



Benton Community School Corporation

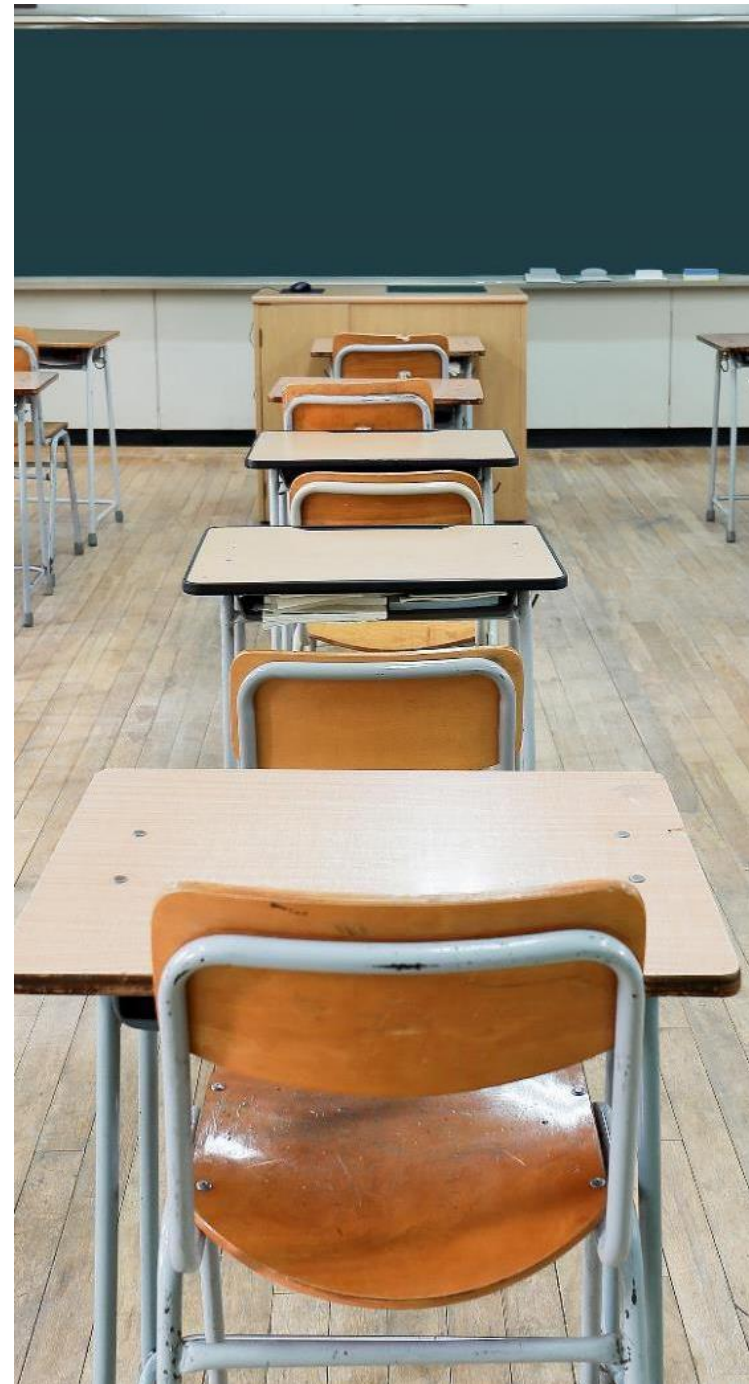
Education Fund Financial Projections

December 4, 2019



now joined with
Springsted and Umbaugh

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Benton Community School Corporation

Baseline Education Fund Cash Flow Assumptions

Cash Flow Assumptions:	Revenues (Baseline)
Enrollment Projections	2.0% annual ADM decrease, per school officials
State Aid	1.0% annual increase in Tuition Support and Complexity Grant (state aid) per pupil funding
Other Revenues	2019 estimated revenues remain level
Net Assessed Value (NAV)	Based upon 2020 CNAV of \$1,314,552,785 and no assumed growth thereafter

