



**2024 Payable 2025  
Property Tax Hearing  
and Final Levy Approval**

**For the School Year  
July 1, 2024 - June 30, 2025**

**St. Cloud Area School District 742**  
*Prepare. Engage. Educate. Empower. Inspire.*

# Requirements of Truth & Taxation Hearing

- The 2024 Pay 2025 Proposed Property Tax Levy
  - Proposed Changes
  - Specific Purposes for Changes
- Current Year Budget (Fiscal Year 2025)
  - Distribution of Revenues by Revenue Source
  - Spending by Program Area
- Public Comment and Questions

Minnesota Statute 275.065



# District Levy and District Funds

## School District Levy

- Tax is levied in fall of 2024, taxes are payable/collected in 2025
- District Revenue for 2025-2026 School year (Fiscal year 2026)

## School District Funds

- **General Fund Levy**
  - Based on student enrollment
- **Community Education Fund Levy**
  - Based on the population of the District
    - Includes basic community education revenue, youth services and after school revenue
    - Early childhood family education levy is based on number of children under 5 years of age in district



# District Levy and District Funds

- **Debt Service Fund Levy**
  - Based on annual debt retirement schedules
    - Annual levy is what is needed to pay principal and interest payments of bonded debt plus 5%
    - A calculation is done annually by the Minnesota Department of Education to determine level of fund balance
      - If over cap of 5% a levy reduction will be made to bring debt fund balance to the 5% over levy requirement
    - Debt Service Fund may be composed of voter-approved bonds, as well as non-voter approved bonds such as alternative facilities bonds, capital facilities bonds and the newly authorized long-term facilities maintenance bonds



# How are Levy Funds Spent?

## General Fund

Provides funding for district regular and special education, instructional programs, support services, transportation, instructional, athletic, and operational equipment, technology, building maintenance, etc...

Percent

55.31%

## Community Education Fund

Funding for Community Education programs, Early Childhood Family Education and School Readiness

2.50%

## Debt Service Fund

Levy for repayment of principal and interest on District debt

42.19%

**Total Levy before credits and exclusions:**

100.00%



# 2024 Pay 2025 Levy

The School District Levy is changing by:

\$1,247,020.93

Or

3.66%



**ST. CLOUD AREA PUBLIC SCHOOLS**  
**FISCAL YEAR 2024-2025**  
**COMPOSITE BUDGET**

<b>REVENUES</b>					
	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>DEBT SERVICE FUND</b>	<b>TOTAL GOVERNMENTAL FUNDS</b>
<b>Local Property Taxes</b>	20,048,981	832,713		13,473,429	34,355,123
<b>Other Local and County Revenues</b>	4,296,210	1,098,350	100,000	100,000	5,594,560
<b>Revenues from State Sources</b>	141,653,578	4,939,142		943,387	147,536,107
<b>Revenues from Federal Sources</b>	9,971,651	7,232,500			17,204,151
<b>Sales and Other Conversion of Assets</b>		146,000			146,000
<b>Totals</b>	<b>175,970,420</b>	<b>14,248,705</b>	<b>100,000</b>	<b>14,516,816</b>	<b>204,835,941</b>

<b>EXPENSES</b>					
	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>DEBT SERVICE FUND</b>	<b>TOTAL GOVERNMENTAL FUNDS</b>
<b>District and School Administration</b>	4,525,623				4,525,623
<b>District Support Services</b>	5,712,964				5,712,964
<b>Regular Instruction</b>	67,478,661				67,478,661
<b>Vocational Instruction</b>	1,876,693				1,876,693
<b>Special Education Instruction</b>	42,443,881				42,443,881
<b>Community Education and Services</b>		7,102,868			7,102,868
<b>Instruction Support Services</b>	11,716,407				11,716,407
<b>Pupil Support Services</b>	8,971,152	7,362,781			16,333,933
<b>Site, Buildings, and Equipment</b>	9,099,873		13,650,000		22,749,873
<b>Fiscal and Other Fixed Cost Programs</b>	891,500			17,486,662	18,378,162
<b>Transportation</b>	11,495,060				11,495,060
<b>Operating Capital</b>	9,887,908				9,887,908
<b>Totals</b>	<b>174,099,722</b>	<b>14,465,649</b>	<b>13,650,000</b>	<b>17,486,662</b>	<b>219,702,033</b>

