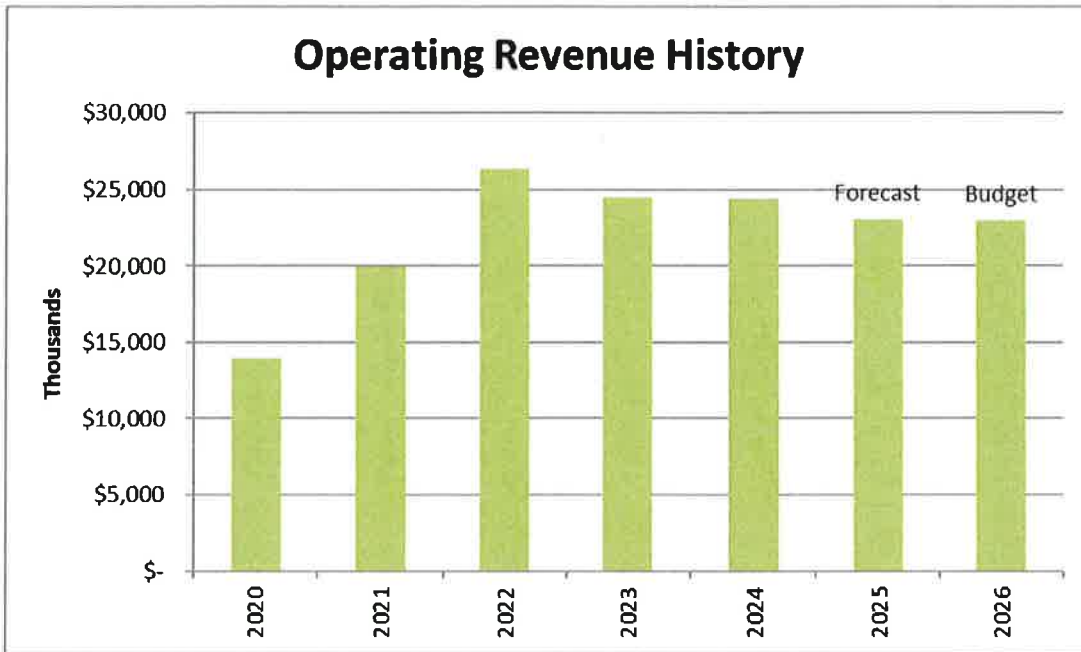
In Operating Expenses, the budget includes a couple of significant changes that are the main causes of the overall 4.1% decrease in costs. The cost of fuel sales is budgeted to decrease \$1.2M in line with the expected decrease in fuel sales revenue. Major Maintenance expenses for capital and fixed assets are also expected to decrease \$485K compared to the 2025 plan. Office Expense is increasing 10.5% (\$40.8K) due to additional education and training services to be provided to employees for FY2026. Utilities are increasing 13.9% (\$14.5K) due to current trends and estimated rising costs for FY2026. Advertising and Promotions are expected to increase 16.2% (\$39.4K) due to additional funds for advertising at Prairie Landing for weddings and at the Airport for the 100-year anniversary.

Non-operating revenues are planned to increase 2.3% in FY2026. Gain (Loss) on Disposal of Capital Assets is increasing 65% (\$9.8K) is due to the sale of obsolete and used equipment. Also, Miscellaneous Income is increasing 650.2% (\$246K) due to recognition of the Aviation Fuel Tax Credit to be earned during FY2026.

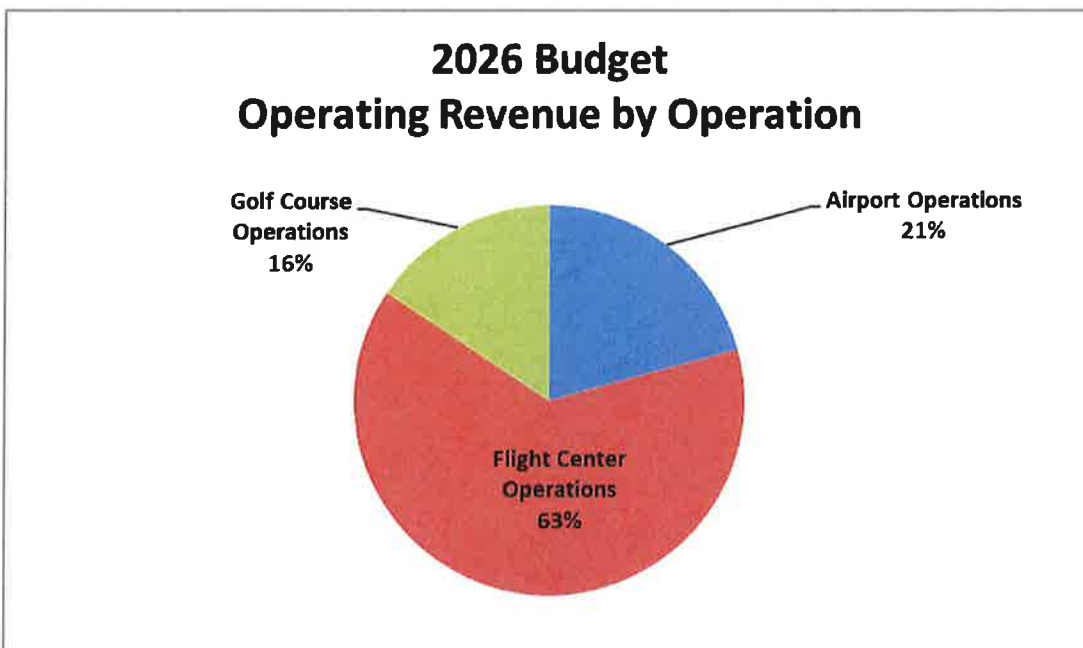
Through the combined budget efforts from all departments and the determination of Authority staff, we are pleased to present a budget with an overall positive Net Income of over \$10,338,880 for FY2026 (traditional version). ACFR version has a change in Net Position of \$2,348,083.

Operating Revenue

The Authority budgets two types of revenue, operating and non-operating. Operating Revenue is derived from the day-to-day operations of the Airport, Flight Center, and Golf Course and includes fuel sales, hangar leases, building and office leases, farm, and non-farmland leases, tiedown permits, airport services, golf activities, and food and beverage sales.



Total Operating Revenue for FY2026 is budgeted at \$22,973,957 and represents a 3.5% decrease from the previous year's budget.

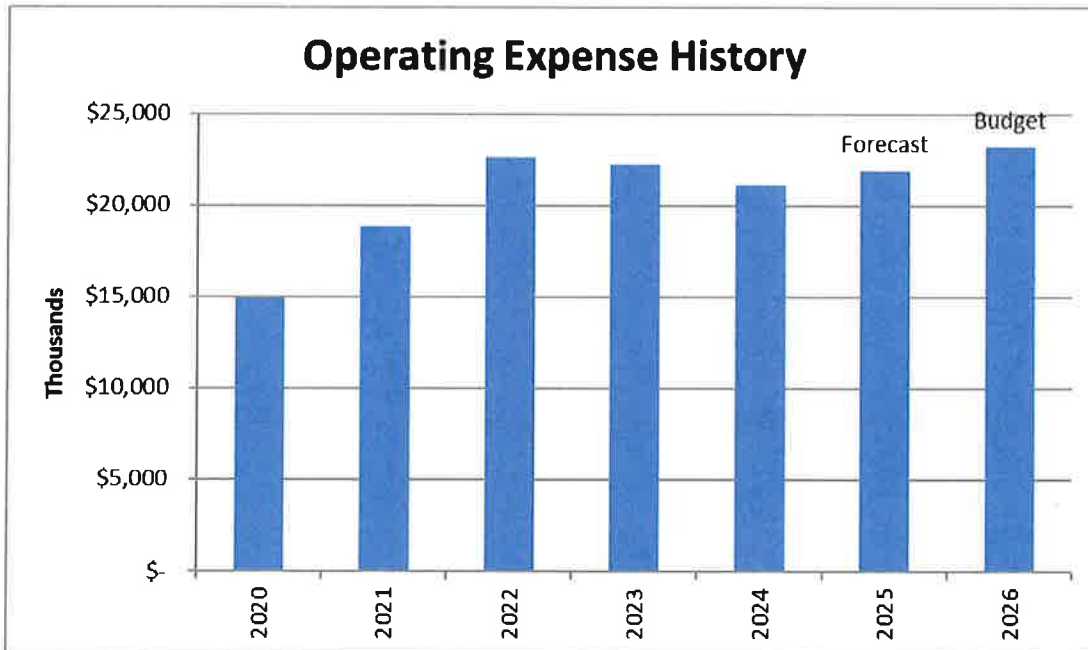


Most Operating Revenue (63%) comes from the Flight Center operations. The Authority maintains its own fuel farm and sells aviation fuel to its based tenants and itinerant customers. Fuel sale revenues are planned to decrease in FY2026 compared to the FY2025 budget. This is driven by a lower volume of fuel anticipated in FY2026. Fuel sale revenues are budgeted 9% lower than the prior year's budget.

We are planning higher Operating Revenues from non-fuel aviation revenues as the Airport expects \$79K of increased hangar, tiedown, and lease revenue from itinerant customers and based tenants.

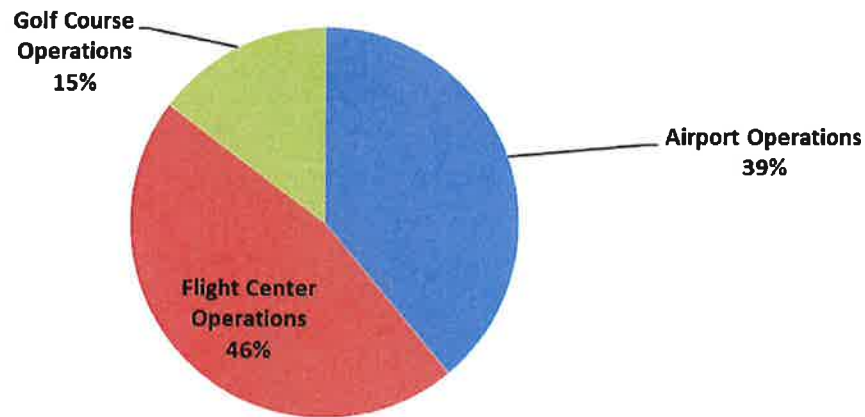
Operating Expenses

Like Operating Revenue, the Authority also budgets two types of expenses, operating and non-operating. Operating Expenses are directly related to the day-to-day operations of the Airport, Flight Center, and Golf Course and include the costs of fuel sold, payroll, utilities, general maintenance, major maintenance of capital assets, property taxes, supplies, and the costs of food, beverage, and merchandise sold.



Total Operating Expenses for FY2026 are budgeted at \$23,277,053 and represent a 4.1% decrease from the previous year's budget and a 6.1% increase from FY25 forecast.

2026 Budget Operating Expenses by Operation



Flight Center operations account for 46% of the budgeted Operating Expenses and are due mostly to the purchase cost of aviation fuel sold to based tenants and itinerant customers. Costs of fuel are budgeted to decrease 13% in 2026 due to anticipated lower volumes of fuel purchases planned for 2026.

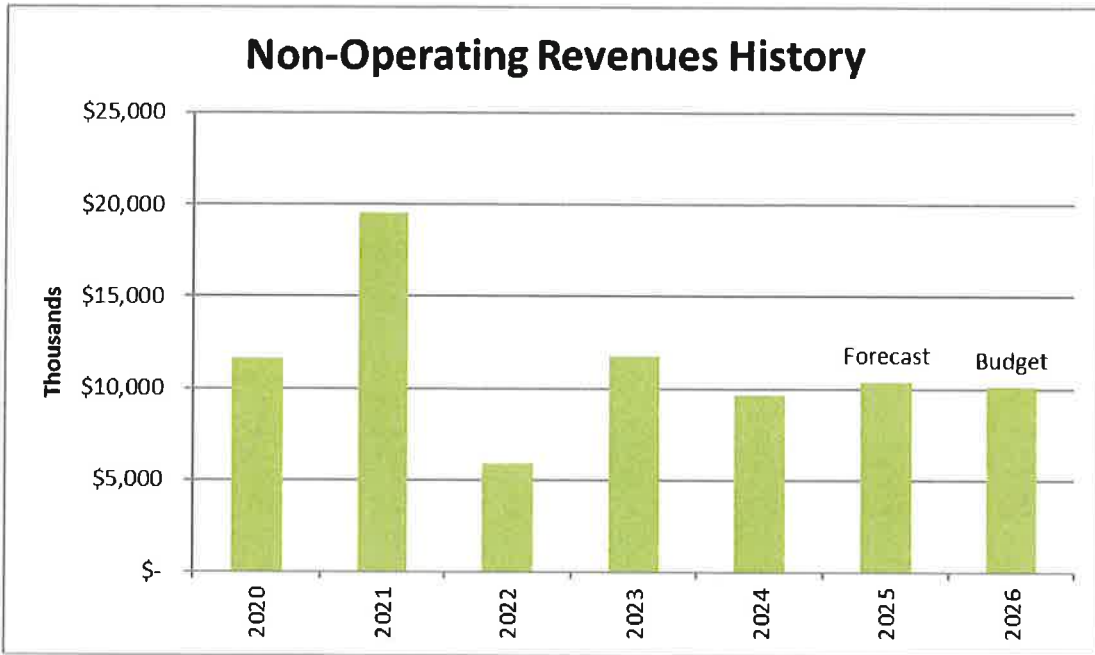
Airport operations account for 39% of the planned Operating Expenses in 2026 and are budgeted to decrease 1% (\$102K). The most notable increase in the plan is Major Maintenance. Major Maintenance expenses for Airport operations are decreasing 58% (\$506K).

Golf Course operations account for 15% of total Operating Expenses in the FY2026 plan and are budgeted to increase 9.8% (\$308K). The notable increase includes 12.6% (\$229K) for salaries and related payroll expenses.

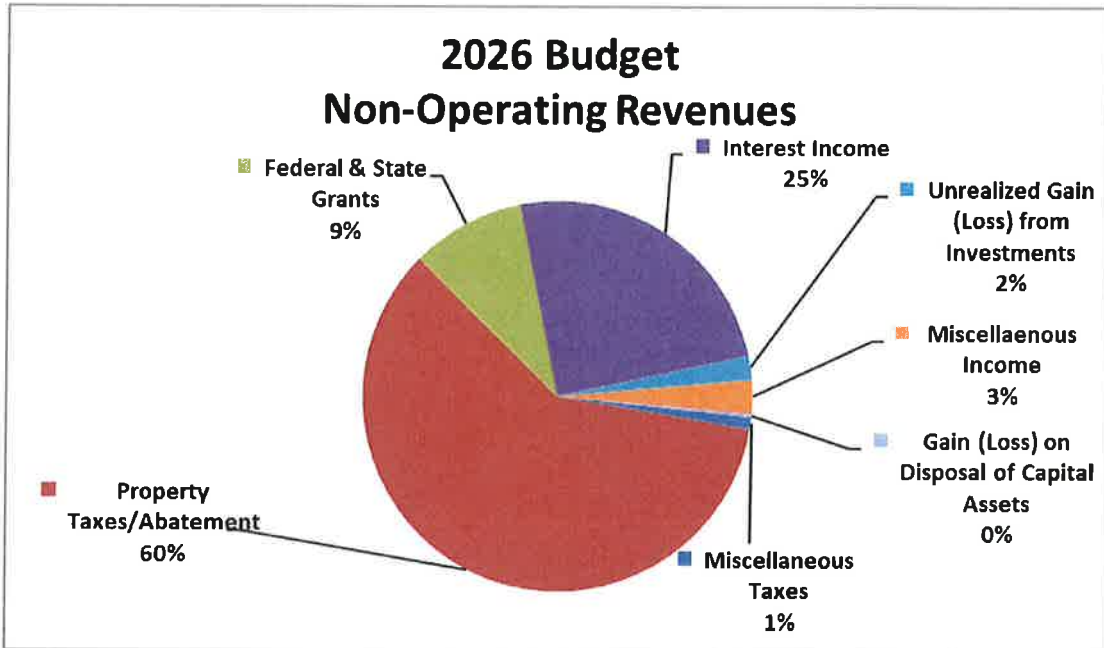
Other notable changes to Operating Expenses include a budgeted increase of 10.5% (\$40.8K) in Office Expense. This increase is due to additional education and training services to be offered to employees in 2026. In addition, there is an increase in Utilities. They are increasing 13.9% (\$14.5K) which is due to increasing current trends and estimated rising costs for FY2026. There is also a 16.2% (\$39.4K) increase in Advertising and Promotions. This increase is due to additional funds for advertising at Prairie Landing for weddings and at the Airport for the 100-year anniversary.

Non-operating Revenue

Non-operating Revenue is derived from sources not associated with the daily operations of the Authority. This includes revenue from property taxes, federal and state grant programs, interest income, and gains from the sale of assets.



Total Non-operating Revenue for FY2026 is budgeted at \$9,289,750 and represents a 2.3% increase in revenue from the previous year's budget. Gain (Loss) on Disposal of Capital Assets is increasing 65% (\$9.8K) is due to the sale of obsolete and used equipment. Also, Miscellaneous Income is increasing 650.2% (\$246K) due to recognition of the Aviation Fuel Tax Credit to be earned during FY2026.



The largest portion of the Non-operating Revenue budget in FY2026 comes from property taxes collected as a special assessment from DuPage County. Property tax revenue is specially designated to be used to fund capital development, major maintenance of Authority assets, and safety and security projects. \$500,000 will be allocated to Operating Expenses and used to help fund ATCT and ARFF services. The next largest portion of Non-Operating Revenue is from interest income which is derived from planned returns on our investment portfolio.

Contributions

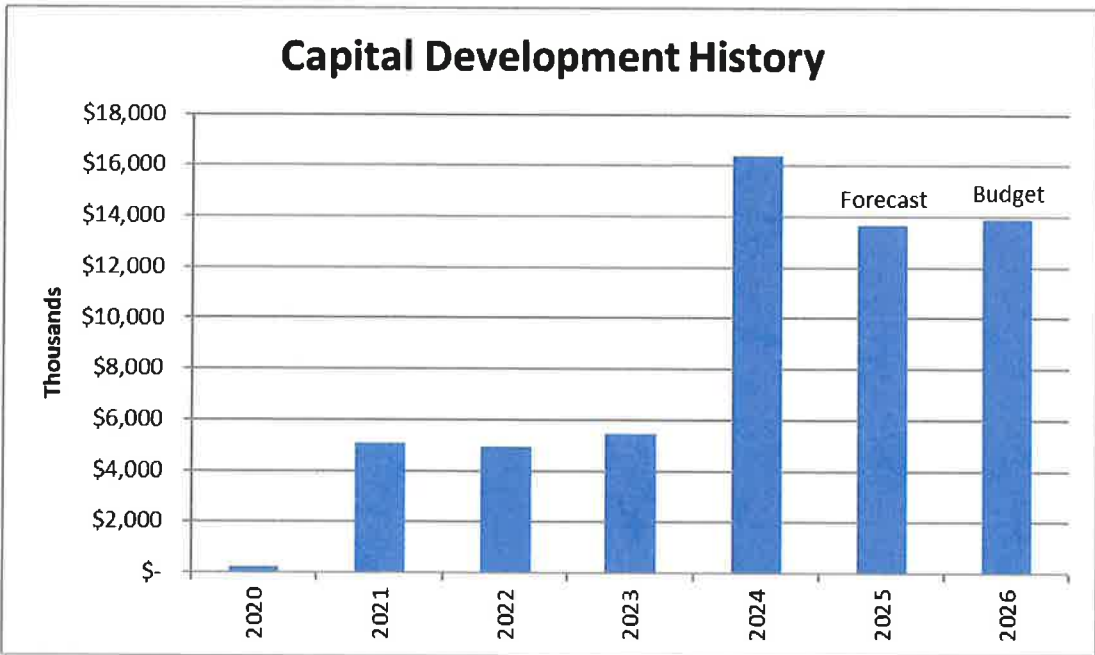
Contributions are related to funding from Federal and State grant programs. These tend to be large programs that often cover multiple years. For a list of grant funding projects refer to Capital Improvements and Major Maintenance Program. Contributions are budgeted at \$950K for FY2026 which is a decrease from \$1.050M in FY2025.