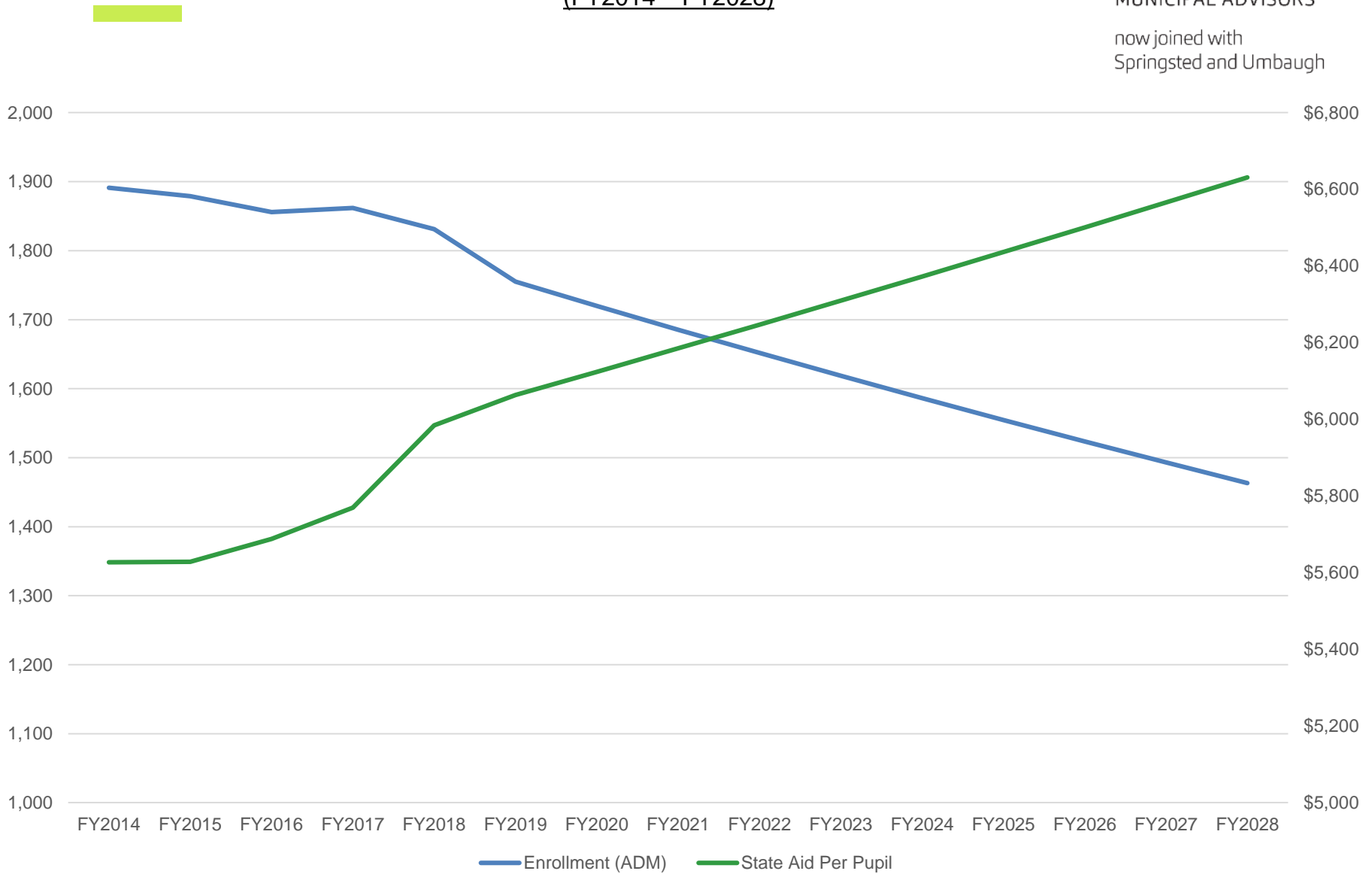
Cash Flow Assumptions:	Expenditures (Baseline)
Education Fund	2.5% annual inflationary increase
Transfer to Operations Fund	Annual transfer of 15% of Basic Grant from Education Fund to Operations Fund for expenses that are now classified to the Operations Fund beginning in 2019.