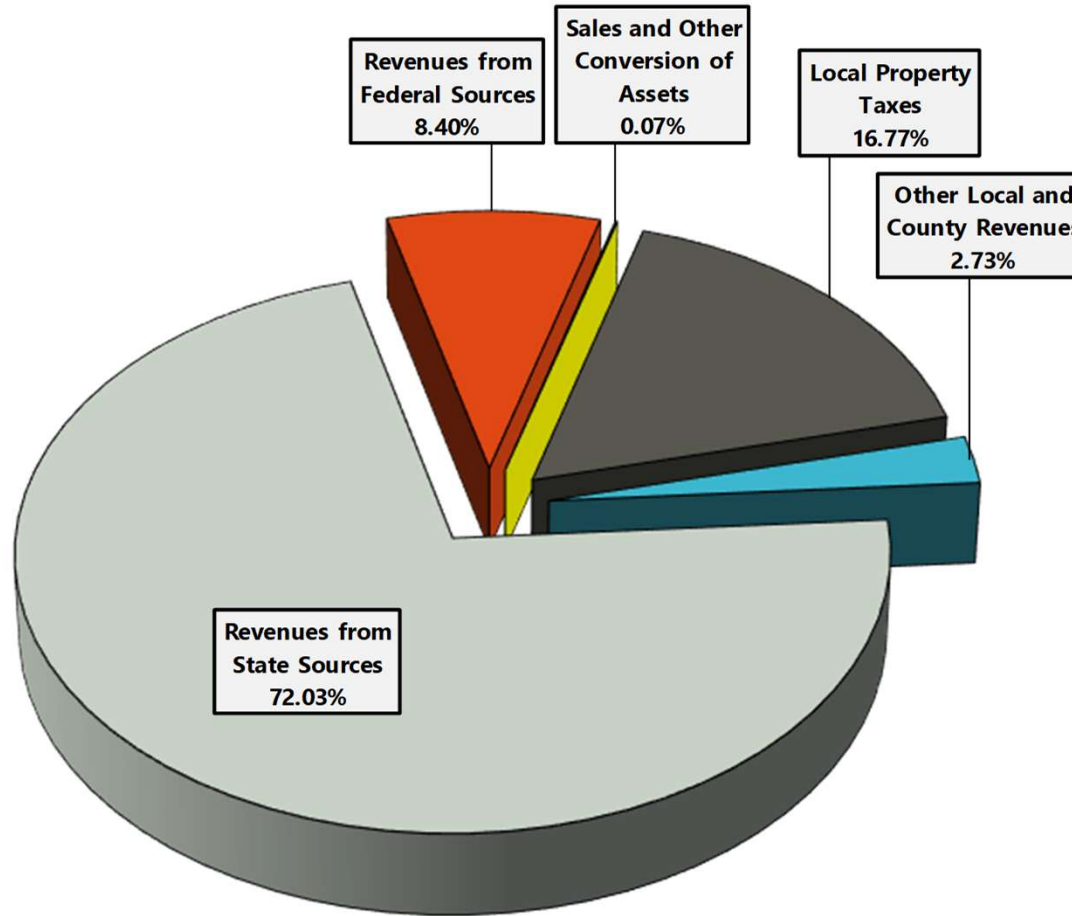
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	1,870,698	(216,944)	(13,550,000)	(2,969,846)	(14,866,092)
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	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>DEBT SERVICE FUND</b>	<b>TOTAL GOVERNMENTAL FUNDS</b>
<b>OTHER FINANCING SOURCES</b>					
<b>Loan Repayment-Principal &amp; Interest</b>	(1,820,850)				(1,820,850)

<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER USES</b>	49,848	(216,944)	(13,550,000)	(2,969,846)	(16,686,942)
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# ST. CLOUD AREA PUBLIC SCHOOLS FISCAL YEAR 2024-2025 REVENUE BY SOURCE