Non-operating Expenses

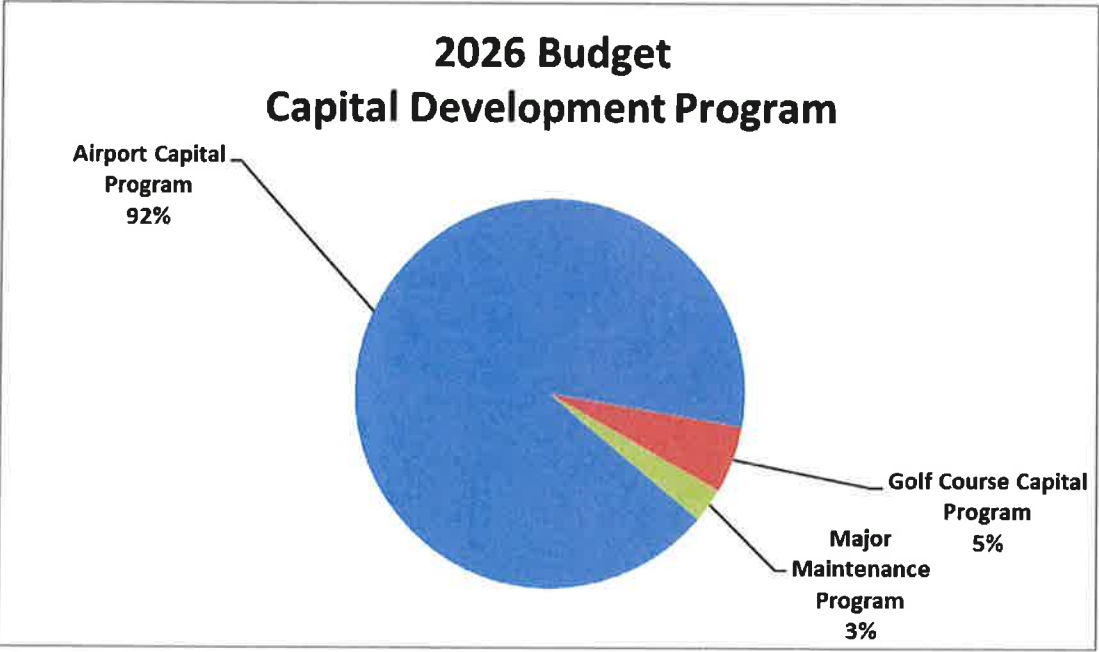
Non-operating Expenses are costs unrelated to the day-to-day operations of the Authority. Often these costs include debt service payments and interest expenses. In prior years, the Authority's only Non-operating Expenses were property taxes paid on the 2,800-plus acres of land on which the Airport, Flight Center, Golf Course, and DBC Business Park reside.

Capital Development Program

Costs associated with the Authority's Capital Development Program include capital projects, purchases of fixed assets and equipment, and major maintenance of capital assets for the Airport, Flight Center, and Golf Course. All project, asset, and equipment purchase costs are evaluated against the Authority's fixed asset policy. Costs that qualify for capitalization are recorded in the Airport's books and depreciated accordingly. Expenses for the major maintenance of capital assets are not capitalized but are included within Operating Expenses. However, due to the significant costs and time considerations usually associated with these projects, Major Maintenance costs are included for reference purposes within the Capital Development Program. Major Maintenance costs are expensed to their respective Authority operation (DAA, DFC, or PLGC).



Total Capital Development Program expenditures for FY2026 are budgeted at \$13,919,256 which represents a 21% decrease from the previous year's budget.



The FY2026 Capital Development Program includes \$7.5 million in new funding requests, \$1.9 million in funds carried over from the previous budget year to complete projects already under construction, and \$4.1 million in funds from Federal and State grant programs.

Of the \$13.9 million budgeted for the Capital Development Program in FY2026, \$13.5 million is for capital projects, fixed assets, and equipment purchases. This includes \$12.1 million for Aviation capital projects, \$670K for Flight Center capital project, and \$769K for Golf Course capital projects, and \$150K reserved in contingency funding for unplanned, emergency expenditures. In addition to capital projects, another \$402K is budgeted for the major maintenance of capital assets.

Major expenditures in the FY2026 Capital Development Program (excluding grant funded projects) include \$1.76M for a 3000-gallon Aircraft Rescue and Fire Fighting Vehicle, \$614k for replacement of plow truck, \$520k for GPS Golf Cart Fleet at Prairie Landing, \$500k for façade renovations at ARFF Station & Maintenance Building, and \$450k for mill and overlay landside pavements, as well as several smaller projects.

Debt Obligations

The Authority currently does not carry any debt obligations and has no plans to assume any debt in the foreseeable future. The budget process is carefully monitored, reviewed, and approved by department managers, executive staff, and the Board of Commissioners to ensure all operating and capital expenditures are fully funded by the anticipated operating revenues, property tax revenues, and any proceeds from the sales of Airport property.



DUPAGE AIRPORT AUTHORITY

A100 – Administration

The DuPage Airport Administration Department consists of five (5) full-time employees and one (1) part-time employee. These include the Executive Director, the Director of Operations & Facilities, the Director of Finance & Administration, the IT Manager, IT Technician, and the Executive Assistant & Board Liaison.

The department is used to aggregating revenues and costs that are enterprise-wide in nature. Significant sources of Revenue include Gain on sale of fixed assets, Investment Income, Grant Income and Property tax income.

Significant aggregated expenses include Air Traffic Control Tower costs, Legal, Customs, DuPage Business Park and Consulting services.

Budget Summary

The FY2026 budget for the Administration Department includes \$10,005,671 in total revenues and \$3,176,094 in total expenses, excluding depreciation. The overall budgeted Net Income, excluding depreciation, is \$6,829,577 for FY2026. This is a 4% decrease compared to the previous year and includes a 2% decrease in total revenues and a 5% increase in total expenses.

- Decreased revenues are primarily driven by contribution revenue in FY2026. Contribution revenue is expected to decrease 16% from \$750k in the FY25 budget to \$630k in FY26 due to progress completion on existing IDA grant projects and timing of contribution payments made by the state directly to the main contractors performing the work. 2026 projections include expected contractor payments for approximately 2 to 3 projects.
- Salaries and related expenses comprise 34.4% of the total FY2026 budgeted expenses and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Air Traffic Control Tower (ATCT) and U.S. Customs (USC) expenses represent 33.3% of the total budgeted expenses (excluding depreciation) at \$1.1M. In FY2026, \$250K of Property Tax revenue will be used to cover a portion of ATCT services.

Significant Variances

Federal/State Grants - Revenue is budgeted with \$320K in total grant funding. While we will have active projects of \$4.7M, due to timing we don't expect to realize it all during this fiscal year.

Computer and Software- Budgeted an increase of 21% (\$16K) in FY2026 due to additional software for leasing and software licensing renewals.

Air Traffic Control Tower (ATCT)- Budgeted an increase of 12% (\$83.5k) due to price increase in the funding of the overnight hours at the tower.

Department A100 - Airport Administration
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3100 Lease Revenue GASB 87	29,667	8,562	409	0	29,000	10,000	-66%
3195 SASO Commissions	19,220	21,895	24,620	24,671	24,671	24,671	0%
3250 Customs Fee	162,374	257,700	261,475	255,000	255,000	260,000	2%
3900 Contribution Revenue	960,906	805,512	594,116	550,584	750,000	630,000	-16%
3910 Replacement Taxes	211,729	176,149	103,388	100,000	175,000	100,000	-43%
3930 Prior Years Property Taxes	2,424	877	747	1,000	1,000	1,000	0%
3940 Property Taxes	5,513,172	5,532,015	5,508,761	5,532,000	5,530,000	5,530,000	0%
3945 Property Taxes designated for Operating	250,000	250,000	250,000	250,000	250,000	250,000	0%
3960 Federal/State Grants	8,815	284,443	298,602	300,000	300,000	320,000	7%
3970 Investment Income	953,530	2,351,987	2,596,575	2,594,000	2,520,000	2,500,000	-1%
3971 Lease Interest Income GASB87	101,815	119,100	176,716	100,000	100,000	150,000	50%
3972 Unrealized Gain/Loss from Investments	(2,435,850)	1,267,240	(102,241)	500,000	200,000	200,000	0%
3981 Gain on Sale of Fixed Assets	89,100	0	56,494	10,000	15,000	10,000	-33%
3990 Misc. Income	74,347	17,385	69,972	15,000	25,000	20,000	-20%
Total Revenue	5,941,249	11,092,866	9,839,635	10,232,255	10,174,671	10,005,671	-2%
5410 Equip Leases/Maint. Contracts	69,018	71,444	47,958	56,404	56,404	59,700	6%
5430 Supplies	8,408	9,729	8,368	8,480	8,680	15,165	75%
5440 DOT/Drug Testing/Background	128	166	0	0	0	400	0%
5999 Miscellaneous Expense	139	0	0	122,525	0	0	0%
6100 Salaries	722,891	757,752	857,950	845,568	852,582	898,937	5%
6110 Payroll Taxes	48,533	50,783	58,037	54,413	58,223	60,049	3%
6115 Unemployment taxes	3,515	4,430	4,689	5,101	5,351	5,321	-1%
6120 Group Insurance	55,240	57,140	60,873	41,094	63,562	87,630	38%
6160 IMRF	(161,013)	94,829	(45,676)	37,751	39,377	41,207	5%
6200 Property Tax	17,349	162,379	60,172	76,364	91,765	86,000	-6%
6300 Marketing/Advertising	4,479	0	259	0	0	0	0%
6320 Community/Customer Relations	4,757	2,466	5,085	4,000	4,000	4,000	0%
6330 Travel	2,028	4,528	5,303	7,500	7,500	7,500	0%
6335 Education	2,587	1,296	1,567	4,200	4,200	4,200	0%
6340 Dues Subscriptions Permits	4,907	3,588	9,379	8,055	8,815	10,565	20%
6350 Office Expense	2,811	3,576	3,097	2,700	2,700	3,000	11%
6356 Computer and Software	68,136	88,649	100,493	63,565	76,715	92,900	21%
6390 Communications	41,472	36,935	56,757	71,950	72,730	79,030	9%
6420 Bad Debt Expense	(59,272)	(24,321)	(37,239)	(25,000)	0	0	0%
6430 Bank Charges	(934)	2,367	485	500	500	500	0%
6525 Consulting Services	216,668	163,179	131,394	289,000	289,000	282,000	-2%
6527 Outside Services	10,245	11,990	11,158	11,630	11,630	12,280	6%
6529 DuPage Business Park Association Expense	48,269	50,800	55,137	45,000	45,000	45,000	0%
6531 U.S. Customs	277,856	277,458	304,137	286,572	286,572	286,572	0%
6532 Air Traffic Control Tower	644,109	399,025	673,944	686,000	686,000	769,510	12%
6535 Legal	165,315	147,857	114,034	150,000	150,000	150,000	0%
6770 Insurance	150,384	180,254	193,769	166,312	207,340	174,628	-16%
Total Expense	2,348,026	2,558,299	2,681,133	3,019,684	3,028,646	3,176,094	5%
Operating Income (Loss) before Depreciation	\$3,593,222	\$8,534,567	\$7,158,501	\$7,212,571	\$7,146,025	\$6,829,577	-4%
6990 Depreciation	6,112,669	6,011,663	6,437,627	7,131,758	7,510,102	7,580,249	1%
Operating Income (Loss)	\$9,705,892	\$14,546,230	\$13,596,128	\$14,344,329	\$14,656,127	\$14,409,826	-2%

A150 – Procurement & Project Management

The DuPage Airport Authority Procurement & Project Management Department employs two (2) full-time staff positions including the Procurement Manager and the Senior Administrative Assistant. The department manages the procurement functions for three business units and provides project management support for Capital Improvement Program projects.

Budget Summary

The total FY2026 budget for the Procurement & Project Management Department is \$244,791.

- Salaries and related costs are the largest portion of the department's budget. Payroll-related items comprise 97% of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Dues, Subscriptions & Permits costs account for 1% of FY2026 budget and include subscriptions for annual dues for employees' annual subscription services to contract and self-inspection software.

Significant Variances

Salaries – Salaries and related costs are budgeted to decrease \$101K, which is a 30% decrease from the previous year's budget due a reduction in staff and the decision not to rehire that position.

Supplies- Supplies are budgeted to decrease \$4.5k, which is a 87% decrease from the previous year's budget due to a one-time purchase in 2025.

Department A150 - Project & Procurement Management

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
5430 Supplies	3,070	2,452	2,718	4,810	5,110	640	-87%
5440 DOT/Drug Testing/Background	681	350	370	400	400	0	-100%
6100 Salaries	227,923	248,588	216,684	180,959	266,287	186,716	-30%
6110 Payroll Taxes	16,918	18,360	15,342	13,634	20,371	14,284	-30%
6115 Unemployment taxes	2,102	2,488	2,344	2,132	2,614	1,613	-38%
6120 Group Insurance	30,579	33,103	33,923	27,553	36,230	26,268	-27%
6160 IMRF	1,215	16,865	6,182	9,230	13,554	9,504	-30%
6330 Travel	467	1,960	3,617	1,920	3,240	200	-94%
6335 Education	1,675	1,670	2,830	1,825	3,350	400	-88%
6340 Dues Subscriptions Permits	3,296	5,507	6,925	9,020	9,020	2,480	-73%
6356 Computer and Software	5,650	6,872	3,626	1,000	1,000	0	-100%
6390 Communications	1,706	2,076	1,910	2,280	2,280	780	-66%
6770 Insurance	2,059	2,256	1,813	1,815	1,980	1,906	-4%
Total Expense	297,339	342,546	298,284	256,578	365,436	244,791	-33%
Operating Income (Loss) before Depreciation	(\$297,339)	(\$342,546)	(\$298,284)	(\$256,578)	(\$365,436)	(\$244,791)	33%
Operating Income (Loss)	(\$297,339)	(\$342,546)	(\$298,284)	(\$256,578)	(\$365,436)	(\$244,791)	33%

A200 – Field Maintenance

The DuPage Airport Field Maintenance Department consists of nine employees, including (2) Airfield Maintenance Supervisors and (7) Airfield Maintenance Technician positions.

The department maintains over 2.4 million square feet of runways and 1,100 acres of airfield and landside grounds. Responsibilities include snow removal, landscaping, and all maintenance tasks associated with the operational integrity of the runways, taxiways, and movement areas on the airfield along with maintaining the landside portion of the airport.

The department receives rental revenue from customers for ramp tiedowns and overnight fees, along with farm and ground leases.

Budget Summary

The FY2026 budget for the Field Maintenance Department includes \$792,260 in total revenues and \$2,204,961 in total expenses. The overall Net Loss budgeted of \$1,412,701 for FY2026 is a 8% increase from the previous year and includes a 3% increase in total revenues and a 6% increase in total expenses.

- Salaries and related costs are the largest portion of the Field Maintenance department's budget. Headcount-related expenses comprise 47% of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Aircraft Rescue & Firefighting (ARFF) expenses represent 26% of the total budgeted expenses and are increasing 3% from the previous year's budget.
- Maintenance Expense is 5.7% of the total budget and is decreasing 8% from the prior year's budget.

Significant Variances

Equipment Leases/Maintenance Contracts- Budgeted expenses are increasing 38% (\$10k) over last year's plan due to additional rentals need for the forestry head for drainage canal repairs.

Ice Control Supplies- Budgeted expenses are increasing 31% (\$32k) over last year's plan due to pricing increases for supplies.

Group Insurance- Budgeted expenses are increasing 14% (\$19k) over last year's plan due to changes in employee elected coverages.

Insurance- Insurance is increasing 7% (\$4k) over last year's plan. We are currently in the process of competing our property and casualty insurance coverage and estimated a 5% increase over the current year's forecast.

Department A200 - Field Maintenance
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3190 Collection Fees Service Fees Towing	140	1,096	800	500	504	750	49%
3191 Ramp Tie Downs & Overnight fees	206,420	198,810	220,259	220,000	211,239	225,000	7%
3299 Non Airfield Rent/Lease/Maintenance Rev	280,722	284,266	301,245	310,665	307,192	316,510	3%
3945 Property Taxes designated for Operating	250,000	250,000	250,000	250,000	250,000	250,000	0%
Total Revenue	737,282	734,172	772,304	781,165	768,935	792,260	3%
5205 Maintenance Expense	42,019	54,362	58,076	104,801	135,000	124,600	-8%
5410 Equip Leases/Maint. Contracts	8,078	8,509	4,241	21,905	26,905	37,000	38%
5415 Garbage/Waste Removal	3,468	4,221	4,405	6,000	8,000	5,000	-38%
5430 Supplies	1,560	5,848	9,610	19,000	19,000	19,000	0%
5433 Ice Control Supplies	66,561	100,544	152,839	123,000	113,000	148,320	31%
5440 DOT/Drug Testing/Background	420	180	182	500	1,200	1,000	-17%
5720 Utilities Electric	58,528	56,033	90,745	89,500	105,000	98,450	-6%
6100 Salaries	717,175	705,423	706,180	729,381	723,974	774,180	7%
6110 Payroll Taxes	52,244	51,201	51,067	54,245	55,384	59,225	7%
6115 Unemployment taxes	6,465	7,369	7,033	7,577	8,071	7,945	-2%
6120 Group Insurance	126,544	120,298	125,050	130,387	131,218	150,140	14%
6130 Uniforms	5,211	9,029	9,496	9,900	9,900	9,400	-5%
6160 IMRF	(149,062)	93,187	(43,545)	38,545	36,850	39,406	7%
6330 Travel	565	3,349	3,819	8,400	8,400	7,353	-12%
6335 Education	60	3,164	2,234	9,250	9,250	7,650	-17%
6340 Dues Subscriptions Permits	0	429	101	400	0	5,035	0%
6390 Communications	1,475	1,440	1,440	2,390	1,860	1,620	-13%
6525 Consulting Services	1,800	1,800	1,800	1,800	2,000	2,000	0%
6527 Outside Services	30,514	12,848	42,225	75,000	75,000	75,000	0%
6548 ARFF	494,544	536,439	530,534	546,815	551,815	570,793	3%
6770 Insurance	54,859	46,404	54,258	58,899	58,056	61,844	7%
Total Expense	1,523,026	1,822,073	1,811,790	2,037,695	2,079,883	2,204,961	6%
Operating Income (Loss) before Depreciation	(\$785,744)	(\$1,087,902)	(\$1,039,486)	(\$1,256,530)	(\$1,310,948)	(\$1,412,701)	-8%
Operating Income (Loss)	(\$785,744)	(\$1,087,902)	(\$1,039,486)	(\$1,256,530)	(\$1,310,948)	(\$1,412,701)	-8%

A300 – Building Maintenance

The DuPage Airport Building Maintenance Department employs (5) full-time staff members to maintain and repair the buildings on the airfield. The maintenance crew takes care of approximately 40 buildings. These buildings range in complexity from simple T-Hangars to the High-tail Jet Hangars, Air Traffic Control Tower, and The Prairie Landing Golf Course buildings. Responsibilities include scheduling and performing preventive maintenance on the buildings and all mechanical systems. Repairs required from age, weather damage, accidental damage or tenant requests. In addition to buildings, this crew performs maintenance and repairs on all outside building and street lighting, as well as repairs and maintenance on all power gate operators, and assists with the gate access control system. The staff also maintains inventory of repair parts and assists other departments as required.

