



**Diamond Lake School District 76**  
**Embrace Empower Excel** Each Child Each Day

# Diamond Lake School District 76 Tentative 2022 Tax Levy

November 15, 2022





# Levy Calendar

- **November 15** - Tentative tax levy is presented and Board of Education takes action to approve and certify the tentative tax levy
  - Approval needs to occur at least 20 days prior to the Levy Hearing
- **December 2** - Levy notice in newspaper
  - Needs to be published no more than 14 but no less than 7 days from hearing
- **December 13** - Board/Public hearing and levy adoption
- **December 30** - Last day to file with County Clerk



# Levy Process

- Property tax levy: the amount of property tax dollars a school district requests to operate the district for the subsequent fiscal year. The property tax cycle is the annual process of adopting a levy and then receiving the tax money.
- First step: The District determines the revenue it will need to operate and then levies that amount. This is done through developing long-term projections and a zero-based budget process.
- Property taxes capped: Property Tax Limitation Act ensures the protection of taxpayers by limiting the increase in total tax dollars collected by the school. This limits the increase of property taxes to 5% or the Consumer Price Index (CPI) rate, whichever is lower.
- Property Tax Rate Increase Limited to:
  - **CPI on existing property property - 5.0% (max CPI under PTELL) 7.0% actual CPI**
  - **Plus new property**
    - Gather new growth data from the local assessor's office. Currently project ~2.5% growth on existing property countywide.
    - Actual EAV not known until March



# Levy Process continued...

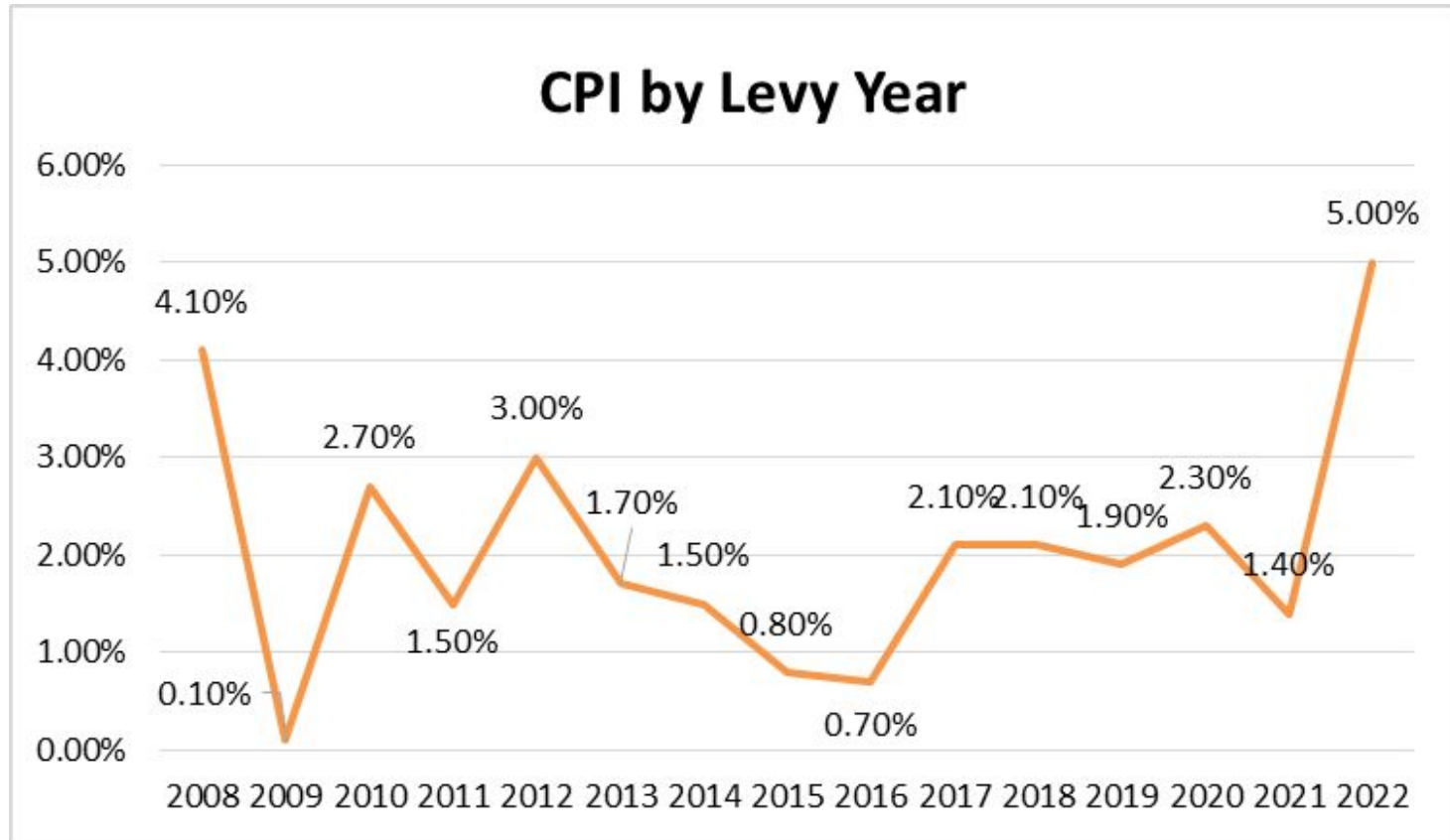
- School districts must deposit property tax revenue into appropriate accounting funds as determined by the Illinois School Code and the Illinois Program Accounting Manual. A formula determines the amount of property tax revenue each fund is entitled to receive:

$$\text{tax rate} \times \text{equalized assessed valuation (EAV)} = \text{property tax revenue}$$

- County clerk calculates the final property tax billings using this formula and direct these billings to owners of parcels of land located in each school district. The process of preparing property tax billings is the "property tax extension".
- The District collects tax extension payments in the Spring and Fall.



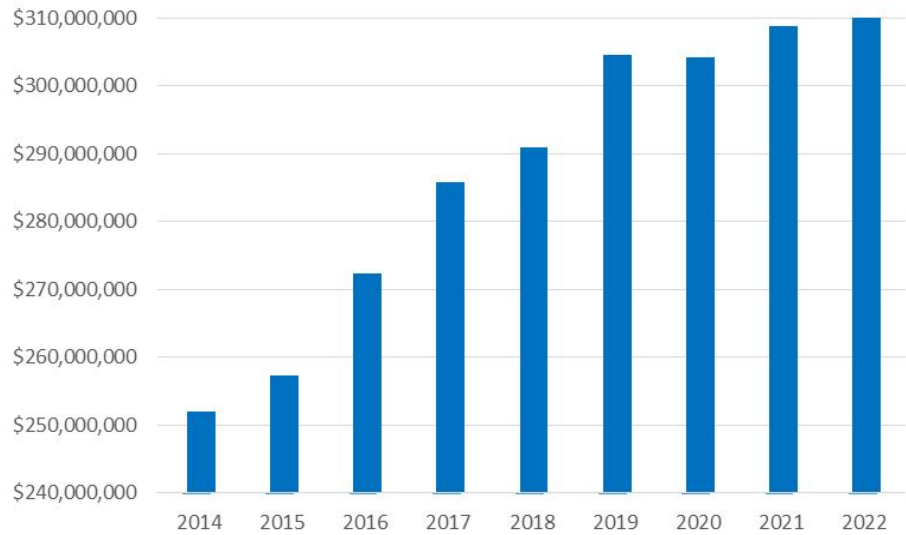
# Historical CPI



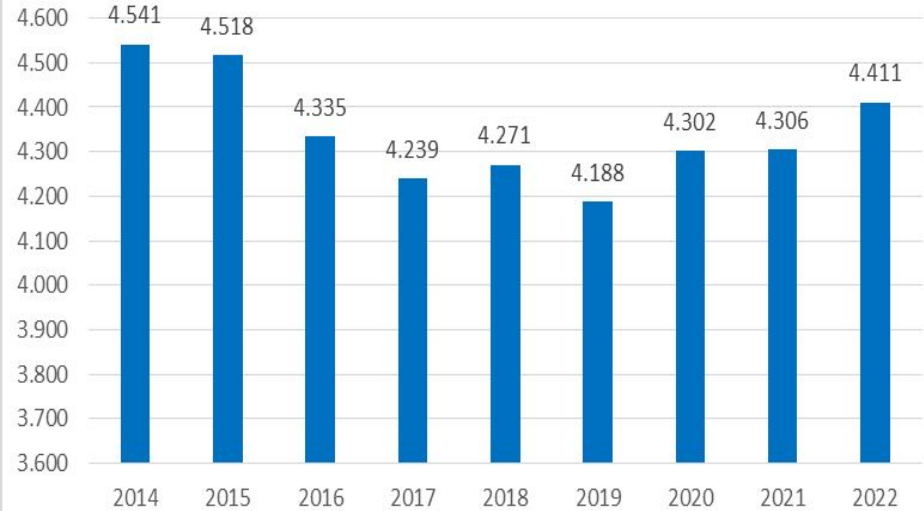


# Historical

Equalized Assessed Value (EAV)



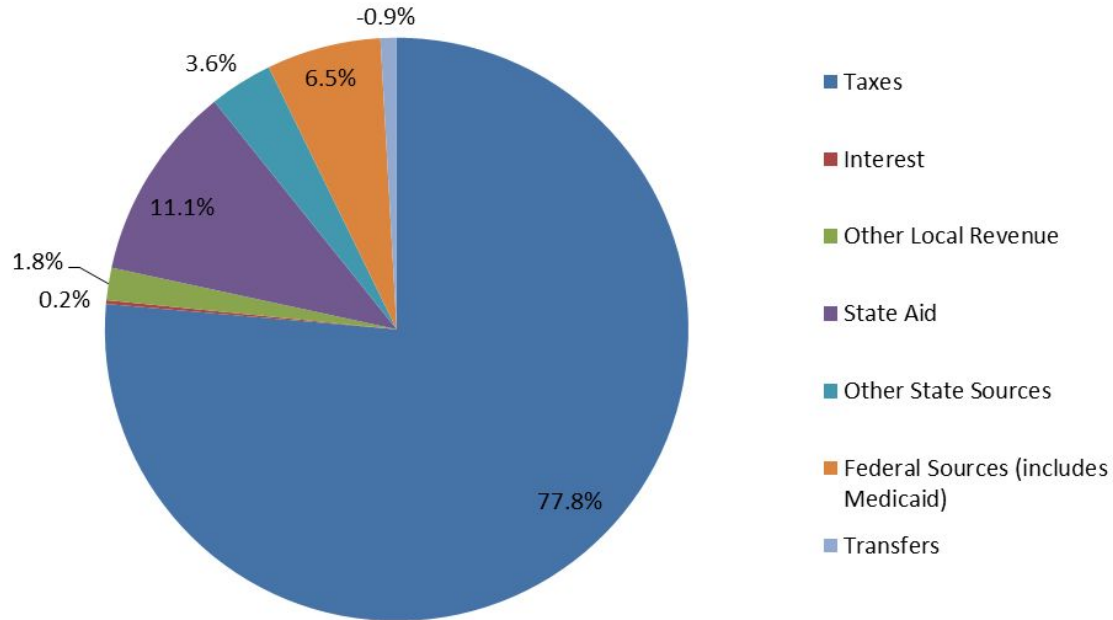
Limiting Rates (minus SEDOL and Bond & Interest)



- Inverse Relationship:
  - As property values increase faster than CPI, tax rates decrease
  - When property values decrease, tax rates rise