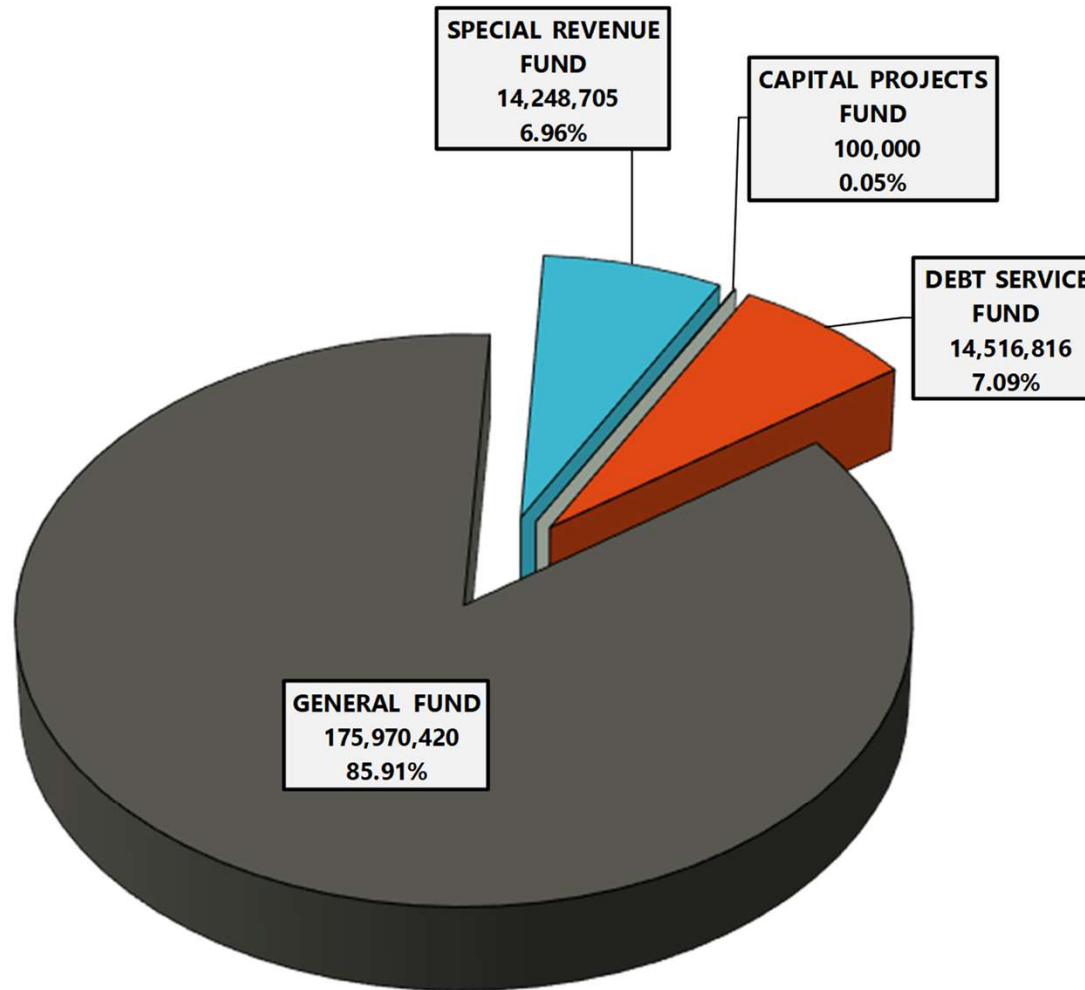




# ST. CLOUD AREA PUBLIC SCHOOLS

## FISCAL YEAR 2024-2025

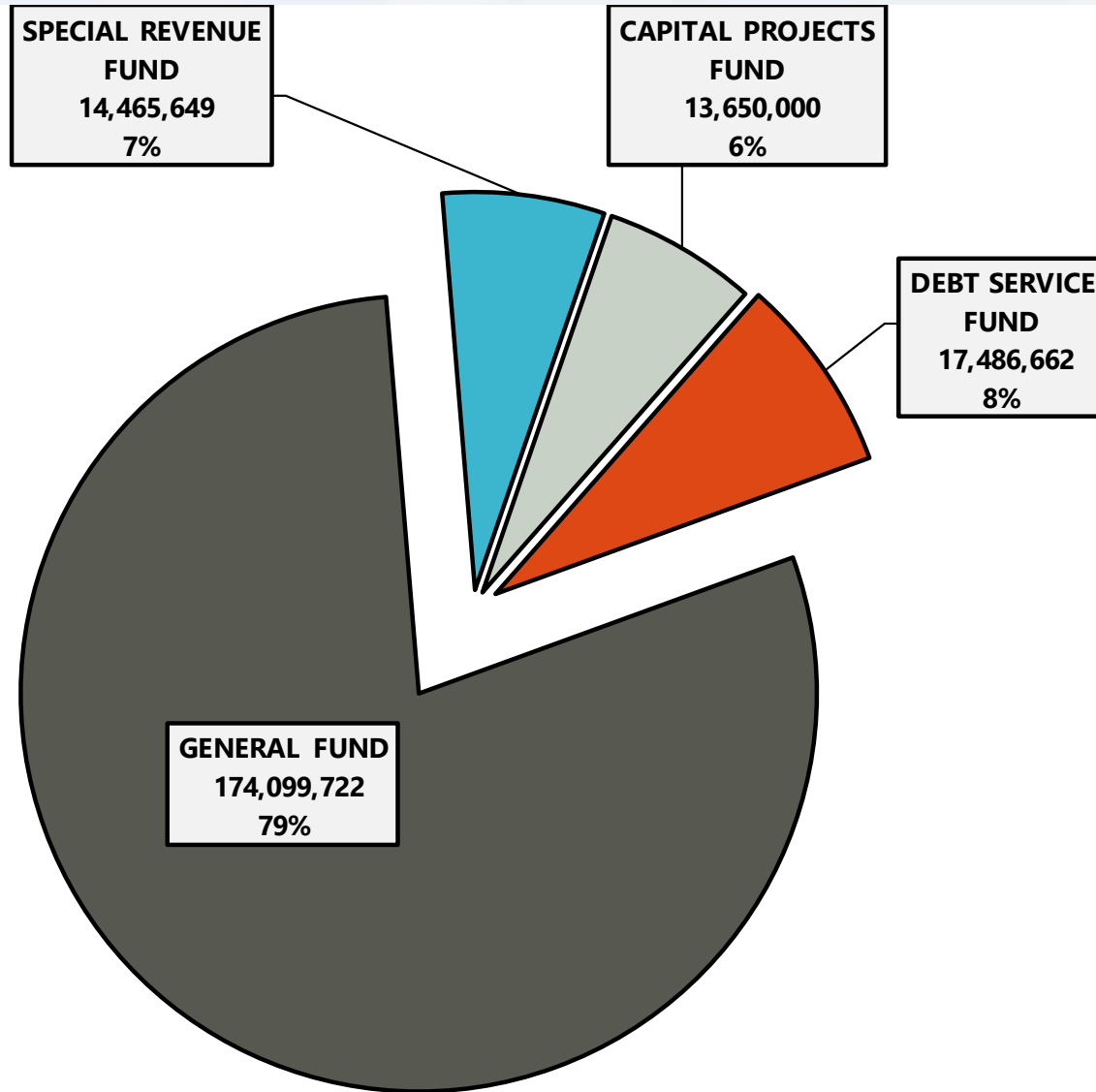
### REVENUE BY FUND



# ST. CLOUD AREA PUBLIC SCHOOLS

## FISCAL YEAR 2024-2025

### EXPENDITURE BY FUND

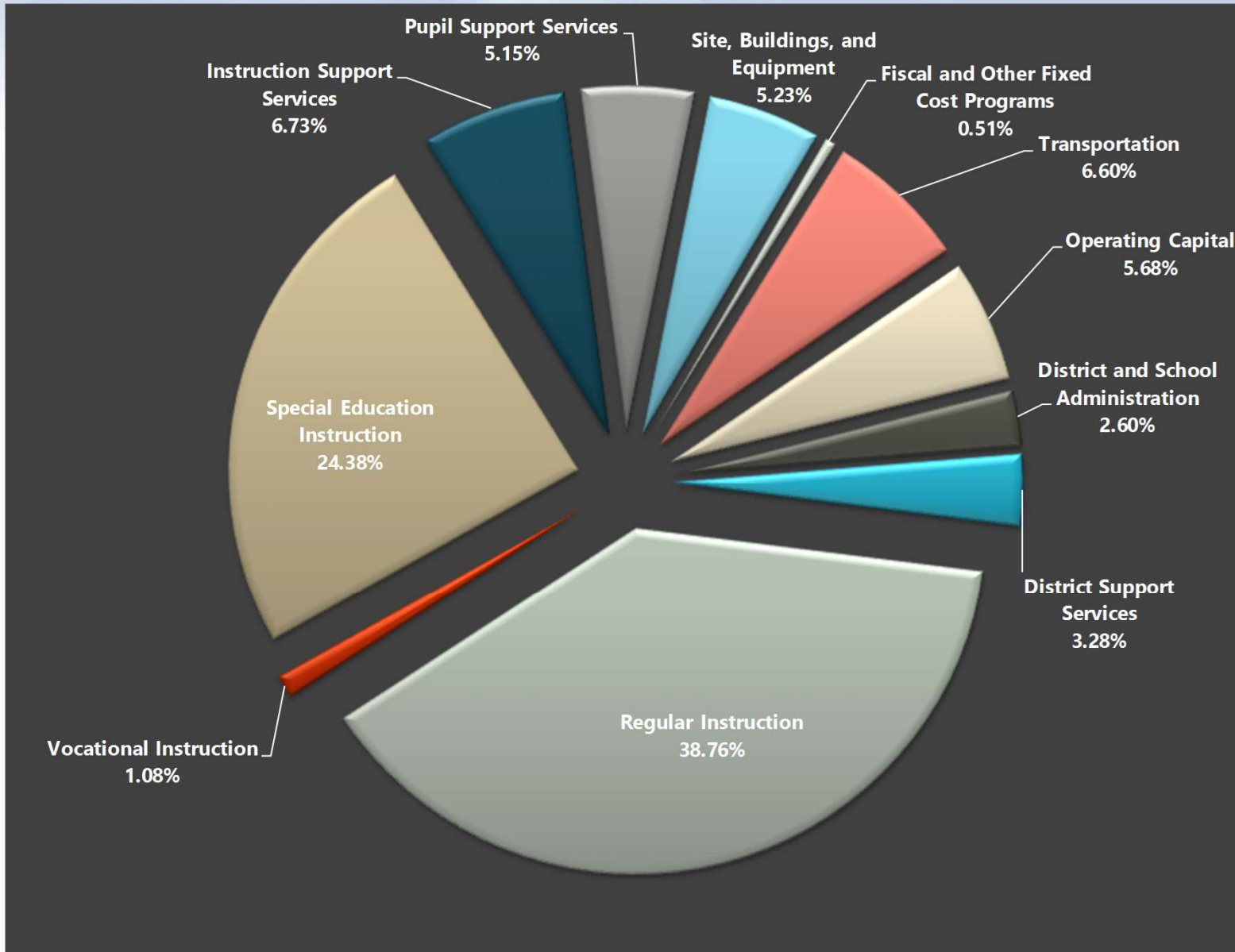


# **ST. CLOUD AREA PUBLIC SCHOOLS FISCAL YEAR 2024-2025 GENERAL FUND PROGRAM EXPENDITURES**

<b>EXPENSES</b>	<b>GENERAL FUND</b>
<b>District and School Administratio</b>	4,525,623
<b>District Support Services</b>	5,712,964
<b>Regular Instruction</b>	67,478,661
<b>Vocational Instruction</b>	1,876,693
<b>Special Education Instruction</b>	42,443,881
<b>Instruction Support Services</b>	11,716,407
<b>Pupil Support Services</b>	8,971,152
<b>Site, Buildings, and Equipment</b>	9,099,873
<b>Fiscal and Other Fixed Cost Prog</b>	891,500
<b>Transportation</b>	11,495,060
<b>Operating Capital</b>	<u>9,887,908</u>
<b>TOTAL EXPENDITURES</b>	<b>\$174,099,722</b>



