



CROW ISLAND



Tentative Levy
November 19, 2024

2024 Levy Calendar

- November 19, 2024 - Tentative Levy Discussion and Approval for Publishing with Notice of Hearing Date
 - November 20, 2024- Levy on W36 Website.
 - December 5, 2024 - Levy Request and Truth in Taxation Hearing Date Published
 - December 17, 2024 - Truth in Taxation Hearing and Final Adoption
 - Levy Due to County Clerk by December 31, 2024
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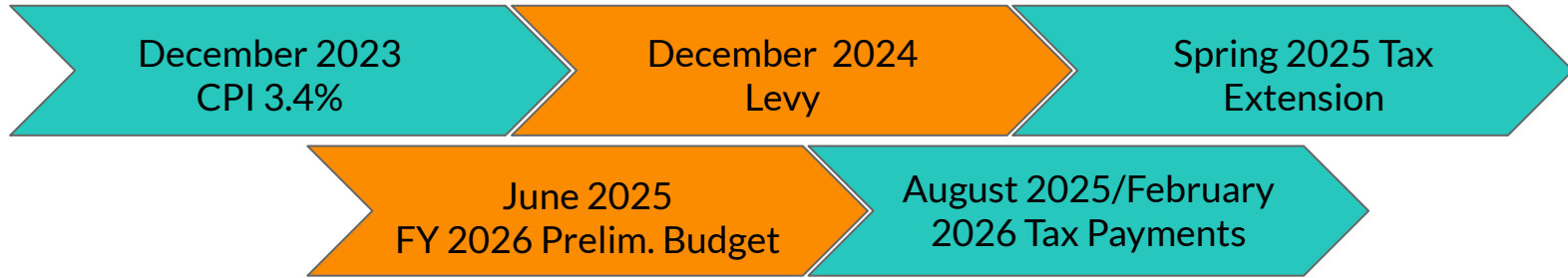
Terms and Definitions

What is a Tax Levy



- A tax levy is...
 - The amount of money a taxing body requests to be raised from property tax (over 90% of D36 Revenue)
 - Most importantly, the tax levy is an ESTIMATE
 - A tax levy extension is...
 - The actual dollar amount to be raised by property taxes
 - Calculated as follows: Levy extension = (Prior year extension x (1+ CPI (max 5%))) + (new property x limiting tax rate)
 - Calculated by Cook County
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Property Tax Levy Cycle



This graphic shows the timing of our property tax cycle:

- 2023 CPI impacts FY26 Revenue
- 2023 CPI-U 3.4%,
 - 32% reduction in base rate increase vs Tax Year 2023.

Cash Reserves Estimated 10/31/2024

Fund	Cash Balance 10/31/24
Education	\$ 20,368,312
Operations and Maintenance	\$ 7,240,492
Debt Service	\$ 2,321,509
Transportation	\$ 1,678,107
FICA/IMRF	\$ 3,250,987
Capital Projects	\$ 22,677,278
Working Cash	\$ 6,647,950
Fire/Life Safety	\$ 1,103
Tort	\$ (64,212)
Total- Operations	\$ 39,122,739
Total- Non-Operations	\$ 24,998,787
Total Fund Balances	\$ 64,121,526

What Factors are used to Calculate a Tax Levy?

- **Known Factors**

- 2023 tax extension (excluding bonds) = \$48.25M
- Consumer Price Index (CPI) = 3.4%
- Maximum levy extension before new property for 2024 = \$49.89 M

- **Unknown Factors**

- New Equalized Assessed Valuation (EAV)
 - Influences Limiting Rate for new property
 - EAV rate increases, Limiting Rate decreases
- **New property growth (5 year Annual Avg.- \$12.25M)**



District 36 Tax Levy Assumptions

- CPI- 3.4%
 - EAV Growth- 4.5%
 - New Property \$60 M (5x five year average 2018-23)
 - Projected Limiting Rate- 2.7769 %
 - Every \$1M of new property= \$27,769 in new tax revenue
 - Expected EAV Growth and New Property based on historical data
 - 4.5% EAV
 - \$12,250,000 New Property
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Tentative Levy Tax Year 2024

Tax Levy TY 2024	Levy	Likely Extension	TY 23 Extension	\$ Change
Education	\$ 43,838,001	\$ 42,660,626	\$ 41,026,502	\$ 1,634,124
O/M	\$ 6,600,000	\$ 6,480,269	\$ 4,883,984	\$ 1,596,285
Transportation	\$ 665,737	\$ 648,617	\$ 682,651	\$ (34,034)
FICA	\$ -	\$ -	\$ 781,160	\$ (781,160)
IMRF	\$ -	\$ -	\$ 489,089	\$ (489,089)
Working Cash	\$ -	\$ -	\$ -	\$ -
Tort	\$ 457,015	\$ 445,262	\$ 390,580	\$ 54,682
	\$ 51,560,753	\$ 50,234,774	\$ 48,253,966	\$ 1,980,808

2024 Levy Summary

- **\$50.74 M requested- Capped Funds**
 - Levy Request- 6.85%, Likely Outcome- 4.1%
 - **Since Levy is >105% of TY23 Extension, a Truth in Taxation Hearing is required**
 - Separate meeting from Regular BOE meeting
 - Special legal notice and timing of said notice.
 - **If a 4.1% increase is the more realistic outcome, why levy for 6.85 %?**
 - Cover for the contingency that new construction is higher than a typical year
 - BOE cannot go back and ask for more.
 - Revenues are lost permanently.
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Debt Service Levy and PTAB Refund

- Debt Service
 - Automatically determined based on debt obligations.
 - Estimated to be \$4.1 M based on amortization of referendum bonds
- Property Tax Appeal Board (PTAB) Refund
 - Until 2021, any refund awarded to a taxpayer by PTAB was deducted from future tax payments to the district.
 - Public Act 102-0519 allows the recapture of the refund by the district.
 - Over the past two years= \$1.2 M.
 - Can be used in any fund
 - W36- 50% Ed Fund, 50% O/M Fund

Recommendation

- **Accept and approve the 2024 Tentative Levy as presented by Administration, and**
 - **Authorize Administration to have a proscribed notice of a Tentative 2024 Levy and Hearing to be held at the December 17, 2024, Meeting of the Board**
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Discussion and Questions