



Tax Levy Hearing
Tuesday, December 12, 2023 7:00 PM

Diamond Lake School Sparkle Center
25807 Diamond Lake Road
Mundelein, IL 60060

- I. Call to Order / Roll Call
- II. Pledge of Allegiance
- III. Public Comments (Tax Levy)
- IV. 2023 Tax Levy Hearing
- V. Public Comments and Petitions (Non-Agenda Items)
- VI. Adjournment



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

Diamond Lake School District 76 2023 Tax Levy

December 12, 2023





Levy Calendar

- **November 14** - 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 1** - Levy notice in newspaper
 - Needs to be published no more than 14 but no less than 7 days from hearing
- **December 12** - Board/Public hearing and levy adoption
- **December 26** - 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 conservative 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) 6.5% actual CPI**
 - **Plus new property**
 - Gather new growth data from the local assessor's office. Currently project ~5.0% 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:

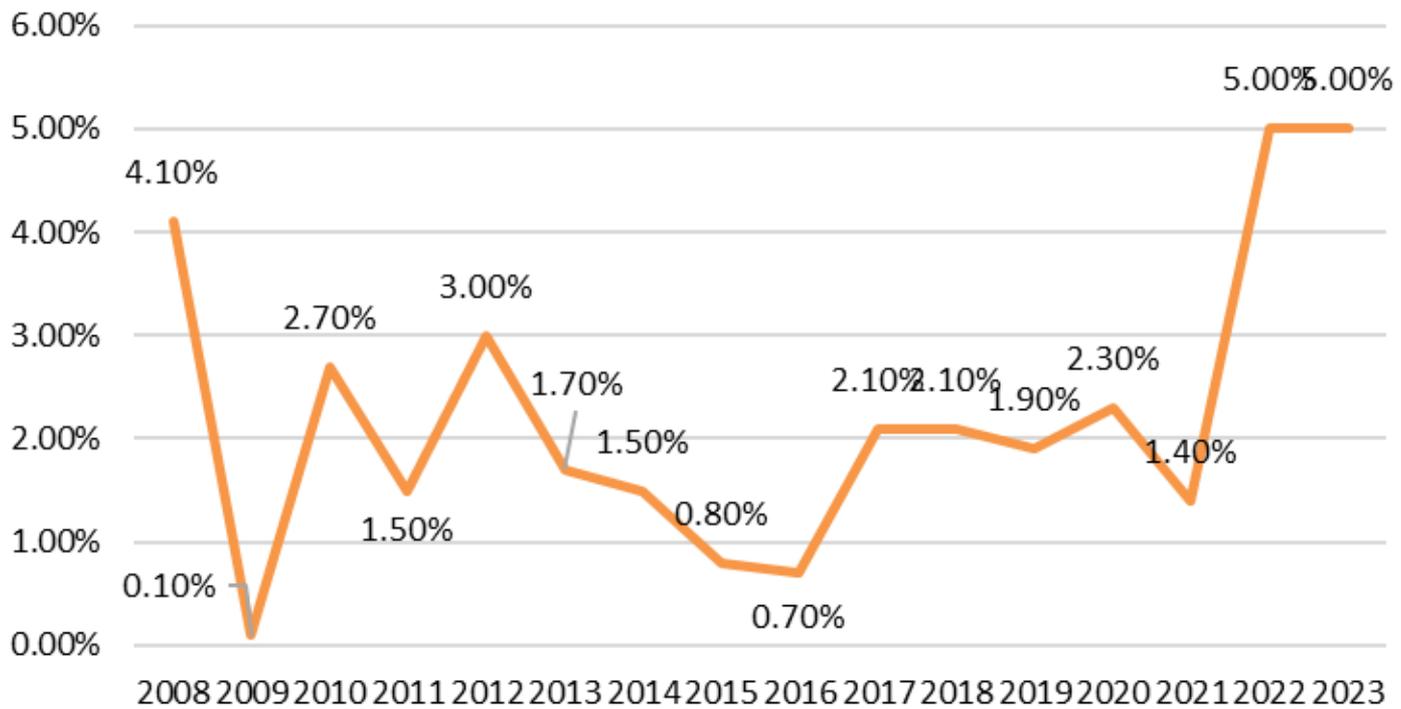
$$\text{tax rate} \times \text{equalized assessed valuation (EAV)} = \text{property tax revenue}$$