# ST. CLOUD AREA PUBLIC SCHOOLS FISCAL YEAR 2024-2025 GENERAL FUND PROGRAM EXPENDITURES



# How are School Levies Determined?

- Authority for School Levies
  - Set by State Formula
  - Voter Approved



**ST. CLOUD PUBLIC SCHOOLS  
GENERAL FUND  
GROSS LEVY COMPARISON**

	<b>ACTUAL 2023 PAY 2024</b>	<b>PROPOSED 2024 PAY 2025</b>	<b>DOLLAR DIFFERENCE</b>
1 <b>Referendum Levies</b>	\$0.00	\$0.00	\$0.00
2 <b>Board Converted Referendum</b>	0.00	0.00	0.00
3 <b>Local Optional Levy</b>	6,305,607.35	6,661,811.49	356,204.14
4 <b>Equity Levy</b>	1,641,383.04	1,715,248.69	73,865.65
5 <b>Operating Capital Levy</b>	1,242,075.64	1,390,078.57	148,002.93
6 <b>Reemployment Levy</b>	32,295.61	13,532.73	(18,762.88)
7 <b>Safe Schools Levy</b>	335,498.04	351,629.28	16,131.24
8 <b>Career &amp; Technical Levy</b>	522,050.15	477,750.00	(44,300.15)
9 <b>Achievement &amp; Integration Levy</b>	652,420.97	693,849.64	41,428.67
10 <b>Long Term Facilities Levy</b>	8,015,210.82	8,126,168.65	110,957.83
11 <b>Building Lease Levy</b>	1,902,456.78	1,280,135.65	(622,321.13)
12 <b>Facilities &amp; Equipment Bond Adjustment</b>	(1,239,420.00)	(1,235,115.00)	4,305.00
13 <b>Economic Development Abatement</b>	47,607.00	47,991.00	384.00
14 <b>Excess Tax Increment Financing Adjustment</b>	0.00	(16,953.11)	(16,953.11)
15 <b>Abatements &amp; Other Adjustments</b>	16,286.56	17,186.08	899.52
<b>TOTAL GROSS LEVY</b>	<u>\$19,473,471.96</u>	<u>\$19,523,313.67</u>	<u>\$49,841.71</u>



**ST. CLOUD PUBLIC SCHOOLS  
COMMUNITY EDUCATION  
GROSS LEVY COMPARISON**

	<b>ACTUAL 2023 PAY 2024</b>	<b>PROPOSED 2024 PAY 2025</b>	<b>DOLLAR DIFFERENCE</b>
<b>1 Basic Community Ed. Levy</b>	\$472,211.39	\$463,490.29	(\$8,721.10)
<b>2 Early Childhood Levy</b>	239,425.91	280,484.12	41,058.21
<b>3 Adults with Disabilities Levy</b>	7,555.38	7,448.44	(106.94)
<b>4 School Age Care Levy</b>	98,698.00	110,977.47	12,279.47
<b>5 Home Visit Levy</b>	17,195.55	17,688.01	492.46
<b>6 Abatements</b>	1,205.81	1,017.21	(188.60)
<b>TOTAL GROSS LEVY</b>	<u>\$836,292.04</u>	<u>\$881,105.54</u>	<u>\$44,813.50</u>



**ST. CLOUD PUBLIC SCHOOLS  
DEBT SERVICE  
GROSS LEVY COMPARISON**

	<b>ACTUAL 2023 PAY 2024</b>	<b>PROPOSED 2024 PAY 2025</b>	<b>DOLLAR DIFFERENCE</b>
<b>1 Required Debt Service Levy</b>	\$8,027,826.72	\$9,175,962.22	\$1,148,135.50
<b>2 Long Term Facilities Debt Service Levy</b>	4,461,723.45	4,469,612.08	7,888.63
<b>3 Facilities &amp; Equipment Bond Adjustment</b>	1,239,420.00	1,235,115.00	(4,305.00)
<b>3 Abatements</b>	11,831.55	12,478.14	646.59
<b>TOTAL GROSS LEVY</b>	\$13,740,801.72	\$14,893,167.44	\$1,152,365.72





**ST. CLOUD PUBLIC SCHOOLS  
ALL FUNDS  
GROSS LEVY COMPARISON**

<b>Percent change</b>	<b>3.66%</b>
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	<b>ACTUAL 2023 PAY 2024</b>	<b>PROPOSED 2024 PAY 2025</b>	<b>DOLLAR DIFFERENCE</b>
<b>General Fund</b>	\$19,473,471.96	\$19,523,313.67	\$49,841.71
<b>Community Education Fund</b>	836,292.04	881,105.54	44,813.50
<b>Debt Service Fund</b>	13,740,801.72	14,893,167.44	1,152,365.72
<b>TOTAL GROSS LEVY</b>	\$34,050,565.72	\$35,297,586.65	\$1,247,020.93