This department receives rental revenue from month-to-month hangar and building rentals.

Budget Summary

The FY2026 budget for the Building Maintenance Department includes \$3,644,487 in total revenues and \$1,436,583 in total expenses. The overall budgeted Net Income of \$2,207,904 for FY2026 is a 1% increase from the previous year and includes a 6% increase in total revenues and a 15% increase in total expenses.

- Salaries and related expenses are the largest portion of the Building Maintenance department's budget. Headcount-related items comprise 42% of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Building utilities, including natural gas, electricity, and water, represent 22% of the total budgeted expenses.
- Insurance is 15.4% of the total budgeted expense and is increasing 15% (\$29k) from last year's budget.

Significant Variances

Non-Airfield Rent/Lease/Maintenance Revenue is increasing 25% (\$94K) from last year's budget due to rent escalations and a new tenant for 2026.

Insurance- Insurance is increasing 15% (\$29k) over last year's plan. We are currently in the process of competing for coverage and estimated a 5% increase over the current year forecast.

Utilities- Utilities are increasing 44.5% (\$98k) from last year's plan. The overall usage of the utilities has increased year over year, and based on current trends, we are anticipating 2026 to continue to increase.

Group Insurance- Group insurance costs are increasing 18% (\$13K) from last year's plan due to employee changes in coverage.

Department A300 - Building Maintenance

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3180 Hangar Rentals	2,865,575	2,974,333	3,022,109	3,030,987	3,064,356	3,179,096	4%
3190 Collection Fees Service Fees Towing	2,775	145	39	2,050	200	500	150%
3299 Non Airfield Rent/Lease/Maintenance Revenue	261,564	203,024	367,737	369,655	371,013	464,891	25%
Total Revenue	3,129,915	3,177,502	3,389,885	3,402,692	3,435,569	3,644,487	6%
5205 Maintenance Expense	127,609	111,674	97,159	145,000	145,000	154,000	6%
5206 Reimburse for Maintenance	1,178	5,151	(3,708)	0	0	0	0%
5410 Equip Leases/Maint. Contracts	12,906	44,579	35,288	48,223	48,223	51,588	7%
5415 Garbage/Waste Removal	5,584	5,631	5,582	7,300	7,800	7,800	0%
5416 Janitorial Services	27,132	27,293	26,871	37,000	37,000	49,000	32%
5430 Supplies	7,391	5,916	8,106	10,000	10,000	10,000	0%
5440 DOT/Drug Testing/Background	430	119	248	350	350	425	21%
5710 Utilities Natural Gas	153,142	122,668	74,866	103,622	73,980	115,000	55%
5720 Utilities Electric	93,245	91,477	118,953	157,310	124,276	170,000	37%
5730 Utilities Water/Sewer	16,216	25,162	22,799	28,609	21,786	33,000	51%
6100 Salaries	368,169	384,688	423,293	425,584	426,547	451,968	6%
6110 Payroll Taxes	26,504	27,527	30,475	31,476	32,631	34,576	6%
6115 Unemployment taxes	3,704	5,027	3,907	4,210	4,442	4,302	-3%
6120 Group Insurance	84,939	82,378	78,093	72,273	73,575	86,588	18%
6130 Uniforms	3,625	4,117	4,815	6,800	6,800	5,930	-13%
6160 IMRF	(57,905)	43,859	(11,826)	22,569	21,711	23,005	6%
6330 Travel	239	346	0	600	600	400	-33%
6335 Education	25	28	0	3,550	3,550	3,600	1%
6356 Computer and Software	0	0	0	10,000	14,000	10,000	-29%
6390 Communications	2,334	2,684	3,106	2,100	3,100	4,560	47%
6770 Insurance	155,350	151,941	179,563	210,289	192,132	220,841	15%
Total Expense	1,031,816	1,142,265	1,097,591	1,326,865	1,247,503	1,436,583	15%
Operating Income (Loss) before Depreciation	\$2,098,099	\$2,035,237	\$2,292,293	\$2,075,827	\$2,188,066	\$2,207,904	1%
Operating Income (Loss)	\$2,098,099	\$2,035,237	\$2,292,293	\$2,075,827	\$2,188,066	\$2,207,904	1%

A400 – Flight Center Building

The DuPage Airport Flight Center Building Department is an extension of the Building Maintenance Department and utilizes the same staff. Duties include maintenance and repairs for the Flight Center building and all the systems and environmental controls associated with it.

The Flight Center building includes offices for 11 tenants as well as the DAA administrative offices, the Flight Center concierge services, Kitty Hawk Café, Pilot's Lounge, and multiple conference rooms.

Budget Summary

The FY2026 budget for the Flight Center Building Maintenance Department includes \$292,477 in total revenues and \$518,120 in total expenses. The overall budgeted Net Loss of \$225,643 for FY2026 represents a 24% decrease from the previous year, which includes an 8% decrease in total revenue and a 4% increase in total expenses.

- Building utilities, including natural gas, electricity, and water, represent 31.7% of the total budgeted expenses and are up 17.7% (\$29K) from the previous year's budget.
- Property Taxes are 23.2% of the total budgeted expense and are up 3% (\$3.9K) from last year's budget.
- Janitorial Services account for 16.8% of total budgeted expenses and 16% decrease from last year's budget.

Significant Variances

Non-Airfield Rent/Lease/Maintenance Revenue – Revenue decreased 8% (\$24.6K) from last year's budget. This decrease is due to vacant space in 2025 and no new tenants budgeted for 2026.

Utilities- Water- Expenses are increasing 43% from last year's budget due to increase in pricing from supplier.

Janitorial Supplies- Expenses are anticipated to decrease 16% (\$17K) from last year's budget due to changes of tenant occupancy.

Department A400 - Flight Center Building

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3299 Non Airfield Rent/Lease/Maintenance Revenue	247,131	248,435	262,150	287,025	317,108	292,477	-8%
Total Revenue	247,131	248,435	262,150	287,025	317,108	292,477	-8%
5205 Maintenance Expense	21,253	44,706	53,160	60,500	67,500	62,500	-7%
5410 Equip Leases/Maint. Contracts	21,456	20,268	20,653	26,240	27,240	28,820	6%
5415 Garbage/Waste Removal	1,193	1,562	1,704	2,034	1,300	1,300	0%
5416 Janitorial Services	67,738	67,864	76,275	104,000	104,000	87,000	-16%
5430 Supplies	8,781	9,941	6,628	10,000	10,000	10,000	0%
5710 Utilities Natural Gas	37,037	21,046	20,023	28,254	28,000	29,000	4%
5720 Utilities Electric	104,177	96,867	102,639	108,954	108,000	124,000	15%
5730 Utilities Water/Sewer	19,906	37,975	32,026	28,000	28,000	40,000	43%
6200 Property Tax	110,107	117,980	110,060	119,387	116,137	120,000	3%
6390 Communications	7,935	8,183	8,723	10,476	9,500	10,500	11%
6527 Outside Services	0	4,200	0	4,850	0	5,000	0%
Total Expense	399,583	430,592	431,890	502,695	499,677	518,120	4%
Operating Income (Loss) before Depreciation	(\$152,452)	(\$182,157)	(\$169,739)	(\$215,670)	(\$182,569)	(\$225,643)	-24%
Operating Income (Loss)	(\$152,452)	(\$182,157)	(\$169,739)	(\$215,670)	(\$182,569)	(\$225,643)	-24%

A500 – Equipment Maintenance

The DuPage Airport Equipment Maintenance department is responsible for maintaining all the Airport's equipment used in the Field Maintenance, Building Maintenance, Line Service, and Administration departments. This department employs three full-time mechanics. These employees maintain 105 pieces of equipment including 12 airfield snow removal equipment, 4 loaders, 21 field mowers, 13 standby generators, 6 trailers, and numerous pieces of small equipment such as chain saws, weed whips, lavatory and water carts, and other support equipment. Primary duties include scheduled/preventive maintenance on all equipment and repairs as required. This department maintains parts/supplies inventory for all mowers and snow equipment. It also helps other departments with snow removal and hangar door repairs.

Budget Summary

The total FY2026 budget for the Equipment Maintenance Department is \$583,259, which is an 5% increase from the FY2025 budget.

- Salaries and related costs are the largest portion of the Equipment Maintenance department's budget. Headcount-related items account for 53% of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Maintenance Expense – Costs to maintain equipment and vehicles are 16% of the budget and are expected to increase 6% (\$5K) in FY2026.
- Fuel/Oil Vehicles Equipment – Fuel & Oil costs for equipment are 16% of the budget and are expected to decrease 6% (\$6k) in FY2026.

Significant Variances

Group Insurance – Expenses are increasing 35% (\$13K) in 2026 due to change in employee elected coverage.

Utilities-Water- The Utilities-Gas is increasing 36% (\$720) in 2026 due to current usage and price increase.

Uniforms- Uniforms are increasing 41% (\$1.5k) due to in 2026 it is budgeted for the employees to obtain outwear this year.

Supplies- Supplies are increasing 227% (\$5K) over the previous year's plan. In 2026, the spill kit is scheduled for replenishment for all locations.

Department A500 - Shop & Equipment
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
5205 Maintenance Expense	86,696	85,232	74,606	90,000	90,000	95,000	6%
5410 Equip Leases/Maint. Contracts	443	1,064	0	1,500	1,500	1,500	0%
5420 Fuel/Oil Vehicles Equipment	81,942	58,091	53,016	91,000	101,000	95,000	-6%
5430 Supplies	1,454	2,195	414	1,000	2,200	7,200	227%
5435 Small Equipment	0	1,815	2,345	3,000	3,000	3,000	0%
5440 DOT/Drug Testing/Background	0	60	126	300	300	300	0%
5710 Utilities Natural Gas	25,834	18,743	8,890	15,000	18,000	15,000	-17%
5720 Utilities Electric	251	4,477	2	0	0	0	0%
5730 Utilities Water/Sewer	1,545	1,775	2,017	2,351	1,980	2,700	36%
6100 Salaries	143,380	149,179	173,118	219,116	218,531	227,944	4%
6110 Payroll Taxes	10,180	10,621	12,395	16,231	16,718	17,438	4%
6115 Unemployment taxes	1,313	1,659	2,320	2,526	2,655	2,571	-3%
6120 Group Insurance	16,944	27,494	27,461	33,946	37,905	51,279	35%
6130 Uniforms	1,992	1,606	1,325	3,675	3,675	5,175	41%
6160 IMRF	(51,068)	25,357	(15,534)	11,610	11,123	11,602	4%
6335 Education	0	0	998	1,500	1,500	4,400	193%
6350 Office Expense	0	0	0	2,184	0	0	0%
6356 Computer and Software	0	0	4,645	13,500	13,500	9,100	-33%
6390 Communications	420	840	840	1,040	960	840	-13%
6770 Insurance	27,711	26,168	29,538	31,628	31,815	33,210	4%
Total Expense	349,036	416,375	378,522	541,107	556,362	583,259	5%
Operating Income (Loss) before Depreciation	(\$349,036)	(\$416,375)	(\$378,522)	(\$541,107)	(\$556,362)	(\$583,259)	-5%
Operating Income (Loss)	(\$349,036)	(\$416,375)	(\$378,522)	(\$541,107)	(\$556,362)	(\$583,259)	-5%

A600 – Commissioners

The Commissioner's Department is used to capture the costs associated with board meetings and communications, as well as salaries and related payroll taxes. The DuPage Airport Authority Board is comprised of (9) members that are appointed by the DuPage County Chairman. The Commissioners attend regular meetings throughout the year as well as special meetings, as needed.

The Board of Commissioners, in its capacity to govern the operations of the DuPage Airport Authority, enacts ordinances and resolutions to ensure efficient operational procedures and transparent expenditure of funds for capital projects and day-to-day operations.

Budget Summary

The total FY2026 budget for the Commissioners Department is \$103K, which is a 2% decrease from the FY2025 budget.

- Salaries and related costs are the largest portion of the Commissioners department budget. Headcount-related items comprise 94% of the total FY2026 budget and include salaries and payroll taxes
- Insurance is 4.8% (\$5K) of the total FY2025 operating budget for the Commissioners department. This line includes Crime and D&O insurance.
- The remaining 1.2% (\$1K) of the FY2025 budget is miscellaneous costs for Board meetings and communications.

Significant Variances

Supplies- Supplies are budgeted to decrease \$700, which is a 58% decrease from the previous year's budget due to a one time purchase in 2025.

Office Expense- Budgeted a decrease of 75% (\$1500) due to a change to paperless meetings. By changing, all documents being electronic sent to the commissioners, therefore, has significantly reduced our shipping costs.

Department A600 - Commissioners
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
5430 Supplies	1,003	1,106	5,250	1,000	1,200	500	-58%
6100 Salaries	90,000	90,000	90,000	90,000	90,000	90,000	0%
6110 Payroll Taxes	6,885	6,885	6,888	6,888	6,888	6,888	0%
6350 Office Expense	2,607	4,550	1,486	600	2,000	500	-75%
6770 Insurance	5,455	6,218	4,666	4,723	5,028	4,960	-1%
Total Expense	105,949	108,759	108,290	103,211	105,116	102,848	-2%
Operating Income (Loss) before Depreciation	(\$105,949)	(\$108,759)	(\$108,290)	(\$103,211)	(\$105,116)	(\$102,848)	2%
Operating Income (Loss)	(\$105,949)	(\$108,759)	(\$108,290)	(\$103,211)	(\$105,116)	(\$102,848)	2%

A700 – Business Development

The Business Development Department provides business development and marketing support services to all the departments and divisions of the Airport Authority, especially the DuPage Flight Center and Prairie Landing Golf Club.

The services and support provided through this department include development, production, and distribution of print, web and electronic media, logoed marketing items, coordination with media and local communities, trade show and conference coordination and logistics.

Budget Summary

The total FY2026 budget for Business Development is \$115K, which is a 20% increase from the FY2025 budget.

- Marketing/Advertising and Community/Customer Relations are the largest portions of the Business Development budget. These line items account for 97.2% of the total FY2026 budget and include outside communication, management services, promotional items, costs for aviation-related trade shows, and events to market the Airport, Flight Center, and Golf Course.
- Dues, Subscriptions, and Permits account for the remaining 2.8% (\$3.2K) of the total FY2026 budget and include newspaper/magazine subscriptions and chamber of commerce memberships.

Significant Variances

Marketing/Advertising- Expenses are budgeted to increase 23% (\$17.5k) due to additional marketing plans for the 100th year anniversary of the Airport, the President's Cup, and new marketing materials.

Department A700 - Business Development/Marketing

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
6300 Marketing/Advertising	52,898	51,839	55,400	65,000	76,120	93,640	23%
6320 Community/Customer Relations	20,384	14,602	16,631	17,000	17,210	18,550	8%
6330 Travel	250	0	0	0	0	0	0%
6340 Dues Subscriptions Permits	1,385	2,085	1,550	2,500	2,500	3,200	28%
Total Expense	74,917	68,526	73,581	84,500	95,830	115,390	20%
Operating Income (Loss) before Depreciation	(\$74,917)	(\$68,526)	(\$73,581)	(\$84,500)	(\$95,830)	(\$115,390)	-20%
Operating Income (Loss)	(\$74,917)	(\$68,526)	(\$73,581)	(\$84,500)	(\$95,830)	(\$115,390)	-20%

A800 – Finance & Accounting

The DuPage Airport Finance & Accounting Department employs two senior accountants. In conjunction with support staff from other departments, the Airport Accounting Department coordinates and facilitates the accounting functions for three business operations and DuPage Business Center

Major functions and responsibilities include daily operational tasks for Accounts Payable, Accounts Receivable, Payroll, Fixed Assets, and Financial Reporting for the Airport, the Flight Center, the Prairie Landing Golf Club, and the DuPage Business Center Property Owners Association. The Accounting Department is also tasked with the annual financial audit, coordinating the annual operating and capital plans, capital improvement program maintenance and reporting, and administrating multiple accounting and document management software applications across all operations at the airport and golf club.

Budget Summary

The total FY2026 budget for the Finance & Accounting Department is \$326K, which is no change from the FY2025 budget.

- Salaries and related costs are the largest portion of the Finance & Accounting department's budget. Headcount-related items comprise 80% of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Outside Services is 19% (\$61K) of the total FY2026 operating budget for Finance & Accounting. This line includes costs for the annual audit, miscellaneous consulting services throughout the year from our accounting firm and our accounting software support company, costs associated with developing and submitting the ACFR and Budget to the GFOA and software and implementation costs of GASB 87 & GASB 96.
- The remaining 1% (\$5K) of the FY2026 budget includes monthly insurance premiums, education, and supplies.

Significant Variances

Group Insurance– Expenses are budgeted to decrease 39% (\$13K) due to changes in elections of group insurance.

Outside Services- Expenses are budgeted to increase 11% (\$5.9K) due to estimated pricing increases in accounting software renewals.

Department A800 - Accounting
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
5430 Supplies	723	469	158	1,500	500	1,500	200%
6100 Salaries	186,255	190,056	195,380	193,743	205,076	211,357	3%
6110 Payroll Taxes	14,167	13,944	14,190	14,547	15,688	16,169	3%
6115 Unemployment taxes	1,656	1,659	1,563	1,108	1,739	1,684	-3%
6120 Group Insurance	5,971	21,564	27,102	18,390	33,266	20,153	-39%
6160 IMRF	(47,785)	27,128	(14,135)	9,773	10,438	10,758	3%
6335 Education	0	0	960	500	1,500	1,500	0%
6340 Dues Subscriptions Permits	0	0	150	200	300	300	0%
6527 Outside Services	54,681	44,742	54,192	50,000	55,000	60,850	11%
6770 Insurance	2,059	2,256	1,813	1,815	2,033	1,950	-4%
Total Expense	217,727	301,818	281,371	291,576	325,540	326,221	0%
Operating Income (Loss) before Depreciation	(\$217,727)	(\$301,818)	(\$281,371)	(\$291,576)	(\$325,540)	(\$326,221)	0%
Operating Income (Loss)	(\$217,727)	(\$301,818)	(\$281,371)	(\$291,576)	(\$325,540)	(\$326,221)	0%

CHICAGOLAND'S

DUPAGE FLIGHT CENTER



F100 – DuPage Flight Center

The DuPage Flight Center is a 24/7/365 operation that provides aircraft and customer support products and services to both based and transient customers of DuPage Airport. These based and transient customer operations vary from student and recreational pilots to international corporate and private flight departments flying worldwide to and from DuPage Airport. This department has a total budgeted headcount of 22 including (1) Director, (15) line staff, (5) concierge staff, and (1) accounting position. In addition, the Flight Center will have (2) interns this summer. The DuPage Flight Center is the major aviation revenue-producing department to assist in funding support of the day-to-day operations of the Airport.

The major functions and responsibilities of this department include quality control, fueling (both Jet A and 100LL), hangar storage of aircraft, ground support services (towing of aircraft, auxiliary power, lavatory and water service, de-icing of aircraft), concierge service for both crew and passengers, and support of the other Airport Authority departments.

The aviation market for Chicagoland is extremely competitive with 15 airports within 35 miles of DuPage Airport and includes 19 other businesses that sell aviation fuel.

Budget Summary

The FY2026 budget for the Flight Center includes \$14.9M in total revenues and \$10.7M in total expenses for a Net Income of \$4.2M, which is a 4% increase from the FY2025 budget.

- Fuel and Oil Sales is the largest revenue line within the Flight Center budget at \$13.7M and accounts for 92% of the revenue for this department. This revenue is comprised of the sale of Jet A and 100LL aviation fuels.
- Revenue from Hangar Rentals is budgeted at \$650K for the storage of aircraft visiting DuPage Airport either for business or recreational purposes.
- Fuel and Oil Cost of Sales is the largest expense line within the DuPage Flight Center budget at \$7.9M and accounts for 74% of the expenses for this department.
- Salaries and related costs are the second-largest expense at \$1.8M and 16.8% of total expenses.