- 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

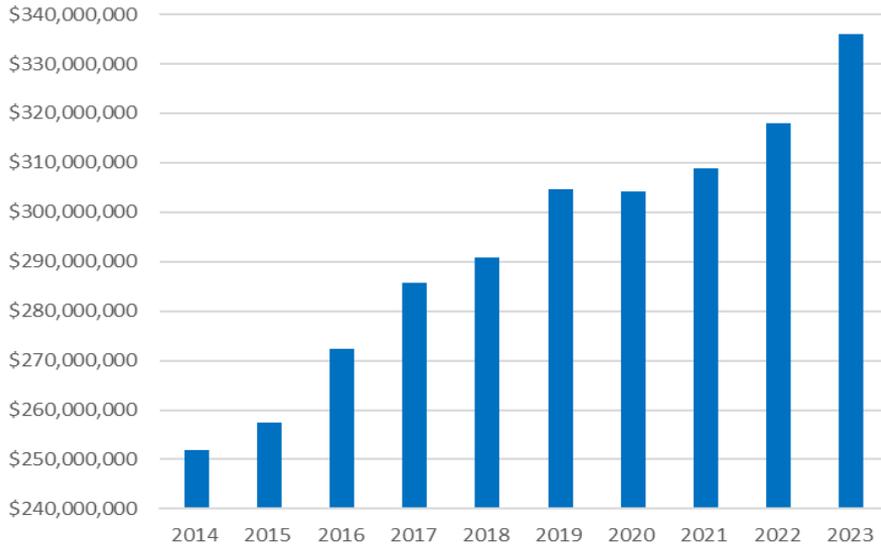
CPI by Levy Year



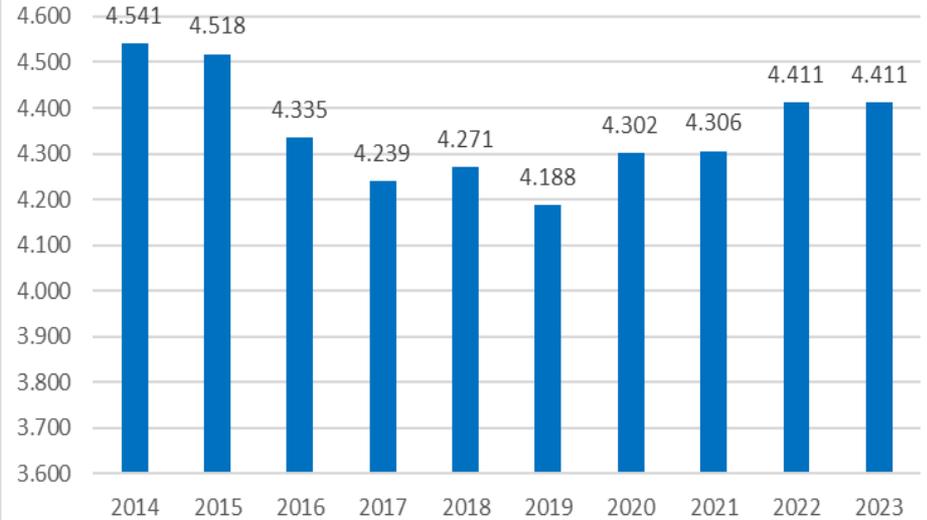


Historical

Equalized Assessed Value (EAV)



Limiting Rates (minus SEDOL and Bond & Interest)