# ST. CLOUD AREA PUBLIC SCHOOLS SCHOOL PORTION of PROPERTY TAX LEVY

Total Pay 2020 Levy = \$30,616,839.11

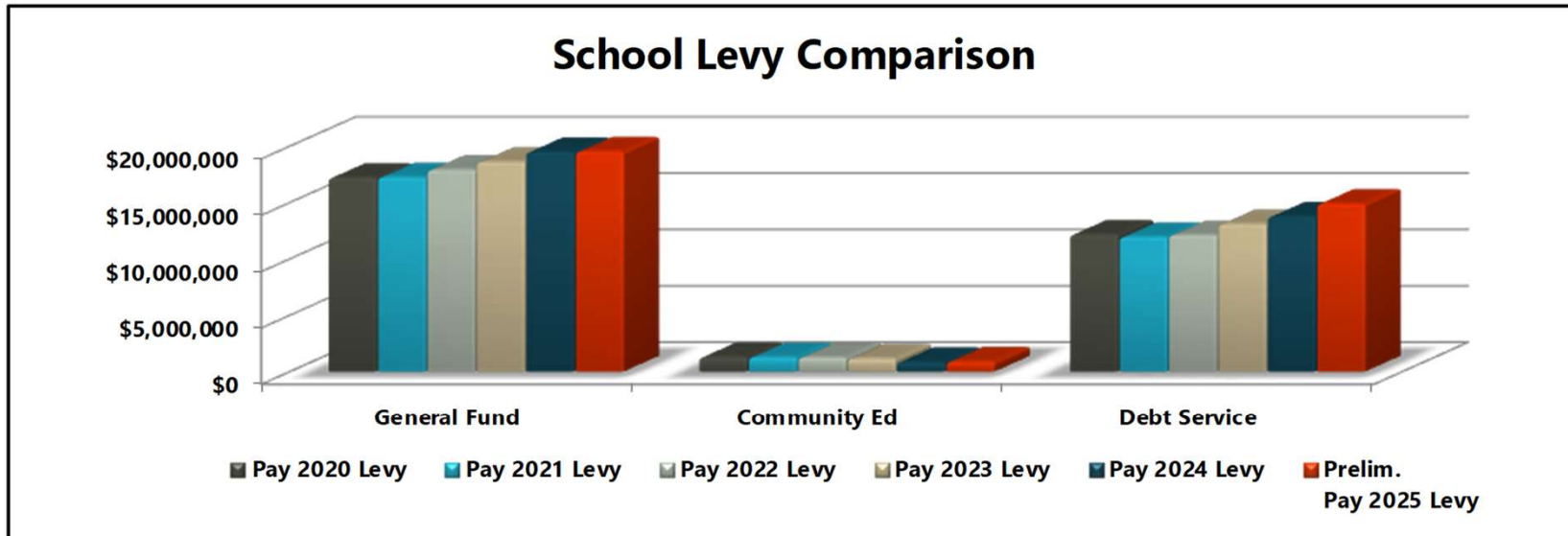
Total Pay 2021 Levy = \$30,441,384.09

Total Pay 2022 Levy = \$31,221,623.09

Total Pay 2023 Levy = \$32,830,556.75

Total Pay 2024 Levy = \$34,050,565.72

**Total Prelim. Pay 2025 Levy = \$35,297,586.65**



	Pay 2020 Levy	Pay 2021 Levy	Pay 2022 Levy	Pay 2023 Levy	Pay 2024 Levy	Prelim. Pay 2025 Levy
General Fund	17,188,162.62	17,232,293.15	17,880,117.86	18,592,738.80	19,473,471.96	\$19,523,313.67
Community Ed	1,277,566.03	1,272,700.52	1,247,353.01	1,158,791.00	836,292.04	881,105.54
Debt Service	<u>12,151,110.46</u>	<u>11,936,390.42</u>	<u>12,094,152.22</u>	<u>13,079,026.95</u>	<u>13,740,801.72</u>	<u>14,893,167.44</u>
<b>Total Levy</b>	<b>30,616,839.11</b>	<b>30,441,384.09</b>	<b>31,221,623.09</b>	<b>32,830,556.75</b>	<b>34,050,565.72</b>	<b>35,297,586.65</b>



# What are the Main Variables that may Cause Property Tax Increases and Decreases?

- Changes in market values
- Changes in class rates/history
- Market value exclusion
  - (Newly adjusted Pay 2025 credit amount and value range)
- Voter approved referendums
- State Tax Adjustments
  - i.e. Ag2School Tax Credit Program
- New programs authorized or mandated by legislature
  - i.e. Long-term Facilities Maintenance Revenue Program



# Changes in Market Value

- The market values are final and are not a subject for discussion at the School District Truth in Taxation hearing
- Market values were discussed at the local board of review and county board of equalization hearings held earlier this year.
- The final taxable market values may reflect a reduction under the limited value law.
- If this property is a qualifying homestead, the final taxable market values may exclude improvements which you made to this property.



# HOMESTEAD MARKET VALUE EXCLUSION

***Commencing with taxes payable 2025, Minnesota residential homestead property taxpayers will see an adjusted homestead market value exclusion formula***

MN Statute 273.13 subd. 35 provides a homestead market exclusion. This residential market value exclusion originated as a credit and was established by the 2001 Legislature. The 2011 Legislature converted this credit to a market value exclusion. As with the previous credit, qualifying property includes homestead property classified as 1a (residential), 1b (blind/disabled), and 2a (agricultural). In the case of an agricultural homestead or resort homestead, only the market value of the house, garage and immediately surrounding one acre of land is eligible in determining the exclusion. Homesteaded manufactured homes are eligible, as are relative homesteads to the degree the owner would be eligible if they lived there (MN Stat. 272.02)

MN Stat 273.13 subd. 35 (b) **formerly stated:**

For a homestead valued at \$76,000 or less, the exclusion is 40 percent of market value. For a homestead valued between \$76,000 and \$413,800, the exclusion is \$30,400 minus nine percent of the valuation over \$76,000. For a homestead valued at \$413,800 or more, there is no valuation exclusion. The valuation exclusion shall be rounded to the nearest whole dollar, and may not be less than zero.

MN Stat 273.13 subd. 35 (b) **now states:**

For a homestead valued at \$95,000 or less, the exclusion is 40 percent of market value. For a homestead valued between \$95,000 and \$517,200, the exclusion is \$38,000 minus nine percent of the valuation over \$95,000. For a homestead valued at \$517,200 or more, there is no valuation exclusion. The valuation exclusion shall be rounded to the nearest whole dollar, and may not be less than zero.