Significant Variances

Fuel and Oil Sales - Revenue in FY2026 is budgeted at a 9% (\$1.3M) decrease. In FY2025, we have seen a slight reduction in jet volumes and are anticipating this to continue for FY2026. With these lower volumes combined with lower fuel costs, it directly impacts the revenue.

Fuel and Oil Cost of Sales- Expense is budgeted with a 13% (\$1.2M) decrease from FY2025. In relation to the lower fuel sales revenue anticipated for FY2026, this in turn affects the lower volume of fuel needed and lowers the cost of sales.

Rental Equipment- Expense is budgeted for a 21% (\$33K) increase from the FY2025 budget. The contract with the fuel suppliers for our fuel trucks expired in 2025 and the cost of the rental of these trucks increased with our new contract.

Office Expense- Expense is budgeted to decrease 53% (\$20K) due to eliminating the newspaper subscriptions. This item has become obsolete, and it is no longer necessary to provide to our customers.

Department F100 - Flight Center Operations

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN			% Change
	2022	2023	2024	2025	2025	2026		
3180 Hangar Rentals	559,847	527,869	658,510	650,000	650,000	650,000	0%	
3191 Ramp Tie Downs & Overnight fees	33,948	49,209	106,130	75,000	75,000	75,000	0%	
3200 Fuel and Oil Sales	18,743,117	16,274,024	15,539,362	14,283,311	15,035,064	13,736,899	-9%	
3201 Volume Rebate	(117,365)	(48,058)	0	0	0	0	0%	
3210 Line Service Other	116,933	111,293	103,103	125,000	125,000	125,000	0%	
3215 Aircraft Catering	6,421	6,502	8,366	10,000	10,000	10,000	0%	
3299 Non Airfield Rent/Lease/Maintenance Rev	7,702	9,124	12,372	9,600	12,000	12,000	0%	
3981 Gain on Sale of Fixed Assets	0	49	0	0	0	0	0%	
3990 Misc. Income	0	782,692	0	281,304	0	250,000	0%	
Total Revenue	19,350,603	17,712,704	16,427,842	15,434,215	15,907,064	14,858,899	-7%	
4200 Fuel and Oil Cost of Sales	11,514,292	9,151,661	8,201,738	7,317,619	9,146,774	7,932,927	-13%	
4220 De ice Cost of Goods	37,764	29,097	20,427	40,800	40,800	41,200	1%	
4300 Credit Card Expense	263,005	229,158	220,990	200,000	210,851	187,802	-11%	
4305 Rent Expense	48,000	48,000	48,000	48,000	48,000	48,000	0%	
4315 Food COGS	61,346	90,206	56,371	57,600	57,600	69,600	21%	
5205 Maintenance Expense	25,028	54,341	88,115	48,304	48,304	53,235	10%	
5420 Fuel/Oil Vehicles Equipment	23,078	27,167	32,113	38,000	31,200	37,200	19%	
5430 Supplies	46,265	50,495	48,773	53,244	53,244	58,440	10%	
5436 Rental Equipment	136,395	136,655	136,345	150,000	157,502	190,932	21%	
5440 DOT/Drug Testing/Background	1,047	1,463	931	1,800	1,140	2,760	142%	
5720 Utilities Electric	2,936	2,840	3,851	4,200	3,500	4,600	31%	
6100 Salaries	1,079,650	1,202,789	1,245,278	1,263,180	1,341,715	1,389,916	4%	
6110 Payroll Taxes	78,404	87,370	90,438	94,439	102,641	106,329	4%	
6115 Unemployment taxes	14,597	21,559	18,297	18,680	20,571	22,257	8%	
6120 Group Insurance	192,447	188,038	211,991	220,000	216,606	213,627	-1%	
6130 Uniforms	15,175	12,322	7,787	20,100	20,100	21,000	4%	
6160 IMRF	(184,994)	136,598	(41,341)	66,430	68,293	70,747	4%	
6300 Marketing/Advertising	62,934	41,333	49,171	55,818	55,818	62,768	12%	
6330 Travel	8,810	5,543	9,864	9,000	14,200	12,200	-14%	
6335 Education	891	1,781	1,416	4,000	4,000	4,500	13%	
6340 Dues Subscriptions Permits	4,131	5,074	5,030	6,600	4,800	10,850	126%	
6350 Office Expense	17,974	22,690	30,196	38,100	38,100	17,820	-53%	
6356 Computer and Software	16,838	17,400	16,253	20,380	20,380	26,410	30%	
6390 Communications	4,742	6,436	13,224	13,000	13,000	10,380	-20%	
6525 Consulting Services	0	0	8,000	4,500	2,000	0	-100%	
6527 Outside Services	20,738	21,500	22,186	23,700	23,700	24,384	3%	
6770 Insurance	118,922	111,626	124,260	113,260	132,796	118,923	-10%	
Total Expense	13,610,414	11,703,142	10,669,705	9,930,754	11,877,635	10,738,807	-10%	
Operating Income (Loss) before Depreciation	\$5,740,189	\$6,009,562	\$5,758,137	\$5,503,461	\$4,029,429	\$4,120,092	2%	
6990 Depreciation	8,322	8,322	8,322	8,322	8,328	8,322	0%	
Operating Income (Loss)	\$5,748,510	\$6,017,884	\$5,766,459	\$5,511,783	\$4,037,757	\$4,128,414	2%	

Prairie
Landing
GOLF CLUB

The logo for Prairie Landing Golf Club is centered on the page. It features the word "Prairie" in a blue, cursive script font. To the right of "Prairie" is a stylized yellow feather graphic. Below "Prairie" is the word "Landing" in the same blue, cursive script font. At the bottom of the logo is the text "GOLF CLUB" in a smaller, yellow, sans-serif, all-caps font.

P100 - Golf Administration

The PLGC Administration Department employs 2 full-time employees (Staff Accountant and Sales Manager). The Golf Administration Department oversees the operations and accounting functions for the eight departments within Prairie Landing Golf Club.

The Administration Department also manages all maintenance, supplies, utilities, marketing, legal, IT and insurance costs related to the Prairie Landing Clubhouse.

Budget Summary

The total FY2026 budget for the Golf Administration Department is \$865.5K, which is a 13% increase from the FY2025 budget.

- Salaries and related costs are the largest portion of the Golf Administration's department budget and comprise 31% (\$264K) of the total FY2026 operating budget. Headcount-related items include salaries, payroll taxes, unemployment taxes, group insurance and IMRF contributions.
- Insurance is 17% (\$150K) of the total FY2026 budget. Lines of coverage include auto, commercial, liability, and workers' compensation.
- Credit Card expense is 12% (\$102K) of the total FY2026 budget. Credit card expense is accounted for in the Administration Department for all of PLGC.
- Property Taxes make up 6% (\$55.5K) of the total FY2026 budget. This includes all property taxes related to both the clubhouse and the land at Prairie Landing Golf Club.

Significant Variances

Credit Card- This expense is budgeted to increase 33% (\$25.3K) in 2026 due to budgeted revenue increasing by 6% (\$199K), an expected increase in number of transactions and higher dollar amount of event and outing payments being processed electronically.

Group Insurance- This expense is budgeted to increase 47% (\$9.5K) in 2026 due to staffing changes and changes in election coverage.

Salaries and related expenses-These expenses are budgeted to increase 11% (\$25.8K) due to standard annual COL and merit increases at 6%.

Dues and Subscriptions- This expense is projected to increase 49% (\$9.2K) due to the addition of a budgeted licensing cost that was not budgeted here in 2025 along with rising costs for many expenses.

Department P100 - Golf Administration

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3981 Gain on Sale of Fixed Assets	250	10,135	8,478	2,500	0	14,750	0%
3990 Misc. Income	3,238	13,678	8,725	858	858	2,000	133%
Total Revenue	3,488	23,813	17,203	3,358	858	16,750	1852%
4300 Credit Card Expense	67,868	84,224	87,281	80,000	76,712	102,000	33%
4400 Assn Outing Customer Comps.	2,190	1,857	2,534	2,000	2,000	2,500	25%
5205 Maintenance Expense	16,126	30,940	29,582	25,040	25,040	31,820	27%
5415 Garbage/Waste Removal	2,247	1,765	1,950	1,960	1,765	2,446	39%
5416 Janitorial Services	0	0	841	742	0	0	0%
5430 Supplies	6,981	6,873	8,624	6,530	6,530	9,500	45%
5437 Rental Towel Linen etc	894	1,775	4,973	2,787	2,787	3,929	41%
5440 DOT/Drug Testing/Background	3,345	3,611	3,444	3,500	3,500	3,600	3%
5710 Utilities Natural Gas	20,206	12,421	10,215	10,800	12,382	14,284	15%
5720 Utilities Electric	47,221	39,309	44,731	48,000	43,240	53,725	24%
5730 Utilities Water/Sewer	4,914	8,120	6,279	7,800	7,655	8,140	6%
5999 Miscellaneous Expense	2,191	192	(454)	0	0	0	0%
6100 Salaries	170,758	174,095	200,257	176,981	191,327	206,473	8%
6110 Payroll Taxes	14,073	14,216	16,258	13,845	15,306	15,793	3%
6115 Unemployment taxes	1,857	2,576	1,563	2,260	1,739	1,650	-5%
6120 Group Insurance	12,762	17,400	18,417	24,643	20,152	29,624	47%
6160 IMRF	(37,923)	23,914	(9,274)	10,289	9,739	10,509	8%
6200 Property Tax	56,241	56,251	54,355	46,490	57,708	55,478	-4%
6300 Marketing/Advertising	37,948	37,923	42,891	48,300	48,300	61,600	28%
6330 Travel	0	0	53	0	0	2,000	0%
6335 Education	0	0	0	0	0	795	0%
6340 Dues Subscriptions Permits	20,751	22,036	27,710	20,000	18,773	28,000	49%
6350 Office Expense	8,116	6,148	6,047	5,000	4,620	6,200	34%
6356 Computer and Software	28,006	22,428	15,614	11,105	11,105	12,500	13%
6390 Communications	18,709	22,071	18,674	17,616	17,616	20,000	14%
6527 Outside Services	30,204	30,589	32,520	30,504	30,504	34,372	13%
6535 Legal	6,449	21,287	5,725	12,000	12,000	15,000	25%
6770 Insurance	81,613	89,922	144,356	143,143	148,245	150,300	1%
Total Expense	623,745	731,944	775,165	751,335	768,745	882,238	15%
Operating Income (Loss) before Depreciation	(\$620,258)	(\$708,131)	(\$757,962)	(\$747,977)	(\$767,887)	(\$865,488)	-13%
6990 Depreciation	1,009	0	0	0	0	0	0%
Operating Income (Loss)	(\$619,249)	(\$708,131)	(\$757,962)	(\$747,977)	(\$767,887)	(\$865,488)	-13%

P200 - Golf Maintenance

The PLGC Maintenance Department is comprised of (4) full-time staff positions (Course Superintendent, Spray Tech, Foreman and Mechanic), (8) full-time seasonal employees, and (8) positions classified as temporary summer help. The department's main objective is to provide championship-caliber golf course conditioning daily for our membership and daily-fee players.

The Maintenance Department is responsible for daily mowing and maintenance of all playing surfaces, maintaining bunkers, setting up the course for daily play, integrated pest management, application of fungicides, insecticides and growth regulators, fertilization, water management, irrigation system management, management of sensitive wetland/native areas, tree care, native prairie-grass areas, clubhouse grounds and ornamental plantings, some building/structure maintenance, and upkeep/maintenance of all hard-surfaces, including roads and parking lots. The department's mechanic is responsible for the upkeep/repair of all equipment necessary to complete these tasks. This department also provides its own annual budgeting, course improvement/project development and planning, as well as capital development.

Budget Summary

The total FY2026 budget for Golf Maintenance is \$1.003M, which is a 5% increase from the FY2025 budget.

- Salaries and related costs are the largest portion of the Golf Maintenance budget. Headcount expenses are 77.8% (\$780.5K) of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Fertilizer/Pesticides are 9.2% (\$92.5K) of the total FY2025 operating budget for Golf Maintenance. This line includes fertilizers and plant protectants used throughout the year on the golf course.
- The remaining 13% (\$129.7K) of expenses of the FY2025 budget includes maintenance for equipment, supplies for maintenance building and staff, fuel for vehicles and equipment, landscape supplies, utilities, staff uniforms, and bunker sands.

Significant Variances

Group Insurance – This expense is projected to increase 8% (\$2.1K) due to employee staffing changes and eligibility.

Top Dressing / Bunker Sands – This expense is projected to increase 150% due planning to replenishing more sand and increasing costs in FY2026 compared to FY2025.

Utilities Natural Gas – This expense is projected to increase 29% (\$3.6K) due to nationwide cost increases and FY2025 projected results.

Department P200 - Golf Maintenance

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
5205 Maintenance Expense	28,052	33,232	30,899	30,012	30,012	32,496	8%
5415 Garbage/Waste Removal	1,472	1,229	1,781	2,125	1,440	2,833	97%
5420 Fuel/Oil Vehicles Equipment	22,785	24,330	12,027	18,000	23,000	20,000	-13%
5430 Supplies	5,927	5,293	5,593	4,500	4,500	4,500	0%
5431 Top Dressing / Bunker Sands	3,275	6,425	9,592	13,000	8,000	20,000	150%
5432 Landscape Supplies	3,061	503	5,739	6,000	6,000	6,500	8%
5434 Fertilizer/Pesticides	81,630	83,600	81,923	95,000	90,000	92,500	3%
5436 Rental Equipment	1,913	2,326	1,921	3,000	3,000	3,500	17%
5710 Utilities Natural Gas	4,549	4,325	1,799	3,500	4,100	3,701	-10%
5720 Utilities Electric	12,212	12,026	14,560	16,700	12,600	16,194	29%
5730 Utilities Water/Sewer	4,761	4,611	6,944	5,000	5,500	5,500	0%
6100 Salaries	484,839	565,404	564,976	576,243	633,519	661,717	4%
6110 Payroll Taxes	36,419	42,373	42,838	43,784	48,465	50,620	4%
6115 Unemployment taxes	10,268	13,739	13,231	13,631	15,921	16,837	6%
6120 Group Insurance	39,715	38,887	27,996	19,267	26,910	29,015	8%
6130 Uniforms	2,157	1,674	1,817	2,500	2,500	2,500	0%
6160 IMRF	(87,627)	58,882	(22,095)	20,650	27,632	22,350	-19%
6340 Dues Subscriptions Permits	485	2,734	3,210	3,200	2,700	3,200	19%
6390 Communications	5,383	3,174	4,801	4,596	4,596	4,740	3%
6525 Consulting Services	0	0	1,267	1,400	1,400	1,400	0%
6527 Outside Services	1,507	2,133	1,380	2,100	2,100	2,600	24%
Total Expense	662,781	906,898	812,199	884,208	953,895	1,002,703	5%
Operating Income (Loss) before Depreciation	(\$662,781)	(\$906,898)	(\$812,199)	(\$884,208)	(\$953,895)	(\$1,002,703)	-5%
Operating Income (Loss)	(\$662,781)	(\$906,898)	(\$812,199)	(\$884,208)	(\$953,895)	(\$1,002,703)	-5%

P300 - Golf Operations

The Prairie Landing Golf Club is an 18-hole course with two practice holes and a driving range. The Golf Operations Department has (2) full-time employees, (12) part time Pro Shop employees, and (30) seasonal Outside Service employees. The full-time and part-time employees include the Golf Operations Manager, Pro Shop Assistant Manager, and Pro Shop attendants. The seasonal employees include the outside service staff, which are the rangers, starters, marshals, cart, and bag attendants.

Major functions and responsibilities include running the daily operations of the golf course, merchandising the Pro Shop, and maintaining a fleet of over 75 electric golf carts with GPS systems. The Golf Operations Department is also responsible for managing golf outings, working with clients to prepare for events, and making sure events run smoothly. Additionally, the Golf Operations department is responsible for performing a month-end physical inventory count to adjust inventory and reconcile cost of goods sold.

Budget Summary

The FY2026 budget for the Golf Operations Department includes total revenues of \$1.95M and total expenses of \$465K. The overall budgeted Net Income of \$1.5M for FY2026 is 10% higher than the FY2025 budget.

- Greens Fees & Golf Cart Rentals are the largest portion of revenue for the Golf Operations' budget. These items comprise 71% (\$1.39M) of the total FY2026 revenue. We are anticipating a minimum of 29,300 rounds of golf in FY2026
- Memberships and Practice Center account for 22.4% (\$418K) of total revenues. We are anticipating 83 total memberships in FY2026 which is lower than FY2025 due to changes in membership benefits and an increase in membership pricing to better align with the value of each plan.
- Salaries and related costs represent the largest expense portion of the Golf Operations' budget. Headcount-related items comprise 74.9% (\$348K) of the total FY2026 expenses and includes salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.

Significant Variances

Greens Fees, Golf Cart Rentals & Memberships – FY2026 will see an increase in Greens Fees and Membership rates; it is budgeted due to lower membership participation that available tee times will increase and will be booked at a higher rate therefore increasing Greens Fee & Cart revenue by 20% (\$234.6K) and will decrease Membership revenue by 27% (\$120K) for a net revenue increase of \$114.6K.

Maintenance Expense – This expense is budgeted to decrease 89% (\$41.1K) due replacement of aging golf cart fleet with a new fleet that is under warranty.

Group insurance – Group insurance is budgeted to decrease 46% (\$8.2K) due to changes in election of coverage.

Department P300 - Golf Operations
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3300 Greens Fees	680,391	946,370	905,421	1,246,800	1,142,040	1,370,000	20%
3310 Golf Cart Rentals	283,064	306,370	368,733	17,000	8,340	15,000	80%
3320 Memberships	411,625	511,884	430,553	450,000	440,000	320,000	-27%
3330 Club Rentals	4,926	5,333	5,602	4,600	4,600	5,500	20%
3340 Golf Academy	5,500	6,100	5,600	5,600	5,000	5,600	12%
3350 Practice Center	91,451	105,590	95,035	95,000	95,000	98,000	3%
3380 Golf Merchandise Sales	112,765	125,789	127,978	130,000	130,000	128,000	-2%
3385 Hole 'N One Contest	5,000	4,000	4,000	4,000	4,000	4,000	0%
3386 Golfback Revenue	0	7,906	7,107	7,900	7,900	8,000	1%
3396 Discount Expense Golf Moose	(4,203)	(4,780)	(81)	0	0	0	0%
Total Revenue	1,590,518	2,014,562	1,949,947	1,960,900	1,836,880	1,954,100	6%
4330 Merchandise COGS	77,605	89,093	88,808	87,100	87,100	86,760	0%
4332 Merchandise COGS Shrink	0	0	4,717	2,000	220	0	-100%
5205 Maintenance Expense	37,232	44,583	40,554	46,100	46,100	5,000	-89%
5430 Supplies	16,581	15,741	18,856	12,500	12,500	14,000	12%
6100 Salaries	221,546	262,134	283,952	262,100	271,323	297,364	10%
6110 Payroll Taxes	17,365	20,514	21,866	20,005	20,756	22,750	10%
6115 Unemployment taxes	9,601	13,255	12,657	11,895	12,231	13,478	10%
6120 Group Insurance	100	2,939	8,298	8,676	17,832	9,654	-46%
6130 Uniforms	2,840	3,053	2,981	4,000	4,000	4,000	0%
6160 IMRF	(17,172)	8,976	(5,743)	3,693	5,340	4,862	-9%
6335 Education	0	0	0	0	0	2,020	0%
6340 Dues Subscriptions Permits	0	150	4,400	5,000	5,000	5,000	0%
6527 Outside Services	6,545	5,860	0	0	0	0	0%
Total Expense	372,242	466,298	481,346	463,069	482,402	464,888	-4%
Operating Income (Loss) before Depreciation	\$1,218,276	\$1,548,264	\$1,468,601	\$1,497,831	\$1,354,478	\$1,489,212	10%
Operating Income (Loss)	\$1,218,276	\$1,548,264	\$1,468,601	\$1,497,831	\$1,354,478	\$1,489,212	10%

P400-P800 – Consolidated Food & Beverage

The various Food & Beverage-related departments at Prairie Landing Golf Club often use, split, and, share operating resources including personnel, goods sold, supplies, and other operating expenses. For this reason, we present the following consolidated view of the budgets for the Food & Beverage-related departments at PLGC. This consolidated report includes the a la carte P400 Food & Beverage department, the P500 Banquets department, the P600 In-house Events department, the P700 Golf Outings department, and the P800 Golf Kitchen department. Budgets and summaries for the individual departments follow the consolidated view.