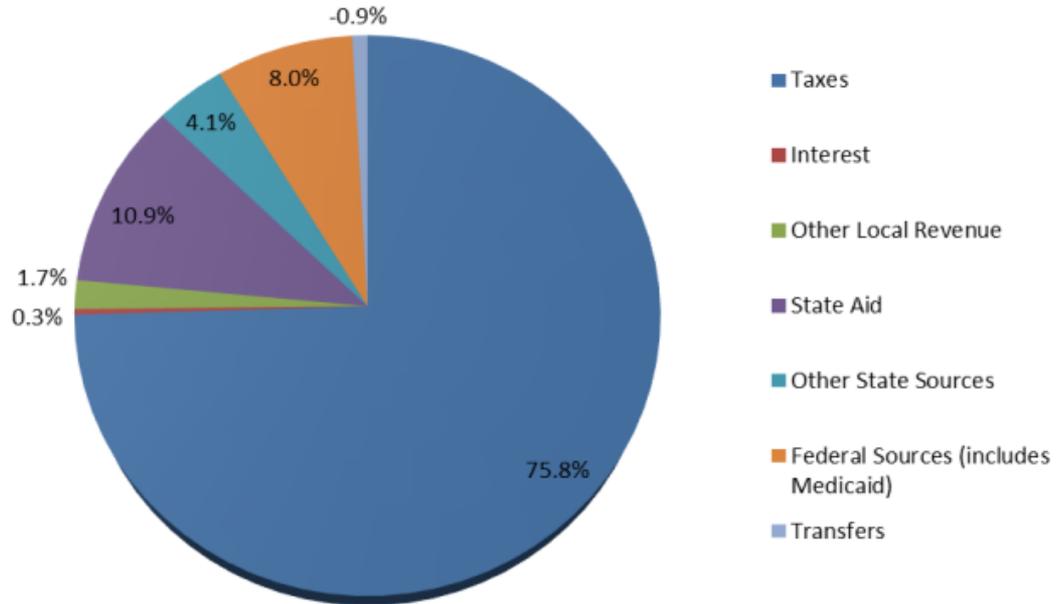


- **Inverse Relationship:**

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



- Property Taxes = 76% of revenue





2023 Proposed Tax Levy

	1.54%	2.95%	Maximum	PROPOSED 11/2023 5.66% EAV \$335,953,560	2023 Best Guess Levy Extension
EAV Increase from prior Year	EAV	EAV	Allowable		
	\$308,839,357	\$317,955,772	Rates		
FUND/LEVY	2021 EXTENSION	2022 EXTENSION		PROPOSED 2023 EXTENSION	(5.66%) EAV growth
Educational	\$10,297,133	\$11,030,089	as needed	\$12,800,000	\$11,440,885
O & M	\$1,239,116	\$1,340,374	0.550%	\$1,750,000	\$1,511,791
Transportation	\$619,294	\$702,100	as needed	\$875,000	\$772,693
Working Cash	\$68,124	\$73,988	0.050%	\$85,000	\$73,910
IMRF	\$247,717	\$156,803	as needed	\$175,000	\$147,820
Social Security	\$247,717	\$156,803	as needed	\$175,000	\$147,820
Tort	\$30,967	\$65,286	as needed	\$70,000	\$50,393
Special Education	\$625,486	\$638,274	0.400%	\$750,000	\$671,907
Life Safety	\$886	\$1,307	0.100%	\$1,500	\$1,259
Lease Purchase			0.100%		
SEDOL IMRF Levy	\$17,576	\$16,575	0.008%	\$6,064	\$6,064
Debt Service	\$881,233	\$880,979	0.235%	\$884,514	\$884,514
Total	\$14,275,250	\$15,062,579	1.443%	\$17,572,078	\$15,709,056
Total w/o Bond/Sedol	\$13,376,441	\$14,165,025		\$16,681,500	\$14,818,478



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.



Estimated Impact on Taxpayer

Using the projected 2023 tax extension rates the District anticipates it will receive, provided below is the projected impact of the 2023 Tax Levy on a residential home owner. This calculation is based upon the estimated change in the equalized assessed valuation and the tax rate generated.

The actual percentage change for each taxpayer will vary based on each individual assessment from the Lake County Assessment office.

Fair Cash Value of Home <small>*5.00% increase to home value</small>	\$300,000	\$315,000
Assessed Valuation (33.3% estimated) w/ Homestead Exemption Taxed Value	\$99,900 \$6,000 \$93,900	\$104,895 \$8,000 \$96,895
D76 Estimated Tax Rate D76 Estimated Taxes	4.693 \$4,407	4.676 \$4,531
Estimated \$ Increase Estimated % Increase		\$124 2.81%
D120 Estimated Tax Rate* D120 Estimated Taxes <small>*Sourced from the November 7, 2023 D120 Board of Education Packet</small>	2.5128 \$2,362	2.4521 \$2,462
Estimated Taxes D76 & D120	\$6,769	\$6,993



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 \$794K 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 \$4,132,008 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 (capped at 5% plus new construction).

- **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 (2022)
Diamond Lake SD 76	\$377,396	4.737
Hawthorn SD 73	\$414,760	4.017
Mundelein SD 75	\$267,970	4.635
Fremont SD 79	\$490,905	3.051
Kildeer Countryside SD 96	\$406,565	4.139

*From Forecast5