**Please note market value range and credit amount both increased**



# ST. CLOUD AREA PUBLIC SCHOOLS TAX BASE HISTORY

Assessment Year	Taxes Payable	RMV -		NTC - Net	
		Referendum Market Value	% Change	Tax Capacity	% Change
<b>2024</b>	<b>2025</b>	10,199,011,768	2.200%	124,361,687	1.459%
<b>2023</b>	<b>2024</b>	9,979,426,909	9.162%	122,573,193	9.517%
<b>2022</b>	<b>2023</b>	9,141,863,158	16.692%	111,922,108	15.720%
<b>2021</b>	<b>2022</b>	7,834,189,532	3.537%	96,717,669	3.532%
<b>2020</b>	<b>2021</b>	7,566,532,413	5.276%	93,418,079	5.592%
<b>2019</b>	<b>2020</b>	7,187,345,175	4.614%	88,470,526	4.109%
<b>2018</b>	<b>2019</b>	6,870,337,725	5.750%	84,978,840	5.487%
<b>2017</b>	<b>2018</b>	6,496,803,085	3.626%	80,558,685	3.366%
<b>2016</b>	<b>2017</b>	6,269,476,600	2.792%	77,935,459	2.700%
<b>2015</b>	<b>2016</b>	6,099,163,350	3.363%	75,886,764	5.252%
<b>2014</b>	<b>2015</b>	5,900,742,705	1.901%	72,100,109	2.292%
<b>2013</b>	<b>2014</b>	5,790,649,950	-0.258%	70,484,666	0.142%
<b>2012</b>	<b>2013</b>	5,805,636,650	-3.581%	70,384,740	-2.309%
<b>2011</b>	<b>2012</b>	6,021,257,000	-3.026%	72,048,380	-2.352%
<b>2010</b>	<b>2011</b>	6,209,169,825	-3.569%	73,783,499	-9.232%
<b>2009</b>	<b>2010</b>	6,438,943,650	-1.289%	81,287,836	0.316%
<b>2008</b>	<b>2009</b>	6,523,013,125	2.257%	81,031,556	4.263%
<b>2007</b>	<b>2008</b>	6,379,056,100	6.421%	77,718,098	7.088%
<b>2006</b>	<b>2007</b>	5,994,166,500	8.966%	72,574,328	9.458%
<b>2005</b>	<b>2006</b>	5,500,957,405	11.560%	66,303,192	11.370%
<b>2004</b>	<b>2005</b>	4,930,924,780	14.342%	59,534,396	13.789%
<b>2003</b>	<b>2004</b>	4,312,445,996		52,319,885	



# School Portion of Taxes (No Property Appreciation)

0.000%

DATA BELOW ASSUMES NO CHANGE IN PROPERTY VALUE

Type of Property	Estimated Market Value - Taxes Payable 2024	Estimated Market Value - Taxes Payable 2025	Taxes Payable 2024	Taxes Payable 2025	Estimated Tax Increase / (Decrease) - Pay 2024 vs Pay 2025	Estimated Percent Change
Residential Homestead	100,000	100,000	232.54	217.43	(15.10)	-6.49%
	125,000	125,000	310.37	296.85	(13.52)	-4.36%
	150,000	150,000	388.41	376.48	(11.93)	-3.07%
	175,000	175,000	466.25	455.89	(10.35)	-2.22%
	200,000	200,000	544.29	535.53	(8.77)	-1.61%
	250,000	250,000	700.17	694.57	(5.60)	-0.80%
	274,118	274,118	775.17	771.10	(4.07)	-0.53%
	300,000	300,000	856.05	853.62	(2.43)	-0.28%
	350,000	350,000	1,011.93	1,012.66	0.74	0.07%
	400,000	400,000	1,167.80	1,171.71	3.91	0.33%
	450,000	450,000	1,316.66	1,330.76	14.10	1.07%
	500,000	500,000	1,462.95	1,489.80	26.85	1.84%
Commercial Industrial	250,000	250,000	1,104.16	1,125.35	21.19	1.92%
	500,000	500,000	2,368.03	2,413.05	45.02	1.90%
	1,000,000	1,000,000	4,895.78	4,988.45	92.67	1.89%
	2,500,000	2,500,000	12,479.03	12,714.65	235.62	1.89%