PLGC F&B Operations (P400-P800)

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3300 Greens Fees	208,224	228,186	314,994	380,000	350,000	448,200	28%
3310 Golf Cart Rentals	73,919	84,146	125,543	0	0	0	0%
3330 Club Rentals	0	637	1,550	0	0	0	0%
3600 Food Sales	610,956	502,144	637,297	595,000	596,002	628,000	5%
3610 Beverage Sales	300,372	396,923	447,015	415,000	439,421	446,500	2%
3620 Banquet Rental Income	53,211	37,275	38,416	38,022	41,520	59,000	42%
Total Revenue	1,246,681	1,249,311	1,564,815	1,428,022	1,426,943	1,581,700	11%
4315 Food COGS	182,515	150,881	159,846	178,500	178,801	188,400	5%
4317 Food COGS Shrink	0	0	5,229	3,562	0	0	0%
4320 Beverage COGS	111,096	115,786	112,312	112,050	118,643	120,555	2%
4322 Beverage COGS Shrink	0	0	512	6,071	0	0	0%
5205 Maintenance Expense	8,065	6,068	6,433	11,868	8,368	11,800	41%
5430 Supplies	37,818	25,905	26,694	27,900	27,900	23,400	-16%
5435 Small Equipment	3,613	2,858	4,134	5,000	5,000	5,000	0%
5436 Rental Equipment	61,517	43,842	38,401	39,800	39,800	42,900	8%
5437 Rental Towel Linen etc	22,446	29,807	35,027	26,551	26,551	27,000	2%
6100 Salaries	339,877	373,804	425,836	430,135	443,124	452,070	2%
6110 Payroll Taxes	36,199	38,470	45,809	43,747	45,624	47,675	4%
6115 Unemployment taxes	14,336	16,283	16,177	13,833	12,306	12,498	2%
6120 Group Insurance	25,221	25,586	35,617	43,885	26,863	58,250	117%
6130 Uniforms	1,816	3,011	3,361	4,924	4,900	5,900	20%
6160 IMRF	(40,153)	36,220	(9,220)	21,377	16,021	15,113	-6%
Total Expense	804,366	868,522	906,168	969,203	953,901	1,010,561	6%
Operating Income (Loss) before Depreciation	\$442,314	\$380,789	\$658,647	\$458,819	\$473,042	\$571,139	21%
Operating Income (Loss)	\$442,314	\$380,789	\$658,647	\$458,819	\$473,042	\$571,139	21%

P400 – Food & Beverage (A la carte)

The main a la carte Food & Beverage operation for PLGC is the McChesney Pub & Grill. The restaurant features daily specials paired with a selection of craft beer. With its unique architecture and casual dining, this cozy eatery is a great place to settle up or settle in for a high-definition TV sporting event.

The PLGC Food & Beverage Department (for a la carte operations) employs (1) full-time and (27) seasonal employees. The full-time staff is the Bar Manager, and the seasonal staff includes bartenders, servers, beverage cart staff, and halfway attendants.

This department is responsible for the daily operations of the restaurant and bar, halfway café, and beverage carts.

Budget Summary

The FY2026 budget for the a la carte Food & Beverage Department includes \$430K in total revenues and \$297.3K of total expenses. The overall budgeted Net Income is \$132.7K, an 11% decrease from the FY2025 budget.

- Salaries and related costs are the largest expense in the Food & Beverage Department's budget. Headcount-related expenses comprise 56.2% (\$167K) of the total FY2026 budget related to expenses. This includes salaries, payroll taxes, unemployment taxes, group insurance and IMRF contributions.
- Food & Beverage Cost of Goods Sold is 47.5% (\$120.5K) of the total expenses budgeted in FY2026. These line items include the cost of food and beverages related to the grillroom, bar, halfway cafe, and beverage carts. Food COGS is 30% of food sales and Beverage COGS is 27% of beverage sales.
- The remaining 3.3% (\$9.7K) of the FY2026 budgeted expenses includes maintenance of kitchen related items, supplies, purchase of small equipment and staff uniforms.

Significant Variances

Food & Beverages Sales – Due to FY2025 projected results, the budget for FY2026 for Food has been increased by 5% and decreased by 3% for Beverage. This is a projected decrease in Revenue of less than 1% (\$1K).

Salaries and related costs – These costs are projected to increase 9% overall (\$13.9K) as compared to the FY2025 plan due to changes in election of insurance coverage (\$9.3K) and an increase in budgeted hours during the busiest months.

Department P400 - Golf Food and Beverage

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3600 Food Sales	127,779	134,391	131,651	134,000	139,000	146,200	5%
3610 Beverage Sales	274,170	281,048	272,135	275,000	292,000	283,800	-3%
Total Revenue	401,950	415,440	403,786	409,000	431,000	430,000	0%
4315 Food COGS	38,061	40,093	35,088	40,200	41,700	43,860	5%
4317 Food COGS Shrink	0	0	5,229	3,562	0	0	0%
4320 Beverage COGS	101,405	82,034	69,508	74,250	78,840	76,626	-3%
4322 Beverage COGS Shrink	0	0	512	6,071	0	0	0%
5205 Maintenance Expense	1,729	1,417	1,314	2,100	2,100	2,100	0%
5430 Supplies	3,818	1,867	4,578	2,500	2,500	2,800	12%
5435 Small Equipment	1,650	793	(947)	2,000	2,000	2,000	0%
6100 Salaries	100,716	115,043	133,227	125,339	128,199	131,186	2%
6110 Payroll Taxes	13,302	16,128	17,798	16,031	16,666	17,382	4%
6115 Unemployment taxes	6,631	8,862	8,287	5,930	4,445	5,830	31%
6120 Group Insurance	8,669	82	103	6,021	325	9,642	2867%
6130 Uniforms	1,491	2,548	1,855	2,200	2,200	2,800	27%
6160 IMRF	(54,627)	21,858	(15,585)	6,533	3,583	3,065	-14%
Total Expense	222,845	290,726	260,966	292,737	282,558	297,291	5%
Operating Income (Loss) before Depreciation	\$179,104	\$124,714	\$142,819	\$116,263	\$148,442	\$132,709	-11%
Operating Income (Loss)	\$179,104	\$124,714	\$142,819	\$116,263	\$148,442	\$132,709	-11%

P500 - Banquets

The Prairie Landing Golf Club has an award-winning banquet facility which features floor-to-ceiling windows overlooking a beautiful Scottish links-style golf course. Prairie Landing offers both indoor and outdoor settings, including cocktail space options, along with event coordination, full-service catering, and all-inclusive packages to meet all client needs.

The Banquets Department employs (2) full-time staff and (10) part-time staff. The full-time staff includes Prairie Landing's Client Services Manager and a Client Services/Marketing Assistant. Part-time staff includes bartenders, servers, and bussers.

This department tracks the food and beverage revenue, rental income, and expenses related to all banquet types (weddings, private luncheons/meetings, and corporate events). Expenses include salaries and payroll-related items, linen rental and equipment, and banquet-related supplies.

Budget Summary

The FY2026 budget for the Banquets Department includes \$351K of total revenues and \$257.5K of total expenses. The overall budgeted Net Income of \$93.7K is a 14% increase from the FY2025 budget.

- Total revenue for Food & Beverage Sales is \$309K for FY2026. These revenue line items include the food and beverage for 7 weddings budgeted in FY2026, and other various types of events.
- Salaries and related costs are the largest expense in the Banquets department budget. Headcount-related items comprise 50% (\$128.5K) of the total FY2026 budget related to expenses and include salaries, payroll taxes, state unemployment taxes, group insurance, and IMRF contributions.
- Food & Beverage Cost of Goods Sold is 35% (\$91K) of the total FY2026 expenses. These line items include the cost of the food and beverages related to banquets. Food COGS is 30% of food sales and Beverage COGS is 27% of beverage sales.
- The remaining 15% (\$38K) of the FY2026 budget includes supplies, rental equipment, linens, and staff uniforms.

Significant Variances

Food Sales, Beverage Sales, & Banquet Rentals – These revenues are projected to increase 4% (\$10K), 31% (\$14K) and 65% (\$16.5K), respectively. The increase to plan is attributed to larger event sizes, enhanced bar packages and additional furniture/linen rentals.

Group insurance – Group insurance is budgeted to increase by over 100% (\$19K) due to changes in election of coverage.

Supplies – This expense is projected to increase 23% (\$1.2K) due to increasing need of additional supplies for events and increases in prices of supplies.

Department P500 - Golf Banquets
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3600 Food Sales	249,405	175,763	209,086	230,000	239,896	250,000	4%
3610 Beverage Sales	26,201	32,441	48,545	41,000	45,049	59,200	31%
3620 Banquet Rental Income	41,461	21,765	31,951	22,000	25,498	42,000	65%
Total Revenue	317,068	229,969	289,582	293,000	310,443	351,200	13%
4315 Food COGS	74,641	52,950	48,295	69,000	71,969	75,000	4%
4320 Beverage COGS	9,691	9,449	12,869	11,070	12,163	15,984	31%
5430 Supplies	5,796	7,403	6,151	5,200	5,200	6,400	23%
5436 Rental Equipment	60,834	8,491	0	2,250	2,250	2,800	24%
5437 Rental Towel Linen etc	22,446	29,807	35,027	26,551	26,551	27,000	2%
6100 Salaries	84,714	77,799	78,652	83,638	90,992	90,484	-1%
6110 Payroll Taxes	11,823	9,498	12,010	11,088	11,829	12,667	7%
6115 Unemployment taxes	3,770	3,961	3,986	3,479	2,681	2,928	9%
6120 Group Insurance	7,439	10,083	8,088	12,153	164	19,952	12066%
6130 Uniforms	0	0	930	1,500	1,500	1,800	20%
6160 IMRF	7,447	6,220	4,165	4,730	3,185	2,444	-23%
Total Expense	288,599	215,661	210,173	230,659	228,484	257,459	13%
Operating Income (Loss) before Depreciation	\$28,468	\$14,308	\$79,409	\$62,341	\$81,959	\$93,741	14%
Operating Income (Loss)	\$28,468	\$14,308	\$79,409	\$62,341	\$81,959	\$93,741	14%

P600 – In-house Events

The PLGC In-house Events Department tracks special events hosted by Prairie Landing. Annual recurring events include Easter Brunch, Mother's Day Brunch, Breakfast with Santa, and themed dinners. As of 2025, Prairie Landing continues to also hosts live music on various Friday evenings throughout the season featuring local musicians. This department tracks the food and beverage revenue, and costs related to these events, including supplies, rental equipment, payroll, and related expenses. Payroll costs for In-house events are allocated from the Banquet department.

Budget Summary

The total FY2026 Net Income budgeted for In-House Events is \$32.4K, an 18.4% increase from the FY2025 budget.

- Revenue in this department is generated from food sales related to In-House Events anticipated for 2026. Food Sales Revenue is projected at \$41K, which is the same as the FY2025 budget. Beverage Sales Revenue is budgeted at \$19.5K, which is the same as the FY2025 budget.
- The major expenses are related to the cost of goods sold from the food & beverage sales and represent 62.5% (\$17.6K) of the total expense budget. Cost of Goods Sold is 30% of the related food sales and 27% of the related beverage sales.
- Other expenses include supplies, rental equipment, and allocated payroll costs to include salaries, payroll taxes, and unemployment taxes.

Significant Variances

Salaries and related costs are decreasing 60.7% (\$5K) in FY2026 compared to FY2025. The decrease is driven by the FY2025 results. FY2025 projection was significantly higher than actual due to uncertainty of customer attendance.

Department P600 - Golf In-house Events

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3600 Food Sales	17,310	25,313	37,271	41,000	41,000	41,000	0%
3610 Beverage Sales	0	4,588	9,066	15,000	19,500	19,500	0%
3620 Banquet Rental Income	0	0	(6)	0	0	0	0%
Total Revenue	17,310	29,901	46,332	56,000	60,500	60,500	0%
4315 Food COGS	5,169	7,626	14,969	12,300	12,300	12,300	0%
4320 Beverage COGS	0	1,336	2,702	4,050	5,265	5,265	0%
5430 Supplies	997	1,767	196	2,200	2,200	2,200	0%
5436 Rental Equipment	683	815	2,729	5,100	5,100	5,100	0%
6100 Salaries	1,040	1,452	1,729	7,069	7,260	2,850	-61%
6110 Payroll Taxes	80	111	151	539	554	218	-61%
6115 Unemployment taxes	72	100	132	458	455	178	-61%
Total Expense	8,042	13,207	22,607	31,716	33,134	28,111	-15%
Operating Income (Loss) before Depreciation	\$9,268	\$16,695	\$23,726	\$24,284	\$27,366	\$32,389	18%
Operating Income (Loss)	\$9,268	\$16,695	\$23,726	\$24,284	\$27,366	\$32,389	18%

P700 - Golf Outings

The PLGC Golf Outings Department was established to track the revenue and costs related to golf outings. Golf Outings are defined as a group of 16 or more players. The golf portion can include greens fees, cart rentals, club rentals, and merchandise sales. The food and beverage portion can include lunch at the turn (hotdogs or brats), a buffet lunch or dinner, or a seated lunch or dinner. Salaries and other related payroll costs are included within the Golf Operations and Banquet Department budget expenses.

Budget Summary

The total FY2026 Net Income budgeted for Golf Outings is \$625K, an increase of 21% (\$107.7K) from the FY2025 budget.

- Revenue in this department is from greens fees, cart rentals, and food sales related to Golf Outings anticipated for the 2026 golf season. FY2026 projections are based on an estimated 100 outings.
- Expenses are related to costs of goods sold (COGS) from food and beverage sales. Food COGS is 30% of the related food sales and beverage COGS is 27% of the related beverage sales.

Significant Variances

Outing Revenue – Greens fees, cart rental, and food & beverage sale revenues are anticipated to increase 18% (\$115K) for FY2026 as compared to FY2025 budget. This reflects both an increase in the number of outings (100 budgeted for FY2025 vs. 97 projected & 55 budgeted for FY2025) and larger outings with more services offered.

Rental equipment expense is projected to have an 8% (\$2.6K) increase due to higher costs associated and more rentals required for larger events.

Department P700 - Golf Outings

Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3300 Greens Fees	208,224	228,186	314,994	380,000	350,000	448,200	28%
3310 Golf Cart Rentals	73,919	84,146	125,543	0	0	0	0%
3330 Club Rentals	0	637	1,550	0	0	0	0%
3600 Food Sales	216,461	166,676	259,289	190,000	176,106	190,800	8%
3610 Beverage Sales	0	78,846	117,268	84,000	82,872	84,000	1%
3620 Banquet Rental Income	11,750	15,510	6,470	16,022	16,022	17,000	6%
Total Revenue	510,353	574,001	825,114	670,022	625,000	740,000	18%
4315 Food COGS	64,643	50,212	61,494	57,000	52,832	57,240	8%
4320 Beverage COGS	0	22,966	27,234	22,680	22,375	22,680	1%
5436 Rental Equipment	0	34,536	35,672	32,450	32,450	35,000	8%
Total Expense	64,643	107,715	124,400	112,130	107,657	114,920	7%
Operating Income (Loss) before Depreciation	\$445,710	\$466,286	\$700,715	\$557,892	\$517,343	\$625,080	21%
Operating Income (Loss)	\$445,710	\$466,286	\$700,715	\$557,892	\$517,343	\$625,080	21%

P800 - Golf Kitchen

The PLGC Kitchen Department is comprised of (4) full-time staff positions (Executive Chef, Sous Chef, Line Cook, and Dishwasher), and (1) part-time positions (Line Cook).

The Kitchen Department is responsible for menu selection and food preparation for the following departments: Ala Carte (P400), Banquets (P500), In-house Events (P600), and Outings (P700). Associated food and beverage revenue and cost of goods sold is tracked within the individual departments. This department is responsible for expenses related to the kitchen, including maintenance, supplies, equipment costs, payroll and related expenses.

Budget Summary

The total FY2026 Net Loss budgeted for the Kitchen is \$312.8K, a 4% increase (\$10.7K) from the FY2025 budget.

- Salaries and related costs are the largest portion of the Kitchen budget. Headcount expenses are 91.7% (\$286.8K) of the total FY2026 budget and include salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- The remaining 8.3% (\$26K) of expenses of the FY2026 budget include maintenance for equipment, supplies, small equipment, and uniforms.

Significant Variances

Salaries and Group Insurance – These expenses are budgeted to increase 5% (\$10.8K) and 9% (\$2.3K), respectively, due to merit increases and changes in election of coverage.

Supplies expense is projected to decrease 33% (\$6K) resulting from streamlined inventory management.

Department P800 - Golf Kitchen
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
Total Revenue	0	0	0	0	0	0	0%
5205 Maintenance Expense	6,336	4,651	5,119	9,768	6,268	9,700	55%
5430 Supplies	27,207	14,868	15,770	18,000	18,000	12,000	-33%
5435 Small Equipment	1,963	2,065	5,081	3,000	3,000	3,000	0%
6100 Salaries	153,407	179,510	212,228	214,089	216,673	227,550	5%
6110 Payroll Taxes	10,994	12,733	15,851	16,089	16,575	17,408	5%
6115 Unemployment taxes	3,863	3,361	3,772	3,966	4,725	3,562	-25%
6120 Group Insurance	9,114	15,422	27,426	25,711	26,374	28,656	9%
6130 Uniforms	325	463	577	1,224	1,200	1,300	8%
6160 IMRF	7,027	8,141	2,199	10,114	9,253	9,604	4%
Total Expense	220,236	241,213	288,022	301,961	302,068	312,780	4%
Operating Income (Loss) before Depreciation	(\$220,236)	(\$241,213)	(\$288,022)	(\$301,961)	(\$302,068)	(\$312,780)	-4%
Operating Income (Loss)	(\$220,236)	(\$241,213)	(\$288,022)	(\$301,961)	(\$302,068)	(\$312,780)	-4%

P900- Kitty Hawk

Kitty Hawk Café is a restaurant featuring a modern and inviting setting perfect for grabbing a quick bite on-the-go or relaxing with a view of the runways while enjoying a meal. Besides aiding travelers, the café services the tenants in the Flight Center building along with being a convenient amenity for the Airport's busy business clients. The restaurant serves a variety of food items that can be enjoyed at the café or prepared to go. Offerings include beverages, salads, house-made chili, soups, deli sandwiches and rotating specials.

The café employs (1) full-time employee that oversees managing the restaurant. This employee runs the daily activities, prepares daily specials, accounts for sales (cash and credit), performs a monthly food and beverage inventory, and prepares requisitions to the PLGC kitchen for weekly food, beverages, and supplies.