Baseline Education Fund Financial Projections

Benton Community School Corporation

Enrollment (ADM) and State Aid per Pupil Trends

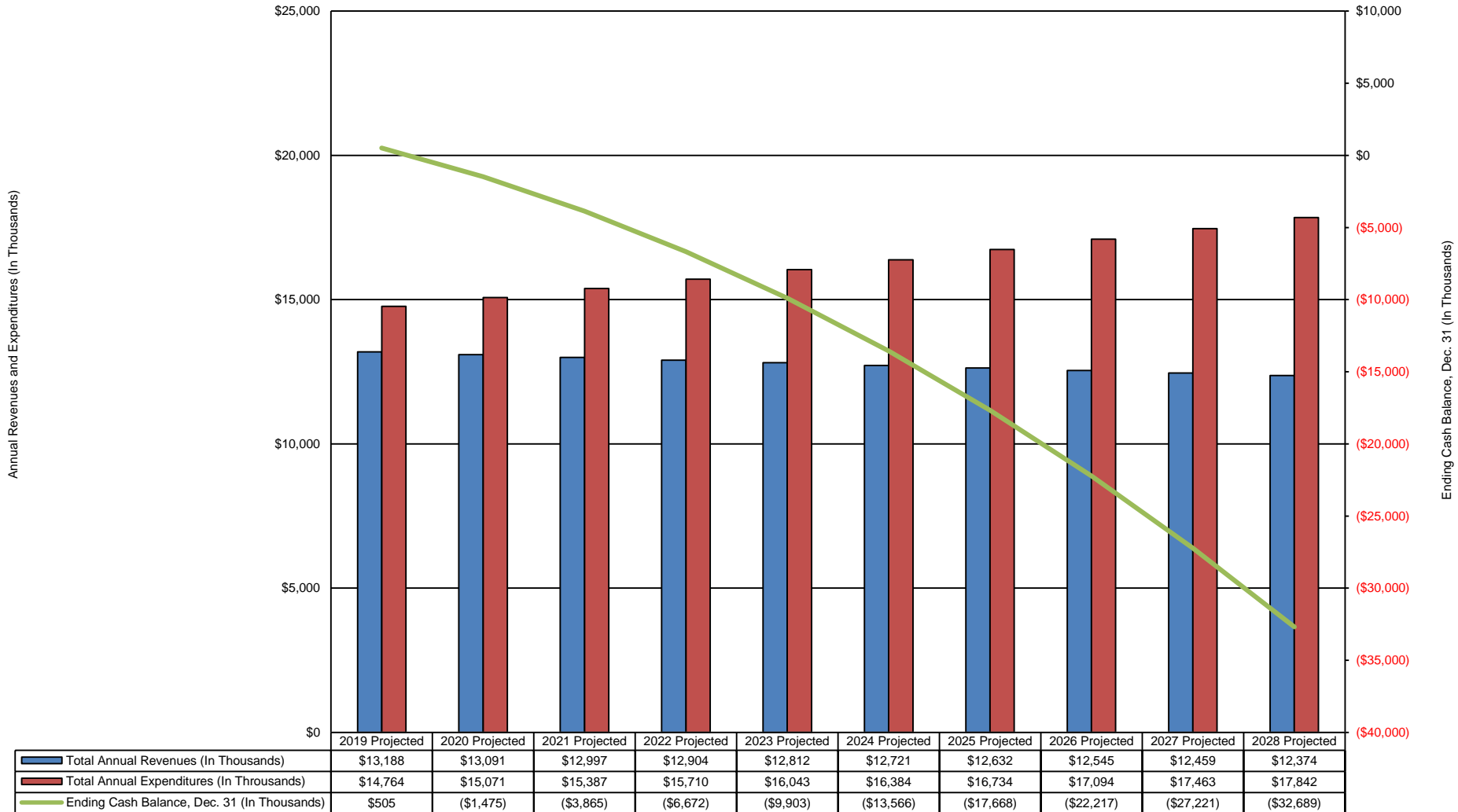
(FY2014 – FY2028)



Benton Community School Corporation
Projected December 31 Fund Balance:
Education Fund - Baseline
(2019 – 2028)



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Note: Education Fund was created January 1, 2019, in accordance with HEA 1009-2017. Expenditures include assumed annual 15% of state aid grant transfer from the Education Fund to Operations Fund.

Illustrative Operating Referendum Models

Benton Community School Corporation

Overview of Illustrative Operating Referendum Models

	Model A: 8% Reserve Balance as of 12/31/2028	Model B: 15% Reserve Balance as of 12/31/2028	Model C: 25% Reserve Balance as of 12/31/2028
Illustrative Tax Rate	\$0.3100	\$0.3200	\$0.3400
Illustrative Annual Levy – Beginning in 2021 (1)	\$4,051,370	\$4,199,682	\$4,411,556

(1) Based upon the 2020 Certified Net Assessed Value (including TIF areas) of \$1,314,552,785. Assumes 5% license excise/financial institutions factor. Per \$100 of assessed value.