# School Portion of Taxes (With Property Appreciation)

2.000%

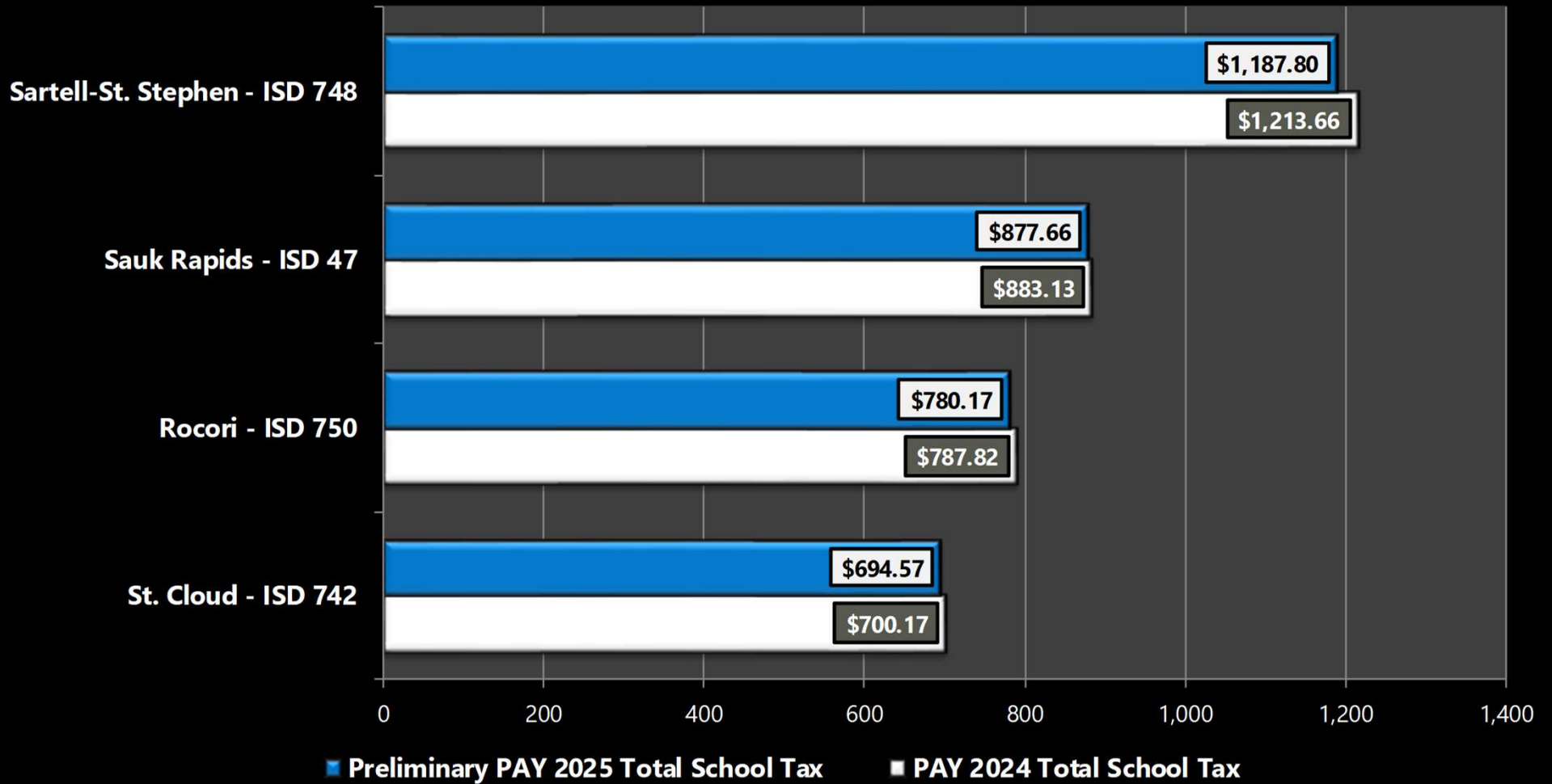
DATA BELOW ASSUMES A 2.00% CHANGE IN PROPERTY VALUE

Type of Property	Estimated Market Value - Taxes Payable 2024	Estimated Market Value - Taxes Payable 2025	Taxes Payable 2024	Taxes Payable 2025	Estimated Tax Increase / (Decrease) - Pay 2024 vs Pay 2025	Estimated Percent Change
Residential Homestead	100,000	102,000	232.54	223.62	(8.91)	-3.83%
	125,000	127,500	310.37	304.75	(5.62)	-1.81%
	150,000	153,000	388.41	385.87	(2.54)	-0.65%
	175,000	178,500	466.25	467.00	0.75	0.16%
	200,000	204,000	544.29	548.12	3.83	0.70%
	250,000	255,000	700.17	710.37	10.20	1.46%
	274,118	279,600	775.17	788.59	13.42	1.73%
	300,000	306,000	856.05	872.62	16.57	1.94%
	350,000	357,000	1,011.93	1,034.87	22.94	2.27%
	400,000	408,000	1,167.80	1,197.11	29.31	2.51%
	450,000	459,000	1,316.66	1,359.36	42.71	3.24%
500,000	510,000	1,462.95	1,527.02	64.07	4.38%	
Commercial Industrial	250,000	255,000	1,104.16	1,151.10	46.95	4.25%
	500,000	510,000	2,368.03	2,464.56	96.53	4.08%
	1,000,000	1,020,000	4,895.78	5,091.46	195.68	4.00%
	2,500,000	2,550,000	12,479.03	12,972.19	493.16	3.95%





# Actual Pay 2024 and Preliminary Pay 2025 Comparison of School Portion of Taxes Paid on \$250,000 Home - Figures below do not include reductions for disparity aid



# Levy Approval

**Whereas**, Pursuant to Minnesota Statutes the School Board of Independent School District No. 742 – St. Cloud, Minnesota, is authorized to make the following proposed tax levies for general purposes:

General Fund	\$ 19,523,313.67
Community Services	\$ 881,105.54
Debt	<u>\$ 14,893,167.44</u>
Total Proposed Tax Levy	\$ 35,297,586.65

**Now Therefore**, Be it resolved by the School Board of Independent School District No. 742 – St. Cloud, Minnesota, that the levy to be levied in 2024 to be collected in 2025 is set at \$35,297,586.65. The clerk of the ISD 742 School Board is authorized to certify the proposed levy to the County Auditors of Stearns, Benton, Sherburne and Wright County, Minnesota.