Budget Summary

The FY2026 budget for Kitty Hawk Café includes \$11.5K in total revenues and \$67.4K in total expenses. The overall budgeted Net Loss of \$55.9K is reimbursed by the DuPage Flight Center and represents a 33% increase from the FY2025 budget.

- Food & Beverage Sales are budgeted at \$11.5K and include pre-made ready-to-go meals and beverages.
- Salaries and related costs are the largest expense in the Kitty Hawk budget. Headcount-related items comprise 82.1% (\$55.3K) of the total FY2026 budget related to expenses. This includes salaries, payroll taxes, unemployment taxes, group insurance, and IMRF contributions.
- Food & Beverage Cost of Goods Sold is 5.1% (\$3.4K) of total expenses budgeted in FY2026. These line items include the cost of the food and beverages sold at the café.
- The remaining 12.8% of budgeted expenses (\$8.6K) includes utilities, waste removal, equipment, credit card fees, supplies, and permits.

Significant Variances

Total revenue is projected to decrease 20%(\$2.8K) due to FY2025 forecasted results of \$11.8K.

Group insurance costs are projected to increase 100% (\$8K) due to staffing changes and related benefits eligibility.

Department P900 - Kitty Hawk Café
Statement of Revenues and Expenses

	ACTUALS			FORECAST	ANNUAL PLAN		
	2022	2023	2024	2025	2025	2026	% Change
3600 Food Sales	13,305	11,518	13,414	10,500	13,000	10,000	-23%
3610 Beverage Sales	1,224	914	1,656	1,300	1,300	1,500	15%
Total Revenue	14,529	12,431	15,070	11,800	14,300	11,500	-20%
4300 Credit Card Expense	2,006	1,873	1,956	1,500	1,500	1,725	15%
4315 Food COGS	6,875	15,188	3,870	3,150	3,900	3,000	-23%
4317 Food COGS Shrink	0	0	20	0	0	0	0%
4320 Beverage COGS	3,427	4,235	511	351	351	405	15%
5205 Maintenance Expense	653	0	0	2,410	250	1,000	300%
5415 Garbage/Waste Removal	277	252	252	264	264	252	-5%
5430 Supplies	2,321	2,251	677	1,000	600	1,000	67%
5435 Small Equipment	1,288	1,366	1,290	1,456	1,456	1,464	1%
5720 Utilities Electric	2,240	1,941	2,287	2,500	2,500	2,500	0%
5999 Miscellaneous Expense	248	(8)	(34)	(18)	(18)	0	100%
6100 Salaries	40,980	44,757	36,916	36,584	39,046	41,532	6%
6110 Payroll Taxes	2,921	3,230	2,887	2,784	2,987	3,177	6%
6115 Unemployment taxes	734	878	1,658	831	869	848	-2%
6120 Group Insurance	21,365	16,065	4,049	2,100	0	8,007	0%
6160 IMRF	(15,391)	7,494	1,469	1,953	1,987	1,753	-12%
6340 Dues Subscriptions Permits	608	660	663	1,200	678	700	3%
6800 Kitty Hawk Loss Reimbursement	(56,022)	(82,557)	(43,400)	(46,265)	(42,070)	(55,863)	-33%
Total Expense	14,529	17,625	15,070	11,800	14,300	11,500	-20%
Operating Income (Loss) before Depreciation	\$0	(\$5,193)	\$0	\$0	\$0	\$0	0%
Operating Income (Loss)	\$0	(\$5,193)	\$0	\$0	\$0	\$0	0%



DUPAGE AIRPORT AUTHORITY

CHICAGO LAND'S

DUPAGE FLIGHT CENTER



Capital Improvements & Major Maintenance Program 2026

2026 CAPITAL & MAJOR MAINTENANCE PROGRAM

Capital assets include land, runways, buildings, improvements to land and buildings, vehicles, and machinery and equipment that are used in operations with initial useful lives that extend beyond one year of economic benefit and have purchase values exceeding \$5,000. Any costs for normal maintenance and repair not adding to the value of an asset or materially extending its useful life is budgeted as an operating expense within the appropriate department, rather than being capitalized.

Major Maintenance costs are included for reference purposes within the Capital Development Program. Major Maintenance costs are expensed to their respective Authority operation (DAA, DFC, or PLGC).

PROCESS

Annually, beginning in June of each year, the department managers within each entity owned and operated by the Authority prepare a list of both necessary and desired capital purchases or improvements and major maintenance projects. Accounting prepares a compiled listing of all requested capital spend and presents to the Executive and Finance Directors for review. Final selection is based on multiple factors, mainly necessity and cost for each operating entity. Directors then review the projects with the department managers to determine which projects will be funded in the current budget year and which projects are to be deferred to future budget years. The revised capital and major maintenance budget is then presented to the Board of Directors for final approval.

In addition to the Authority's internal annual capital project selection process, DAA participates in the Illinois Department of Transportation Division of Aeronautics' (IDA) Transportation Improvement Program, which includes an annual review and selection process. These capital projects are all related to airport operations, i.e. runways, airport roads, and/or electrical systems related to air traffic operation. DAA annually submits their (5) year Capital Improvement Program to IDA as prepared by our engineering consultants. IDA then identifies and programs individual projects to receive grant funding over the course of the next (5) years. Typically, 1-2 projects are programmed for the upcoming budget year. All IDA projects are still presented to the Board of Directors for final approval in accordance with the process above.

FUNDING

DuPage Airport Authority funds their capital and major maintenance plan from current cash reserves and property tax revenue, apart from projects that are approved for grant participation in the IDA's Airport Improvement Program.

DAA sponsors IDA approved and programmed airport improvement projects. These projects are funded with grant contributions and the Authority's local share for each project, which is on average 2.5% to 5% of the total estimated project cost. Contributions may include both state and federal grant funds.

Debt funding for DAA's Capital and Major Maintenance program is not utilized, however, should the Authority find the need to engage in debt financing in the future, limitations per the Airport Authorities Act (70 ILCS 5/) would apply as it pertains to bond issuance, notes, certificates, or

other debt instruments. There is no expectation of necessary financing for any FY2026 projects. Additionally, DAA does not carry any outstanding debt for prior year projects.

FY2026 CAPITAL DEVELOPMENT PROGRAM

The Total FY2026 program budget is \$13,919,256. This includes \$7,795,830 of new funds, \$2,027,495 of carryover funds, and \$4,095,932 of funding related to Federal and State grant programs.

**DUPAGE AIRPORT AUTHORITY
2026 CAPITAL & MAJOR MAINTENANCE PLAN**

Capital Summary					
	New	Carryover	Grant	Total	
DAA	\$ 5,486,000	\$ 1,739,277	\$ -	\$ 7,225,277	
DFC	\$ 585,000	\$ 84,218	\$ -	\$ 669,218	
PLG	\$ 655,000	\$ 114,000	\$ -	\$ 769,000	
Total Capital	\$ 6,726,000	\$ 1,937,495	\$ -	\$ 8,663,495	
Grant Funding	\$ 607,604	\$ -	\$ 4,095,932	\$ 4,703,536	
Land	\$ 150,000	\$ -	\$ -	\$ 150,000	
Total Capital, Grant & Land	\$ 7,483,604	\$ 1,937,495	\$ 4,095,932	\$ 13,517,030	
Major Maintenance Summary					
DAA	\$ 296,226	\$ 90,000	\$ -	\$ 386,226	
DFC	\$ 10,000	\$ -	\$ -	\$ 10,000	
PLG	\$ 6,000	\$ -	\$ -	\$ 6,000	
Total Major Maintenance	\$ 312,226	\$ 90,000	\$ -	\$ 402,226	
TOTAL CAPITAL & MAJOR MAINTENANCE PLAN	\$ 7,795,830	\$ 2,027,495	\$ 4,095,932	\$ 13,919,256	

Dept	Capital Projects & Assets - DAA	New	Carryover	Grant	Total
Equipment	Aircraft Rescue and Fire Fighting Vehicle - Index C	1,760,000	-	-	1,760,000
Equipment	Airport Snow Blower	-	881,549	-	881,549
Equipment	Replace Plow Truck #20	614,000	-	-	614,000
Building	HVAC Upgrades Phase I: ATCT, FF, GC, PLG, NHT Bay 2, CBP	-	530,376	-	530,376
Building	Façade Renovations: ARFF Station & Maint Bldg	500,000	-	-	500,000
Field	Mill and Overlay Landside Pavements	450,000	-	-	450,000
Building	Maintenance Bldg Trench Drain Replacement Phase II	383,000	-	-	383,000
Building	Replace Curtain Wall at Old Admin and Govnt Ctr	338,000	-	-	338,000
Equipment	HV Series Single Axle Dump Truck w/Radius Dump Spreader	-	271,352	-	271,352
Building	Renovate Restrooms 1st Floor Govnt Center and DFC Mirrors	253,000	-	-	253,000
Building	HVAC Renovations Phase II: Govnt Ctr, PLGC Controls & Ventilation, DFC Air Hand	228,000	-	-	228,000
Equipment	New Websites - DAA, DFC and PLGC	90,000	56,000	-	146,000
Field	Replace Fuel Farm Pumps and Software, Upgrade Veeder Root System	140,000	-	-	140,000
Equipment	Network Security Upgrades	100,000	-	-	100,000
Equipment	Constant Current Regulators (3) 15kW (3) 10kW	83,000	-	-	83,000
Building	Replace Flooring: Avel Flight School	65,000	-	-	65,000
Building	Replace Electrical Panels - Echo T's and PLGC Switchgear/Mini-Split, DFC 4th Load	63,500	-	-	63,500
Building	Replace Pedestrian & Sliding Doors and Hardware at 6 Locations	54,500	-	-	54,500
Equipment	U.S. Customs IT Upgrades Per Agreement	51,000	-	-	51,000
Equipment	Sidewalk Plow/Broom Unit	43,000	-	-	43,000
Building	NHT Bay 3 Garage Door Replacement	20,000	-	-	20,000
Equipment	Office Chair Replacement	18,000	-	-	18,000
Building	Maintenance Bldg Access Control Expansion	16,000	-	-	16,000
Equipment	Runway Broom Core Replacement	16,000	-	-	16,000
Equipment	Purchase (2) Copiers	15,000	-	-	15,000
Building	Mini Split HVAC System for ATCT Telco Room	12,000	-	-	12,000
Equipment	Ground/Tower Air Traffic Radios for Vehicles (8)	10,000	-	-	10,000
Equipment	Replace Check Valves at DFC Lift Station	7,000	-	-	7,000
Equipment	Pro Press Plumbing Tool	6,000	-	-	6,000
Contingency	Contingency	150,000	-	-	150,000
	Total DAA	5,486,000	1,739,277	-	7,225,277

Dept	Capital Projects & Assets - DFC	New	Carryover	Grant	Total
Building	Flight Center Locker Room Remodling and Water Leak Remediation	275,000	-	-	275,000
Equipment	Regulated Waste Autoclave	220,000	-	-	220,000
Building	Flight Center Dry System Replacement	-	84,218	-	84,218
Equipment	Replace POS System	55,000	-	-	55,000
Equipment	Furniture Replacement for DFC Lobby - 14 Armchairs, 2 Couches	22,000	-	-	22,000
Equipment	Replace UNICOM Radio Antenna and Base Stations	13,000	-	-	13,000
	Total DFC	585,000	84,218	-	669,218

Dept	Capital Projects & Assets - PLGC	New	Carryover	Grant	Total
Equipment	GPS Golf Cart Fleet	520,000	-	-	520,000
Building	Outdoor Event Structure Design	-	114,000	-	114,000
Equipment	Hybrid Fairway Mower	95,000	-	-	95,000
Building	Insulate Ductwork - Sunroom & Kitchen	40,000	-	-	40,000
	Total PLGC	655,000	114,000	-	769,000

Total Capital		6,726,000	1,937,495	-	8,663,495
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Dept	Grant Funded Projects	New	Carryover	Grant	Total
Field	Rehabilitate Taxiway C - Phase I (DPA-5194)	80,688	-	1,181,279	1,261,966
Field	Rehabilitate Taxiway C - Phase II (DPA TBD)	39,650	-	948,850	988,500
Field	Reconstruct 3N060 Powis Road Apron (DPA-5200)	316,766	-	669,234	986,000
Field	Construct Inter Airport Road - Flight Center to South Apron (DPA TBD)	50,000	-	750,000	800,000
Field	Rehabilitate Airfield Pavements 2L/20R & 2R/20L, TWs C & W (DPA-5065)	120,500	-	546,570	667,070
Total Grant Funding		607,604	-	4,095,932	4,703,536
Dept	Land				
Land	DBC Comm Building Demolition & Fiber Vault	150,000	-	-	150,000
Total Land		150,000	-	-	150,000
Total Capital, Grant & Land		7,483,604	1,937,495	4,095,932	13,517,030
Dept	Major Maintenance Projects	New	Carryover	Grant	Total
DAA	Tree Removal and Trimming	75,000	-	-	75,000
DAA	Hangar E4 Apron Drainage Structure Repairs	-	75,000	-	75,000
DAA	SHT Hangar Tenant Renovations	50,000	-	-	50,000
DAA	Airfield Pavement Marking Contract Year 3 of 3	33,226	-	-	33,226
DAA	ATCT Cab Roof Restoration	30,000	-	-	30,000
DAA	Surveillance and Access Control Equipment Replacement	30,000	-	-	30,000
DFC	Refurbish Millwork in 1st Floor DFC Lobby and Pilots Lounge	15,000	15,000	-	30,000
DAA	Hydro Placards for Fire Marshal Compliance	25,000	-	-	25,000
DAA	Tires for ARFF Truck	16,000	-	-	16,000
DAA	Annual Preventative Maintenance for Rescue 8 and Rescue 9	12,000	-	-	12,000
DAA	Add Surge Protectors to Fire Panels and Sprinkler Temp Monitoring Switches at Vari	10,000	-	-	10,000
DAA	NHT Bay 3 Hangar Floor Repairs	10,000	-	-	10,000
PLG	PLGC Clubhouse Ansul System Maintenance	6,000	-	-	6,000
Total Major Maintenance		312,226	90,000	-	402,226
Total Capital & Major Maintenance		7,795,830	2,027,495	4,095,932	13,919,256

DUPAGE AIRPORT AUTHORITY

Aircraft Rescue and Fire Fighting Vehicle – Index C **\$1,760,000**
Procurement of one (1) 6x6 Aircraft Rescue and Fire Fighting (“ARFF”) vehicle. Replaces a 2007 ARFF vehicle that has exceeded its useful service life.

Airport Snow Blower **\$881,549**
Procurement of one (1) Airport Snow Blower. Replaces a 2001 Oshkosh Airport Snow Blower that has exceeded its useful service life.

Replace Plow Truck #20 **\$614,000**
Procurement of one (1) runway plow truck. Replaces a 2002 unit that has exceeded its useful service life.

HVAC Upgrades/Replacements Phase I **\$530,376**
Replacement of heating and cooling systems that are more than 20 years old at the DuPage Airport Fuel Farm, U.S. Customs and Border Protection Offices, Air Traffic Control Tower, North High Tail Hangar Bay 3, and the Prairie Landing Clubhouse.

Façade Renovations: ARFF Station & Maintenance Building **\$500,000**
Exterior patching and painting at the Aircraft Rescue and Fire Fighting Station. Caulking, gutters and downspouts will be replaced at the DuPage Airport Maintenance Building.

Mill and Overlay Landside Pavements **\$450,000**
Mill and overlay parking lots and roadways located at 1955 Aviation, North High Tail Hangar and Aircraft Rescue and Fire Fighting Station.

Maintenance Bldg. Trench Drain Replacement Phase II **\$383,000**
Replaces trench floor drains in the mechanic’s shop and east additions of the DAA Maintenance Building.

Replace Curtain Wall at Government Center **\$338,000**
Replaces the existing atrium curtain wall at the Government Center Building which has exceeded its useful service life.

HV Series Single Axle Dump Truck w/Radius Dump Spreader **\$271,352**
Replaces a 2009 dump truck that is beyond its effective service life. The primary use of the new dump truck will be for spreading salt on airport roadways and parking lots in addition to material handling (ordered in 2024).

Renovate Restrooms 1st Floor Government Center & DFC Mirrors **\$253,000**
1st floor restroom renovations at the DuPage Airport Government Center including flooring, ceiling, fixtures and toilet partitions. Replacement of damaged restroom mirrors at the DuPage Flight Center.

HVAC Renos Phase II: Gov’t Ctr, PLG Controls & Ventilation, DFC Air Handlers **\$228,000**
Replacement of heating and cooling systems that are more than 20 years old at the DuPage Airport Government Center, Prairie Landing Clubhouse, and DuPage Flight Center.

New Websites – DAA, DFC and PLGC	\$146,000
Rebuild of DAA, DFC and PLGC websites on a modern content management system platform for improved admin management and ADA compliant user navigation.	
Replace Fuel Farm Diesel/Auto Gas Pumps and Related Software, Upgrade Veeder Root Leak Detection System	\$140,000
Replace diesel and auto gas dispensing units and related software that are beyond their useful service lives and upgrade the existing tank leak detection system at the DuPage Airport Fuel Farm.	
Network Security Upgrades	\$100,000
As-needed replacement of switches and communication devices that have exceeded their useful service lives.	
Constant Current Regulators (3) 1kW (3) 10kW	\$83,000
Replacement of three (3) airfield lighting constant current regulators that are more than 20 years old and have exceeded their useful service lives.	
Replace Flooring: Avel Flight School	\$65,000
Replacement of worn carpeting and wall base at the Avel Flight School offices.	
Replace Electrical Panels in Echo T's and PLGC Switchgear/Mini-Split, DFC 4th Floor Main Load Panel	\$63,500
Modernize electrical panel infrastructure in Echo T Hangars, Prairie Landing Clubhouse and Flight Center main load panel.	
Replace Pedestrian & Sliding Doors and Hardware at 6 Locations	\$54,500
Replacement of damaged and worn pedestrian doors at Old Admin, Government Center Penthouse, and SE Hangar. Replacement of sliding door(s) at the DuPage Airport Government Center.	
U.S. Customs IT Upgrades Per Agreement	\$51,000
U.S. Customs and Border Protection required hardware upgrades to existing equipment per Agreement.	
Sidewalk Plow/Broom Unit	\$43,000
Procurement of one (1) sidewalk plow/broom and salting unit for improved efficiency in sidewalk snow removal at public buildings and tenant locations.	
NHT Bay 3 Garage Door Replacement	\$20,000
Replaces a damaged vehicle garage door at the North High Tail Hangar.	
Office Chair Replacement	\$18,000
Replacement of 30+ year old office chairs that are worn beyond their useful service lives.	
Maintenance Bldg. Access Control Expansion	\$16,000
Adds proximity card access to the DuPage Airport Maintenance Building.	
Runway Broom Core Replacement	\$16,000
Replacement of worn runway broom core brush cassettes for two (2) units.	

Purchase (2) Copiers **\$15,000**
Replacement of 10+ year old copy machines at the DAA Administration and Prairie Landing Pro Shop Offices.

Mini Split HVAC System for ATCT Telco Room **\$12,000**
Equipment upgrades necessary at the Air Traffic Control Tower to remove heat load from the telco room.

Ground/Tower Air Traffic Radios for Vehicles (8) **\$10,000**
Replacement of 8 vehicle ground/tower communication mounted radios.

Replace Check Valves at DFC Lift Station **\$7,000**
Replacement of check valves that are worn beyond their useful service lives at the DuPage Flight Center stormwater lift station.

Pro Press Plumbing Tool **\$6,000**
Procurement of a hydraulic pipe fitting pressing device for plumbing repairs conducted by Building Maintenance.

DUPAGE FLIGHT CENTER

Flight Center Locker Room Remodeling and Water Leak Remediation **\$275,000**
Remodel the basement level line service locker room and repair overhead leaks caused by vestibule entry water infiltration.