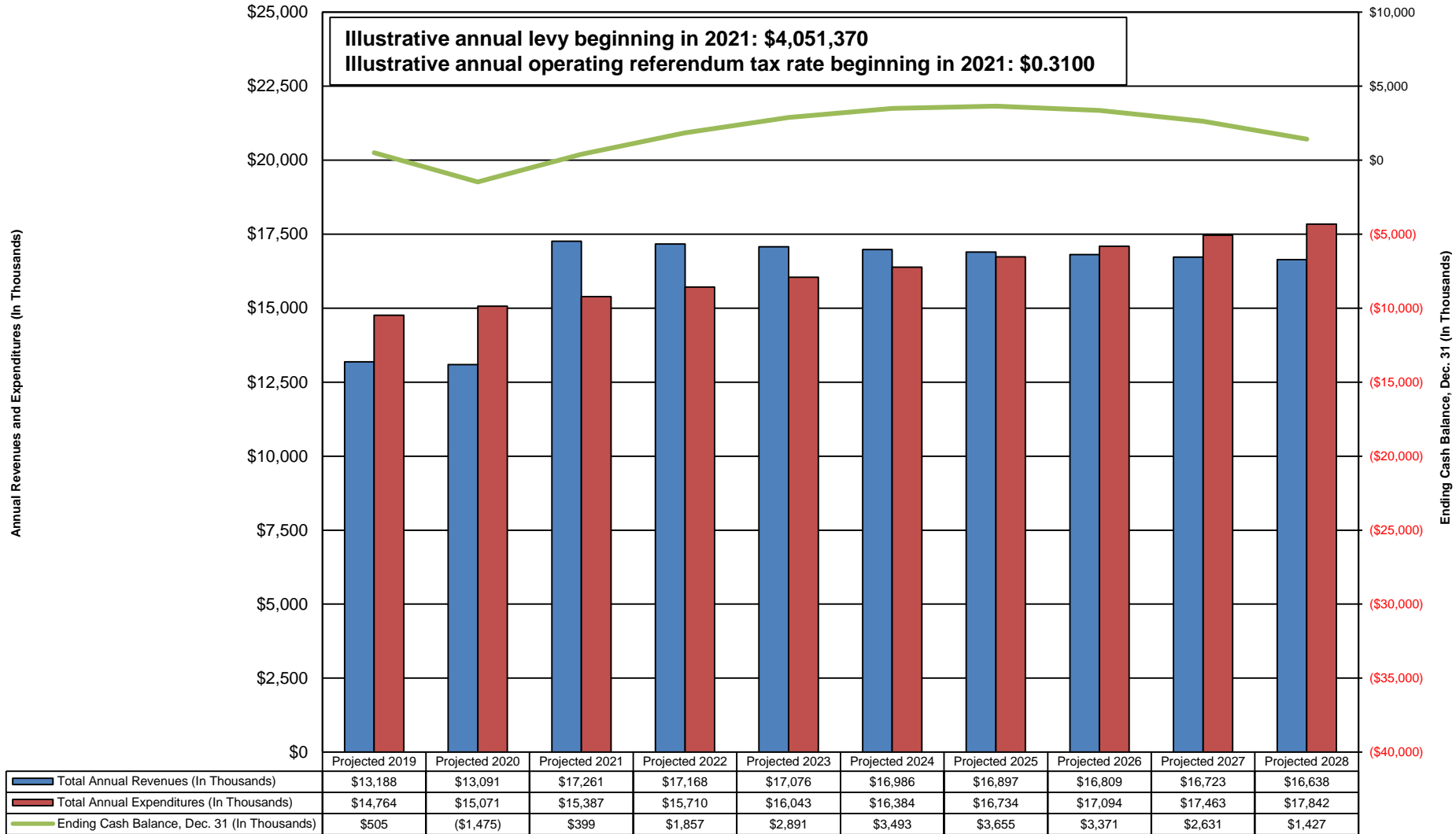
Model A

Benton Community School Corporation

Projected Fund Balance:
 Education and Operating Referendum Funds – 8% Operating Balance by
December 31, 2028
(2019 – 2028)



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Note: Education Fund was created January 1, 2019, in accordance with HEA 1009-2017. Annual expenditures include assumed 15% state aid grant transfer from the Education Fund to Operations Fund.