- Property Taxes = 78% of revenue





# 2022 Proposed Tax Levy

	-0.14%	1.54%	Maximum	<b>PROPOSED 11/2022</b>	
EAV Increase from prior Year				<b>3.33%</b>	
	EAV	EAV	Allowable	<b>EAV</b>	2022 Best Guess
	<b>\$304,160,841</b>	<b>\$308,839,357</b>	Rates	<b>\$319,136,546</b>	Levy Extension
FUND/LEVY	2020 EXTENSION	2021 EXTENSION		<b>PROPOSED 2022 EXTENSION</b>	(3.33%) EAV growth
<b>Educational</b>	\$9,800,053	\$10,297,133	as needed	<b>\$12,500,000</b>	\$10,967,411
<b>O &amp; M</b>	\$1,223,812	\$1,238,585	0.550%	<b>\$1,550,000</b>	\$1,340,373
<b>Transportation</b>	\$917,857	\$619,294	as needed	<b>\$850,000</b>	\$702,100
<b>Working Cash</b>	\$61,191	\$68,124	0.050%	<b>\$85,000</b>	\$70,210
<b>IMRF</b>	\$211,155	\$247,717	as needed	<b>\$200,000</b>	\$146,803
<b>Social Security</b>	\$211,155	\$247,717	as needed	<b>\$200,000</b>	\$146,803
<b>Tort</b>	\$45,892	\$30,967	as needed	<b>\$75,000</b>	\$63,827
<b>Special Education</b>	\$611,905	\$625,486	0.400%	<b>\$750,000</b>	\$638,273
<b>Life Safety</b>	\$882	\$886	0.100%	<b>\$1,500</b>	\$899
<b>Lease Purchase</b>			0.100%		
<b>SEDOL IMRF Levy</b>	\$17,763	\$17,576	0.008%	<b>\$16,573</b>	\$16,573
<b>Debt Service</b>	\$880,223	\$881,233	0.235%	<b>\$880,979</b>	\$880,979
<b>Total</b>	<b>\$13,981,888</b>	<b>\$14,274,719</b>	1.443%	<b>\$17,109,052</b>	<b>\$14,974,251</b>
Total w/o Bond/Sedol	\$13,083,901	\$13,375,910		\$16,211,500	\$14,076,699





# Why “Balloon Levy”

- A “balloon levy” is a term used to describe the practice of requesting more money than we reasonably expect to receive.
- The reason for this is two-fold:
  - Under the Tax Cap Law, if you under levy, you can never recapture the lost revenue to the District.
  - At the time the tax levy is due, the EAV and new property of the district is unknown.
- Due to the Tax Cap formula should ACTUAL growth exceed PROJECTED growth, levying dollars in this manner will allow the district to receive all additional new property revenues. Should ACTUAL growth equal or fall below PROJECTED growth, the dollars received by the district, and thus the tax rate, will be limited by the assessed valuation and the Illinois School Code. Therefore, the taxpayer is not harmed when the district balloons its levy in those funds where a tax rate limit is imposed.



# Frequently Asked Questions

- **Why doesn't the District lower its Levy?**

We would be penalized due to the Tax Cap formula for future years as each year is limited by the year prior. This results in a permanent reduction in revenue that can never be recovered. For example, the District is estimating around a \$777K increase in revenue in this year's extension vs. last year. If we were to keep the tax extension the same as last year we would not only lose out on that revenue this year, but exponentially every year after that. Assuming a 2% CPI over the next 5 years, the district would forfeit \$4,043,000 in revenue.

- **Did the District raise my tax rate this year?**

The District does not set tax rates and did not raise the rate. By law, the school district requests a specified amount of money. This amount of money is capped by the Property Tax Extension Limitation Law (PTELL) at no more than the CPI (plus new construction). Tax rates are established by the county after the total equalized assessed value in the taxing district is taken into account. The school district receives only an increase of CPI (5.0%) that is capped at 5%.

- **If the District is only getting an increase of CPI, why are my taxes going up more than that?**

This has to do with the value of your home in relation to others in the district. If your value is higher than the previous year, in relation to other properties in the district, you may pay more than the CPI. Conversely, if your value is lower than in the previous year, in relation to other properties in the district, you pay less than CPI. If all properties either went up or down the same percentage, or stayed the same, the tax rate for everyone would increase only by CPI.



# Frequently Asked Questions

- **How does Diamond Lake SD 76 tax rate compare to other districts?**

The amount and type of property in a community affects individual homeowner's tax bill. A community that has more successful commercial/industrial property will typically have a higher overall EAV. This balanced mix of properties helps distribute the tax burden throughout the community. The higher the combined property value, the lower the tax rate.

Tax Rate = Total Tax Extension / Total EAV

	EAV Per Pupil *	Tax Rate (2021)
Diamond Lake SD 76	\$331,330	4.597
Hawthorn SD 73	\$358,242	3.851
Mundelein SD 75	\$217,933	4.670
Fremont SD 79	\$410,048	3.237
Kildeer Countryside SD 96	\$405,206	3.936

\*From Forecast5