Regulated Waste Autoclave **\$220,000**
Replaces the existing 10+ year old sterilizer unit that is utilized for U.S. Customs regulated waste.

Flight Center Dry System Replacement **\$84,218**
Replacement of existing dry system piping in parking garage and under cantilever deck due to age and corrosion.

Replace POS System **\$55,000**
Replacement of the Flight Center point of sale system due to mandatory upgrades and software modernization.

Furniture Replacement for DFC Lobby – 14 Armchairs, 2 Couches **\$22,000**
Replacement of 14 armchairs and 2 couches in the 1st Floor Flight Center lobby.

Replace UNICOM Radio Antenna and Base Stations **\$13,000**
Replacement of the existing UNICOM pilot/ground service radio communication system which is beyond its useful service life.

PRAIRIE LANDING GOLF CLUB

GPS Golf Cart Fleet **\$520,000**
Procurement of eighty (80) GPS golf carts. Includes trade-in value for seventy-six (76) golf carts from the 2018 fleet.

Outdoor Event Structure Design **\$114,000**
Architectural design for an outdoor event structure to replace rental tents at the Prairie Landing Clubhouse.

Hybrid Fairway Mower **\$95,000**
Procurement of one (1) fairway mower. The new unit will be an addition to the existing fleet of three (3) mowers that are 10 years old and will provide improved efficiency in mowing labor.

Insulate Ductwork – Sunroom & Kitchen **\$40,000**
Insulate ductwork above the sunroom and kitchen areas to mitigate ceiling damage caused by existing condensation issues.

GRANT FUNDED PROJECTS

Rehabilitate Taxiway C - Phase 1 (DPA-5194) **\$1,261,966**
Rehabilitation of approximately 8,500 SY of composite pavement that has longitudinal and transverse cracking, raveling and weathering.

Rehabilitate Taxiway C - Phase 2 (DPA-TBD) **\$988,500**
Rehabilitate Taxiway C from Runway 15/33 to Taxiway A.

Reconstruct 3N060 Powis Road Apron (DPA-5200) **\$986,000**
Removes the existing deteriorated bituminous pavement and construct a new 8" PCC apron pavement section to stay consistent with the surrounding existing 8" PCC apron pavement.

Construct Inter-Airport Road / Flight Center to South Apron (DPA TBD) **\$800,000**
Construct an inter-airport roadway from the Flight Center Ramp to the Whiskey Ramp.

Rehabilitate Airfield Pavements (DPA-5065) **\$667,070**
Isolated pavement replacement Runway 2L/20R, Runway 2R/20L, Taxiway C and Taxiway W.

LAND FUNDED PROJECTS

DBC Comm Building Demolition and Fiber Vault **\$150,000**
Demolition of the Communications Building in the DuPage Business Center. Relocation of fiber and construction of a fiber vault outside of the building.

MAJOR MAINTENANCE PROJECTS

Tree Removal and Trimming **\$75,000**
Tree removal and/or trimming necessary to alleviate impacts to Part 77 airspace surfaces.

Hangar E4 Apron Drainage Structure Repairs **\$75,000**
Regrade existing hangar apron and add 3 drainage structures to mitigate water infiltration inside of hangar bays.

SHT Hangar Tenant Renovations **\$50,000**
This project will include kitchen and break room renovations to tenant space at the South High Tail Hangar offices.

Airfield Pavement Marking - Contract Year 3 of 3	\$33,226
Scheduled painting of runway, taxiway, apron and landside markings.	
ATCT Cab Roof Restoration	\$30,000
Replacement of the fluid applied roof membrane at the Air Traffic Control Tower cab, which is beyond its useful service life.	
Surveillance and Access Control Equipment Replacement	\$30,000
As needed replacement/repairs of surveillance equipment, access control readers and communications equipment.	
Refurbish Millwork in 1st Floor DFC Lobby and Pilots Lounge	\$30,000
Replace delaminated millwork in the 1 st floor Flight Center lobby and pilot's lounge.	
Hydro Placards for Fire Marshal Compliance	\$25,000
Install hydro placard calculations at multiple locations per local fire code compliance.	
Tires for ARFF Truck	\$16,000
Replacement of worn-out tires for Rescue 9 ARFF truck.	
Annual Preventative Maintenance for Rescue 8 and 9	\$12,000
Annual maintenance required for Rescue 8 and Rescue 9 ARFF truck tanks, pipes, valves and controls.	
Sprinkler Temp Monitoring Switches at Various Locations	\$10,000
Add riser room temperature monitoring for freeze mitigation at South High Tail Hangar, North High Tail Hangar, Hangar E19, Hanger E18, and 1955 Aviation Drive.	
NHT Bay 3 Hangar Floor Repairs	\$10,000
Repair existing epoxy flooring at NHT Hangar Bay 3, including crack sealing and anti-slip surface.	
PLGC Clubhouse Ansul System Maintenance	\$6,000
Scheduled 12-year refurbishment of the Prairie Landing kitchen ansul fire suppression system.	

CONTINGENCY FUNDS

Contingency Reserve – All Operations	\$150,000
Funding for any unplanned Capital or Major Maintenance projects (e.g. emergency repairs, replacements, or major unforeseen capital projects) or project overruns will be pulled from contingency funds. Contingency funds will be replenished throughout the year with unused plan dollars from 2026 projects that are completed under budget.	

Fiscal Year 2026
Budget &
Appropriations Ordinance
For the period January 1, 2026 - December 31, 2026
DuPage Airport Authority
West Chicago, IL

ORDINANCE 2026-408

BUDGET & APPROPRIATIONS ORDINANCE for the DUPAGE AIRPORT AUTHORITY for the FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026

WHEREAS, The Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, has adopted a fiscal year beginning January 1, 2026 and ending December 31, 2026, and has estimated the sums of money necessary to pay the costs of operating the DuPage Airport Authority and all other expenses and liabilities of the Authority for Fiscal Year 2026.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, as follows:

SECTION 1: For the fiscal year beginning January 1, 2026 and ending December 31, 2026 the following sums of money below are hereby budgeted and appropriated for the corporate purposes of the Corporate Fund of the DuPage Airport Authority:

Estimated Beginning Cash Balance	\$ 71,504,389
<u>OPERATING REVENUES</u>	
Airport Operations	\$ 4,793,895
Flight Center Fuel Operations	\$ 14,858,899
Prairie Landing Golf Course	\$ 3,549,300
TOTAL OPERATING REVENUES	\$ 23,202,094
<u>OPERATING EXPENSES</u>	
Airport Operations	\$ 8,502,267
Flight Center Fuel Operations	\$ 10,738,807
Prairie Landing Golf Course	\$ 3,316,412
TOTAL OPERATING EXPENSES	\$ 22,557,486
<u>NON OPERATING - REVENUE / DEBT SERVICE / CAPITAL / TAXES</u>	
REVENUES	
Miscellaneous Taxes	\$ 100,000
Property Taxes/Abatement	\$ 6,031,000
Federal & State Grants	\$ 950,000
Interest Income	\$ 2,650,000
Unrealized Gain/Loss from Investments	\$ 200,000
Gain of Sale from Fixed Assets	\$ 24,750
TOTAL NON-OPERATING REVENUES	\$ 9,955,750
EXPENSES	
Property Tax (DAA)	\$ 206,000
Property Tax (PLGC)	\$ 55,478
TOTAL NON-OPERATING EXPENSES	\$ 261,478
<u>CAPITAL DEVELOPMENT PROGRAM</u>	
AVIATION PROGRAMS / EQUIPMENT	\$ 12,748,030
GOLF COURSE PROGRAMS / EQUIPMENT	\$ 769,000
MAJOR MAINTENANCE OF CAPITAL ASSETS	\$ 402,226
TOTAL CAPITAL DEVELOPMENT PROGRAM	\$ 13,919,256
TOTAL REVENUES	\$ 33,157,844
TOTAL EXPENDITURES	\$ 36,738,220
ADJUSTMENTS RELATED TO P&L NON-CASH ITEMS	\$ 2,945,932
CASH BALANCE - ENDING	\$ 70,869,945

SECTION 2: That the following budget and appropriations, containing an estimate of the receipts and expenditures for FISCAL YEAR 2026, be and are hereby adopted as the budget and appropriations of the Corporate Fund of the DuPage Airport Authority for said fiscal year:

AIRPORT ADMINISTRATION / OPERATIONS

REVENUES

HANGAR RENTALS	\$ 3,179,096
COLLECTION, SERVICE, TOWING FEES	\$ 1,250
COMMISSIONS	\$ 24,671
CUSTOMS FEES	\$ 260,000
RAMP, TIE DOWN, OVERNIGHT FEES	\$ 225,000
NON AIRFIELD, RENT/LEASE REVENUE	\$ 1,083,878
MISCELLANEOUS	\$ 20,000
TOTAL REVENUES	\$ 4,793,895

CASH ON HAND - BEGINNING **\$ 19,675,712**

TOTAL FUNDS AVAILABLE **\$ 24,469,607**

EXPENDITURES

SALARIES

STAFF & COMMISSIONERS	\$ 2,841,102
SALARIES TOTAL	\$ 2,841,102

BENEFITS

FICA	\$ 208,629
UNEMPLOYMENT INSURANCE	\$ 23,436
GROUP INSURANCE	\$ 422,058
UNIFORMS	\$ 20,505
IMRF	\$ 135,482
BENEFITS TOTAL	\$ 810,110

GENERAL & ADMINISTRATIVE

EDUCATION / TRAINING / TRAVEL	\$ 37,203
DUES & SUBSCRIPTIONS	\$ 21,580
COMPUTER AND SOFTWARE	\$ 112,000
COMMUNICATIONS	\$ 97,330
GENERAL OFFICE	\$ 3,500
MISCELLANEOUS	\$ 2,625
GEN. & ADMIN. TOTAL	\$ 274,238

OUTSIDE SERVICES

CONSULTING SERVICES	\$ 284,000
ACCOUNTING / AUDIT	\$ 60,850
CUSTOMS/CONTROL TOWER	\$ 1,056,082
MISC OUTSIDE SERVICES	\$ 273,280
LEGAL	\$ 150,000
SNOW REMOVAL/ICE CONTROL	\$ 148,320
ARFF	\$ 570,793
OUTSIDE TOTAL	\$ 2,543,325

MAINTENANCE

EQUIPMENT LEASE / MAINT. CONTRACTS	\$ 178,608
SUPPLIES/HANDTOOLS & SMALL EQUIPMENT	\$ 67,005
FUEL/OIL VEHICLES & EQUIPMENT	\$ 95,000
FIELD MAINTENANCE	\$ 124,600
BUILDING MAINTENANCE	\$ 216,500
MACHINE & EQUIPMENT	\$ 95,000
MAINTENANCE TOTAL	\$ 776,713

INSURANCE **\$ 499,339**
INSURANCE TOTAL **\$ 499,339**

MARKETING / PUBLIC RELATIONS	\$ 116,190
MARKETING / PUBLIC RELATIONS TOTAL	\$ 116,190
UTILITIES	
GARBAGE REMOVAL / JANITORIAL	\$ 14,100
GAS HEAT	\$ 159,000
ELECTRIC	\$ 392,450
WATER/SEWER	\$ 75,700
TOTAL UTILITIES	\$ 641,250
TOTAL EXPENDITURES:	
AUTHORITY ADMINISTRATION & OPERATIONS	\$ 8,502,267
CASH ON HAND ENDING	\$ 15,967,340
<u>DUPAGE FLIGHT CENTER FUEL OPERATIONS</u>	
REVENUES	
FUEL & OIL SALES	\$ 13,736,899
SERVICES & CATERING	\$ 860,000
MISCELLANEOUS INCOME	\$ 262,000
TOTAL REVENUES	\$ 14,858,899
CASH ON HAND - BEGINNING	\$ 51,426,088
TOTAL FUNDS AVAILABLE	\$ 66,284,987
EXPENDITURES	
SALARIES	
STAFF	\$ 1,389,916
SALARIES TOTAL	\$ 1,389,916
BENEFITS	
FICA	\$ 106,329
UNEMPLOYMENT INSURANCE	\$ 22,257
GROUP INSURANCE	\$ 213,627
UNIFORMS	\$ 21,000
IMRF	\$ 70,747
BENEFITS TOTAL	\$ 433,960
COST OF SALES	
COST OF SALES - FUEL/OIL	\$ 7,932,927
COST OF SALES - DE-ICE	\$ 41,200
COST OF SALES - CATERING	\$ 69,600
COST OF SALES TOTAL	\$ 8,043,727
GENERAL & ADMINISTRATIVE	
BUILDING RENT	\$ 48,000
EDUCATION / TRAINING / TRAVEL	\$ 16,700
DUES & SUBSCRIPTIONS	\$ 10,850
MISC OFFICE EXPENSE	\$ 20,580
SOFTWARE	\$ 26,410
COMMUNICATIONS	\$ 10,380
CREDIT CARD EXPENSE	\$ 187,802
MARKETING	\$ 62,768
GEN. & ADMIN. TOTAL	\$ 383,490
OUTSIDE SERVICES	
CONSULTING SERVICES/LEGAL	\$ 24,384
OUTSIDE SERVICES TOTAL	\$ 24,384

MAINTENANCE / OPERATIONS	
EQUIPMENT LEASE / MAINT. CONTRACTS	\$ 190,932
SUPPLIES	\$ 58,440
FUEL / OIL VEHICLES	\$ 37,200
MAINTENANCE EXPENSE	\$ 53,235
MAINTENANCE TOTAL	\$ 339,807
INSURANCE	
	\$ 118,923
INSURANCE TOTAL	\$ 118,923
UTILITIES	
ELECTRIC	\$ 4,600
UTILITIES TOTAL	\$ 4,600
TOTAL EXPENDITURES:	
FLIGHT CENTER FUEL OPERATIONS	\$ 10,738,807
CASH ON HAND ENDING	\$ 55,546,180

PRAIRIE LANDING GOLF COURSE

REVENUES	
GOLF OPERATIONS	
GREENS FEES/CART RENTAL	\$ 1,833,200
ASSOCIATION MEMBERSHIPS	\$ 320,000
RENTALS	\$ 5,500
PRACTICE CENTER	\$ 103,600
PRO SHOP SALES	\$ 140,000
TOTAL GOLF OPERATIONS	\$ 2,402,300
FOOD & BEVERAGE	
CLUBHOUSE	\$ 430,000
KITTY HAWK - DELI	\$ 11,500
BANQUET	\$ 703,500
TOTAL FOOD & BEVERAGE	\$ 1,145,000
MISCELLANEOUS INCOME	\$ 2,000
TOTAL MISCELLANEOUS INCOME	\$ 2,000
TOTAL REVENUES	\$ 3,549,300
CASH ON HAND - BEGINNING	\$ 402,589
TOTAL FUNDS AVAILABLE	\$ 3,951,889
EXPENDITURES	
SALARIES	
STAFF	\$ 1,659,156
SALARIES TOTAL	\$ 1,659,156
BENEFITS	
FICA	\$ 140,015
UNEMPLOYMENT INSURANCE	\$ 45,311
GROUP INSURANCE	\$ 134,550
UNIFORMS	\$ 12,400
IMRF	\$ 54,587
BENEFITS TOTAL	\$ 386,863

COST OF SALES	
COST OF SALES - GOLF	\$ 89,260
COST OF SALES - GRILL,EVENT, BANQUETS	\$ 308,955
COST OF SALES - KITTY HAWK	\$ 3,405
CREDIT CARD FEES	\$ 103,725
COST OF SALES TOTAL	\$ 505,345
GENERAL & ADMINISTRATIVE	
EDUCATION / TRAINING / TRAVEL	\$ 4,815
DUES & SUBSCRIPTIONS	\$ 36,900
COMPUTER AND SOFTWARE	\$ 12,500
COMMUNICATIONS	\$ 24,740
TRANSFER COSTS TO FLIGHT CENTER	\$ (55,863)
MARKETING	\$ 61,600
GEN. & ADMIN. TOTAL	\$ 84,692
OUTSIDE SERVICES	
CONSULTING SERVICES / LEGAL	\$ 53,372
OUTSIDE SERVICES TOTAL	\$ 53,372
MAINTENANCE / OPERATIONS	
COURSE MAINTENANCE	\$ 124,996
SUPPLIES	\$ 119,629
RENTAL EQUIPMENT	\$ 52,864
FUEL / OIL VEHICLES	\$ 20,000
BUILDING MAINTENANCE EXPENSE	\$ 49,620
MAINTENANCE TOTAL	\$ 367,109
INSURANCE	\$ 150,300
INSURANCE TOTAL	\$ 150,300
UTILITIES	
GARBAGE REMOVAL / JANITORIAL	\$ 5,531
GAS HEAT	\$ 17,985
ELECTRIC	\$ 72,419
WATER/SEWER	\$ 13,640
UTILITIES TOTAL	\$ 109,575
TOTAL EXPENDITURES:	
PRAIRIE LANDING GOLF COURSE	\$ 3,316,412
CASH ON HAND ENDING	\$ 635,477

NON OPERATING - REVENUE / DEBT SERVICE / CAPITAL / TAXES

MISCELLANEOUS TAXES	\$ 100,000
PROPERTY TAXES	\$ 6,031,000
FEDERAL & STATE GRANTS	\$ 950,000
INTEREST INCOME	\$ 2,650,000
UNREALIZED GAIN/LOSS FROM INVESTMENTS	\$ 200,000
GAIN OF SALE FROM FIXED ASSETS	\$ 24,750
TOTAL NON-OPERATING REVENUES	\$ 9,955,750

CAPITAL DEVELOPMENT PROGRAM

AVIATION PROGRAMS / EQUIPMENT	\$ 12,748,030
GOLF COURSE PROGRAMS / EQUIPMENT	\$ 769,000
MAJOR MAINTENANCE OF CAPITAL ASSETS	\$ 402,226
TOTAL CAPITAL DEVELOPMENT	\$ 13,919,256

PROPERTY TAX

PROPERTY TAX (DAA)	\$ 206,000
PROPERTY TAX (PLGC)	\$ 55,478
TOTAL PROPERTY TAX	\$ 261,478

TOTAL REVENUES	\$ 33,157,844
TOTAL EXPENDITURES	\$ 36,738,220
ADJUSTMENTS RELATED TO P&L NON-CASH ITEMS	\$ 2,945,932
CASH ON HAND ENDING	\$ 70,869,945

[Signature]
DuPage County Clerk

Said appropriation items shall constitute the Budget for the Corporate Fund of the Authority for FISCAL YEAR 2026.

In support of said Budget and as part thereof, the following statement is made under Section 3 of "AN ACT providing for and regulating methods of adopting Budgets and making appropriations by certain tax levying bodies of this State" approved July 12, 1937, as amended, (Ill. Rev. Stats. Ch. 85, par. 8035) and Section 195-1/2 of the "Revenue Act of 1939, as amended (Ill. Rev. Stats. Ch. 120, par. 676A).

The amounts specified are the maximum estimated for probable expenditures or commitments prior to December 31, 2026, and there is included in the appropriated amounts, funds derived from other sources than local taxation, and which may be spent for the benefit of the authority without actually being received and expended by it.

All unexpended balance of any item or items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any item or items in the same general appropriation made by this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect immediately upon its adoption and approval.

Passed and approved by the Board of Commissioners of the DuPage Airport Authority on January 21, 2026.

Record of Roll Call Vote:

- Karyn M. Charvat YES
- Juan E. Chavez YES
- Joshua S. Davis YES
- Anthony M. Giunti, Jr. YES
- Bryan M. Hacker YES
- Gina R. LaMantia YES
- Michael V. Ledonne ABSENT
- Noreen M. Ligino-Kubinski YES
- Donald E. Puchalski YES

[Signature: Donald E. Puchalski]
CHAIRMAN

(seal)

(ATTEST)

[Signature: Karyn M. Charvat]
SECRETARY

ORDINANCE 2026-408

Appendix

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

AIRPORT INFORMATION

Year Ended December 31, 2024

Location: 29 miles west of central business district of Chicago, IL

Area: 2,400 acres

Elevation: 759 ft. (field elevation)

Airport Code: DPA

Runways:

2L-20R	North/South	7,571 x 150 ft.	ILS/GPS
2R-20L	North/South	6,451 x 100 ft.	GPS
10-28	East/West	4,750 x 75 ft.	ILS
15-33	Southeast/Northwest	3,399 x 100 ft.	

Flight Center: 52,000 sq. ft. - Amenities include Kitty Hawk Café, crew lounge, passenger lounge, concierge, U.S. Customs, meeting rooms, and exercise room with showers

Transient Hangars: 124,000 total sq. ft. - Includes a 31,000 sq. ft. dedicated transient hangar completed in 2017

ARFF: 24/7 ARFF Index B Coverage

Aviation Rentals: 167 hangar bays available for rent
121 tiedown spots available for rent

International: User-fee U.S. Customs/Immigration federal inspection service

Tower: FAA ATCT 24/7-365

FBO: DuPage Flight Center

Data Sources

Authority's internal records

[Google Maps](#)

[DuPage County GIS Parcel Viewer](#)

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

DEMOGRAPHIC AND ECONOMIC INFORMATION

Last Ten Fiscal Years

Fiscal Year	Population	Total Personal Income (in 000s)	Per Capita Personal Income	Per Capita Income	County Unemployment Rate
2024	N/A	N/A	N/A	N/A	3.40%
2023	921,213	\$88,262,443	\$95,811	\$57,051	3.10%
2022	920,901	\$81,580,608	\$88,588	\$55,107	3.20%
2021	924,885	\$79,076,011	\$85,498	\$50,344	3.00%
2020	917,481	\$72,597,355	\$79,127	N/A	7.90%
2019	922,921	\$69,345,500	\$75,137	\$46,272	2.92%
2018	928,589	\$67,684,237	\$72,889	\$43,982	3.30%
2017	930,128	\$64,479,460	\$69,323	\$42,050	4.10%
2016	929,368	\$61,404,832	\$66,072	\$40,547	4.80%
2015	933,736	\$59,813,856	\$64,059	\$39,336	4.70%
2014	932,708	\$56,600,761	\$60,684	\$38,931	5.80%
2013	932,126	\$54,123,390	\$58,064	\$38,570	7.40%

N/A - Not available at time of publication.

Data Sources

U.S. Census Bureau, Illinois Department of Employment Security, and Office of the County Clerk

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

PRINCIPAL EMPLOYERS

Last Year and Nine Years Prior

Employer	2023		Employer	2014	
	Employees	% of Total County (Jobs) Employment		Employees	% of Total County (Jobs) Employment
NS-EE Holdings	19,000	2.32%	Edward Hospital & Health Svc	7,000	0.95%
BP P.L.C	5,000	0.61%	Navistar International Corp.	4,816	0.65%
Continental Leasing Management, Inc	5,000	0.61%	Argonne National Lab	3,398	0.46%
Swiss Steel USA	4,973	0.61%	College of DuPage	3,000	0.41%
Schneider Electric SE	4,619	0.56%	DuPage County	2,890	0.39%
Advocate Health Care Network	4,000	0.49%	Central DuPage Hospital	2,786	0.38%
FMR Corp	3,614	0.44%	Advocate Health Care	2,464	0.33%
Samuel Holdings, Inc.	3,579	0.44%	Molex Incorporated	2,395	0.32%
Edward-Elmurst Healthcare	3,519	0.43%	BP America, Inc.	2,378	0.32%
Alexian Brothers-AHS Midwest Region Health Co	3,462	0.42%	The Pampered Chef	1,710	0.23%
TOTAL PRINCIPAL EMPLOYERS	56,766	6.93%	TOTAL PRINCIPAL EMPLOYER	32,837	4.45%
TOTAL NUMBER OF JOBS IN DUPAGE COUNTY	818,912		TOTAL NUMBER OF JOBS IN DUPAGE COUNTY	738,196	

Includes ten largest employers

Note

The Principal Employers and Total Number of Jobs in DuPage County is obtained from the DuPage County CAFR and is one year in arrears as the current year's CAFR is not available at the time of publishing.

Data Source

DuPage County, Illinois' 2023 CAFR

DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS

SCHEDULE OF PRINCIPAL REVENUE PAYERS -
REVENUE FROM FUEL SALES TRANSACTIONS

Current Year and Nine Years Ago

JET-A JET FUEL

Customer	2024		2015	
	Revenue	% of Total Fuel Sales Revenue	Revenue	% of Total Fuel Sales Revenue
Neijets	\$ 1,730,000	13.35%	\$ 1,329,314	14.01%
DuPage Aerospace	1,192,361	9.20%	905,603	9.55%
Flexjet LLC	1,162,868	8.97%	769,098	8.11%
McDonald's	594,936	4.59%	545,363	5.75%
Integrated Flight Resources	564,717	4.36%	508,566	5.36%
Superior Ambulance	450,451	3.48%	395,195	4.17%
Excelon Transportation Department	313,777	2.42%	357,668	3.77%
Planemasters	267,388	2.06%	319,358	3.37%
Incohrasa Industries Ltd	254,673	1.96%	264,094	2.78%
T. Bird Aviation	215,126	1.66%	184,154	1.94%
TOTAL PRINCIPAL PAYERS	\$ 6,746,297	52.05%	\$ 5,578,413	53.01%
TOTAL JET FUEL SALES REVENUE	\$ 12,961,157		\$ 9,485,236	

Customer	2024		2015	
	Revenue	% of Total Fuel Sales Revenue	Revenue	% of Total Fuel Sales Revenue
Illinois Aviation Academy	\$ 1,208,747	46.81%	\$ 192,664	17.18%
Airline Transport Professional	452,100	22.17%	169,569	15.12%
International Flying Club	73,429	3.60%	119,141	10.62%
Illinois State Police	55,453	2.72%	118,997	10.61%
Fox Flying Club	50,822	2.49%	117,390	10.47%
Victory Aviation	42,344	2.08%	60,549	5.40%
Travel Express Aviation	39,921	1.96%	34,204	3.05%
Self Fuel	35,320	1.73%	29,535	2.63%
GV Air Inc.	41,089	2.02%	21,931	1.96%
Avel Flight School Inc.	39,770	1.95%	20,357	1.81%
TOTAL PRINCIPAL PAYERS	\$ 2,038,993	78.96%	\$ 884,337	78.84%
TOTAL AVIATION GAS SALES REVENUE	\$ 2,582,270		\$ 1,121,671	

Data Source

Authority's financial statements and internal records

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

SCHEDULE OF PRINCIPAL REVENUE PAYERS -
REVENUE FROM NONFUEL SALES TRANSACTIONS

Current Year and Nine Years Ago

Customer	2024		Customer	2015	
	Revenue	% of Total Non-Fuel Revenue		Revenue	% of Total Non-Fuel Revenue
EXELON BUSINESS SERVICES	\$ 318,531	12.71%	CENTER POINT PROPERTIES	\$ 677,824	16.93%
T-BIRD AVIATION INC.	217,649	8.69%	FEDERAL AVIATION ADMINISTRATION	273,305	6.82%
TREEHOUSE FOODS	199,302	7.96%	VICTORY AVIATION	165,600	4.14%
VICTORY AVIATION	184,189	7.35%	F.S.D.O.	145,105	3.62%
ILLINOIS AVIATION ACADEMY	171,883	6.86%	EXELON BUSINESS SERVICES	132,737	3.31%
Travel Express Aviation	116,913	4.67%	Travel Express Aviation	128,070	3.20%
GENERAL SERVICES ADMIN (GS-05B-18692)	86,844	3.47%	HENRY HARVELL	128,000	3.20%
ATP USA, Inc.	83,109	3.32%	ILLINOIS AVIATION ACADEMY	112,276	2.80%
GENERAL SERVICES ADMINISTRATION	82,776	3.30%	TFH Aviation 1, LLC	75,912	1.90%
PLANEMASTER LIMITED	67,794	2.71%	RSH Aviation, Inc.	73,776	1.84%
AGS PARTNERS	59,134	2.36%	GENERAL SERVICES ADMIN (GS-05B-18692)	71,338	1.78%
McDONALD'S CORPORATION	57,653	2.30%	T-BIRD AVIATION INC.	68,004	1.70%
GENERAL SERVICES ADMIN (GS-05B-18903)	53,802	2.15%	PLANEMASTER LIMITED	67,794	1.69%
VALLEY AIR SERVICE	46,476	1.86%	DALE PITSTICK	63,148	1.58%
DRAGON LEASING CORP.	44,248	1.77%	MUKENSCHNABL INC.	60,564	1.51%
DALE PITSTICK	43,240	1.73%	PHEASANT RUN RESORT	57,260	1.43%
MID OAKS INVESTMENTS LLC	39,960	1.60%	CIVIL AIR PATROL	49,934	1.25%
BEACON POINT CAPITAL, LLC	39,960	1.60%	AGS PARTNERS	46,471	1.16%
TFH Aviation 1, LLC	39,960	1.60%	AMERICAN FLYERS	43,872	1.10%
RSH Aviation, Inc.	39,264	1.57%	GENERAL SERVICES ADMIN (GS-05B-18903)	43,550	1.09%
IFR MANAGEMENT	35,674	1.42%	Textron Aviation, Inc.	42,196	1.05%
TOTAL PRINCIPAL PAYERS	\$ 2,028,361	80.97%	TOTAL PRINCIPAL PAYERS	\$ 2,526,735	63.09%
TOTAL NONFUEL REVENUE	\$ 2,505,174		TOTAL NONFUEL REVENUE	\$ 4,004,821	

Data Source

Authority's financial statements and internal records

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

SCHEDULE OF REVENUE RATES AND CHARGES

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
FUEL SALES											
Jet A Fuel											
Revenue	\$ 12,961,275	\$ 14,242,963	\$ 17,082,064	\$ 11,381,931	\$ 6,582,677	\$ 9,357,848	\$ 10,060,687	\$ 9,120,186	\$ 8,069,647	\$ 9,485,235	\$ 11,253,762
Gallons Sold	2,429,640	2,536,996	2,872,279	2,550,605	1,759,453	2,194,059	2,323,254	2,415,350	2,373,012	2,472,510	2,353,181
Average \$ per Gallon	\$ 5.33	\$ 5.61	\$ 5.95	\$ 4.46	\$ 3.74	\$ 4.27	\$ 4.33	\$ 3.78	\$ 3.40	\$ 3.84	\$ 4.78
100LL Fuel											
Revenue	\$ 2,586,994	\$ 2,022,680	\$ 1,647,856	\$ 1,437,225	\$ 1,264,822	\$ 1,451,592	\$ 1,139,678	\$ 1,030,350	\$ 1,125,315	\$ 1,118,724	\$ 1,224,120
Gallons Sold	\$ 399,570	\$ 313,943	\$ 242,671	\$ 248,539	\$ 245,454	\$ 273,382	\$ 220,720	\$ 213,325	\$ 247,895	\$ 221,010	\$ 203,744
Average \$ per Gallon	\$ 6.47	\$ 6.44	\$ 6.79	\$ 5.78	\$ 5.15	\$ 5.31	\$ 5.16	\$ 4.83	\$ 4.54	\$ 5.06	\$ 6.01
U.S. CUSTOMS SERVICE FEES											
Single Engine - 7,000 lbs. or less MTW*	\$ 100	\$ 100	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 75	\$ 75
Twin Engine - 7,000 lbs. or less MTW*	\$ 225	\$ 225	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 150	\$ 150
Any Aircraft 7,001 - 29,999 lbs. MTW*	\$ 600	\$ 600	\$ 367	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 300	\$ 300
Any Aircraft 30,000 lbs. or more MTW*	\$ 850	\$ 850	\$ 551	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 450	\$ 450
OT-hours Additional Surcharge	\$ 425	\$ 425	\$ 238	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 150	\$ 150
LONG-TERM LEASES (PER YEAR)											
Aviation Ground Leases (average rent per sq. foot)	\$ 0.83	\$ 0.80	\$ 0.79	\$ 0.77	\$ 0.75	\$ 0.73	\$ 0.71	\$ 0.68	\$ 0.66	\$ 0.65	\$ 0.63
Hangar Leases (average rent per sq. foot)	\$ 8.10	\$ 7.81	\$ 8.00	\$ 8.00	\$ 7.93	\$ 7.39	\$ 7.21	\$ 6.89	\$ 6.53	\$ 5.94	\$ 5.46
SHORT-TERM LEASES (PER MONTH)											
Hangar Fees (average per hangar bay)											
Aviation Business Hangar	\$ 4,751	\$ 4,396	\$ 4,912	\$ 4,426	\$ 4,123	\$ 3,504	\$ 4,005	\$ 3,858	\$ 3,136	\$ 3,643	\$ 3,499
Hightail Hangar	\$ 10,408	\$ 9,522	\$ 8,359	\$ 7,821	\$ 7,177	\$ 5,815	\$ 5,380	\$ 5,113	\$ 4,263	\$ 3,859	\$ 3,537
Small Corporate Hangar	\$ 3,305	\$ 2,823	\$ 3,021	\$ 2,891	\$ 2,973	\$ 2,852	\$ 2,731	\$ 2,566	\$ 2,679	\$ 2,676	\$ 2,804
T-Hangar (Twin)	\$ 1,034	\$ 1,016	\$ 973	\$ 973	\$ 929	\$ 1,074	\$ 1,032	\$ 995	\$ 993	\$ 994	\$ 1,022
T-Hangar (Heated)	\$ 639	\$ 632	\$ 573	\$ 569	\$ 530	\$ 546	\$ 527	\$ 540	\$ 552	\$ 562	\$ 578
T-Hangar (Unheated)	\$ 481	\$ 465	\$ 411	\$ 410	\$ 396	\$ 379	\$ 389	\$ 385	\$ 375	\$ 392	\$ 409
Tiedown Fees (per month)	\$ 83	\$ 78	\$ 78	\$ 77	\$ 77	\$ 77	\$ 77	\$ 75	\$ 75	\$ 75	\$ 75

*Maximum Take-off Weight (MTW) as Published

Data Source

Authority's financial statements and internal records

ACRONYMS & GLOSSARY OF TERMS

Accrual Basis of Accounting- Basis of accounting which attempts to record financial transactions in the period when the revenue is earned and expenses when the liability is incurred.

ACFR- Annual Comprehensive Financial Report

Approved Budget- The upcoming fiscal year budget as initially passed by the Board.

ARFF- Aircraft Rescue and Fire Fighting

ATCT- Air Traffic Control Tower

Audit- An independent, objective evaluation of the fairness by which a company's financial reports are presented by its management.

The Authority- Refers to the DuPage Airport Authority

Balanced Budget- The instance where total revenues and other resources equal or exceed expenditures and other uses.

Budget- A plan created using a balanced approach whereby estimates of revenues and expenses based on historical trends and anticipated future results and aims to achieve at minimum a balanced net operating profit.

Budget Calendar- The schedule of key dates or milestones that the Authority follows in the preparation, adoption, and administration of the annual budget.

Budget Process- The process of translating planning and programming decisions into specific financial plans.

Capital Assets- Land, improvements to land, buildings, building improvements, vehicles, machinery and equipment that are used in operations and that have initial useful lives that extend beyond one year of economic benefit and that are in excess of \$5,000.

Capital Budget- A plan of proposed capital expenditures and the means of financing them. The capital budget is enacted as part of Adopted Budget, which includes both operating and capital outlays.

Contingency- An appropriation of funds to cover unforeseen capital projects that occur during the fiscal year.

DAA- DuPage Airport Authority

DBC- DuPage Business Center

DFC- DuPage Flight Center

Department- A major administrative division of the Authority that indicates overall management responsibility for an operation.

Depreciation- Expiration in the service life of capital assets attributable to wear and tear, deterioration, action of physical elements, inadequacy, or obsolescence.

Enterprise Fund- A governmental accounting fund in which services are provided are financed and operated similar to those a private-business- where the intent is that the costs (expenses, including depreciation or debit service payments) of providing goods and services be financed or recovered through user fees.

Forecast- A projection of future revenues and/or expenses based on historical and current economic, financial, and demographic information.

Fund- A grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives.

GAAP- Generally Accepted Accounting Principles. Uniform minimum standards and guidelines for financial accounting and reporting. They govern the form and content of the financial statements of an entity. GAAP encompasses the conventions, rules, and procedures necessary to define accepted accounting practices at a particular time. They include not only broad guidelines of general application, but also detailed practices and procedures. GAAP provides a standard by which to measure financial presentations. The primary authoritative body of application of GAAP to state and local governments is the Governmental Accounting Standards Board (GASB).

GFOA- Government Finance Officers Association

Goal- A broadly defined, central aim of an organization. Goals state long-term objectives. Specifying and prioritizing goals are important steps in setting an organizational strategy.

HC- Headcount

IMRF- Illinois Municipal Retirement Fund, retirement fund for all full-time Authority employees

Major Maintenance- Significant maintenance needed to be done to existing Capital Assets that do not add to the value or service capacity of the asset or extend the assets useful life.

Net Income- Excess of operating revenue, non-operating revenue over operating expenses and non-operating expenses.

Net Position- This represents the difference between total assets plus deferred outflows of resources and total liabilities plus deferred inflows of resources. It is categorized into three components: net investment in capital assets, restricted net position, and unrestricted net position.

Objective- Describes something to be accomplished in specific, well-defined and measurable terms and achievable within a specific time-frame.

Operating Expenses- Expenses incurred by the Authority through business operations.

Operating Revenue- Revenue that the Authority generates from business activities.

PLGC- Prairie Landing Golf Club

Proprietary Funds- These funds are used to account for a government's ongoing organizations and activities that are similar to businesses found in the private sector.

Tax Levy- The total amount to be raised by general property taxes for operating and capital purposes.

Tax Rate- The amount of tax levied for each \$100 of assessed valuation.

CERTIFICATION

FILED
JAN 29 2026
Jan. Kocymak
DuPage County Clerk

I, Michael V. Ledonne, Treasurer of the Board of Commissioners of the DuPage Airport Authority, An Illinois Special District, do hereby certify that the attached is a true and complete copy of Statement of Estimated Revenues, by source, for the Fiscal Year beginning January 1, 2026 and ending December 31, 2026 as was adopted and approved as part of the Budget and Appropriation Ordinance 2026-408, adopted at a duly constituted meeting of the Board of Commissioners of the said corporation held on January 21, 2026 at the DuPage Airport Authority, DuPage Flight Center Building, 2700 International Drive, West Chicago, Illinois. A quorum was present at said meeting.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of this corporation, this 27th day of January 2026.

(SEAL)



Michael V. Ledonne, Treasurer
Board of Commissioners
DuPage Airport Authority

FILED
JAN 29 2026

Kaymond
DuPage County Clerk

I, Daniel J. Barna, Assistant Secretary to the Board of Commissioners of the DuPage Airport Authority, An Illinois Special District, do hereby certify that the attached is a true and complete copy of DuPage Airport Authority Ordinance 2026-408, entitled “Budget And Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026”. Said Ordinance was adopted at a meeting of the Board of Commissioners of the DuPage Airport Authority held on January 21, 2026 at DuPage Airport Authority, DuPage Flight Center Building, 2700 International Drive, West Chicago, Illinois. A quorum was present at said meeting.

I further certify that there have been no amendments or revisions to said Ordinance and that said Ordinance remains of record in the minutes of said meeting and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the corporate seal of this corporation, this 21st day of January 2026.



(SEAL)

Daniel J. Barna, Assistant Secretary
Board of Commissioners
DuPage Airport Authority