Benton Community School Corporation

Projected Fund Balance:

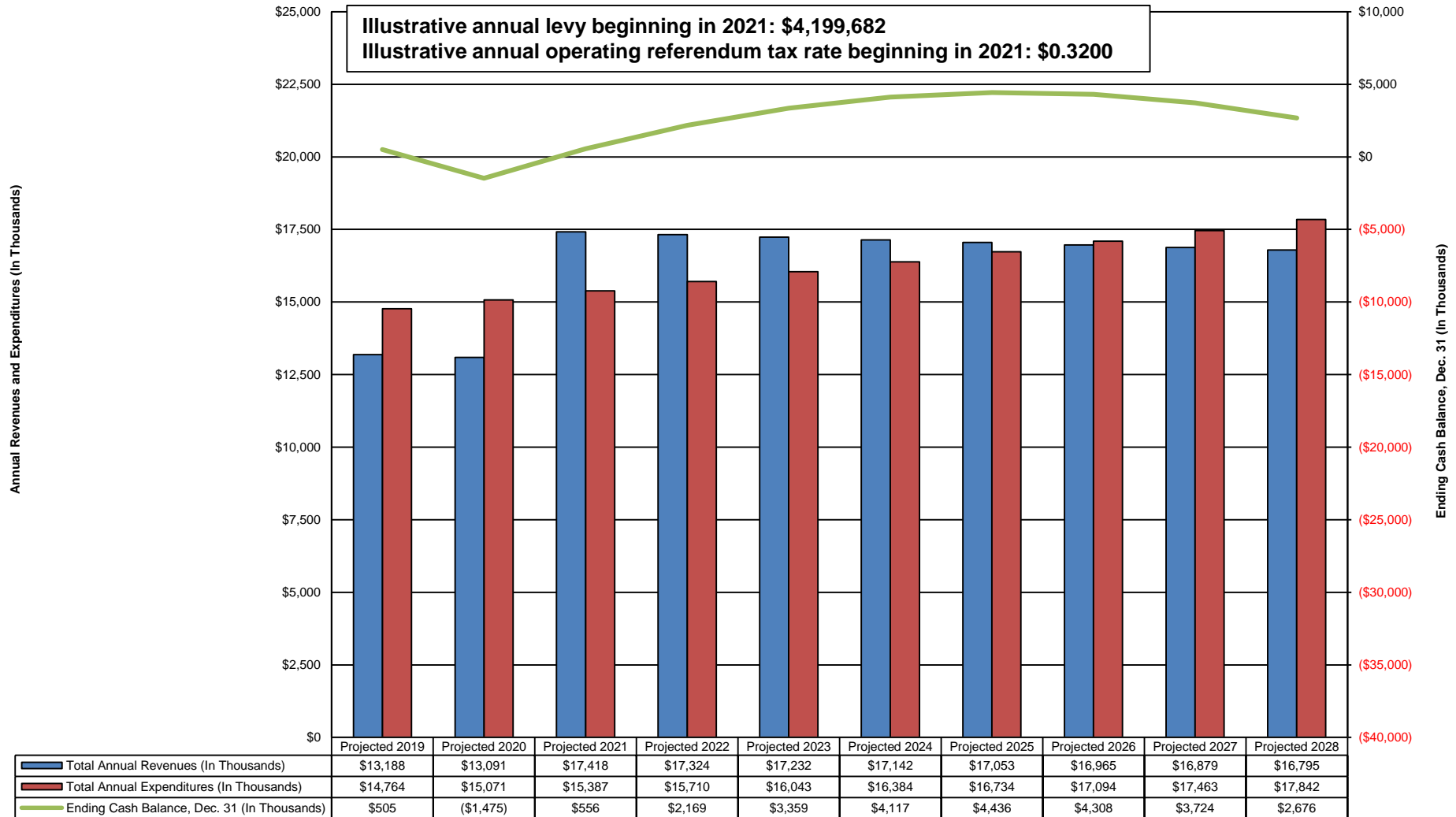
Education and Operating Referendum Funds – 15% Operating Balance by

December 31, 2028

(2019 – 2028)



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Note: Education Fund was created January 1, 2019, in accordance with HEA 1009-2017. Annual expenditures include assumed 15% state aid grant transfer from the Education Fund to Operations Fund.

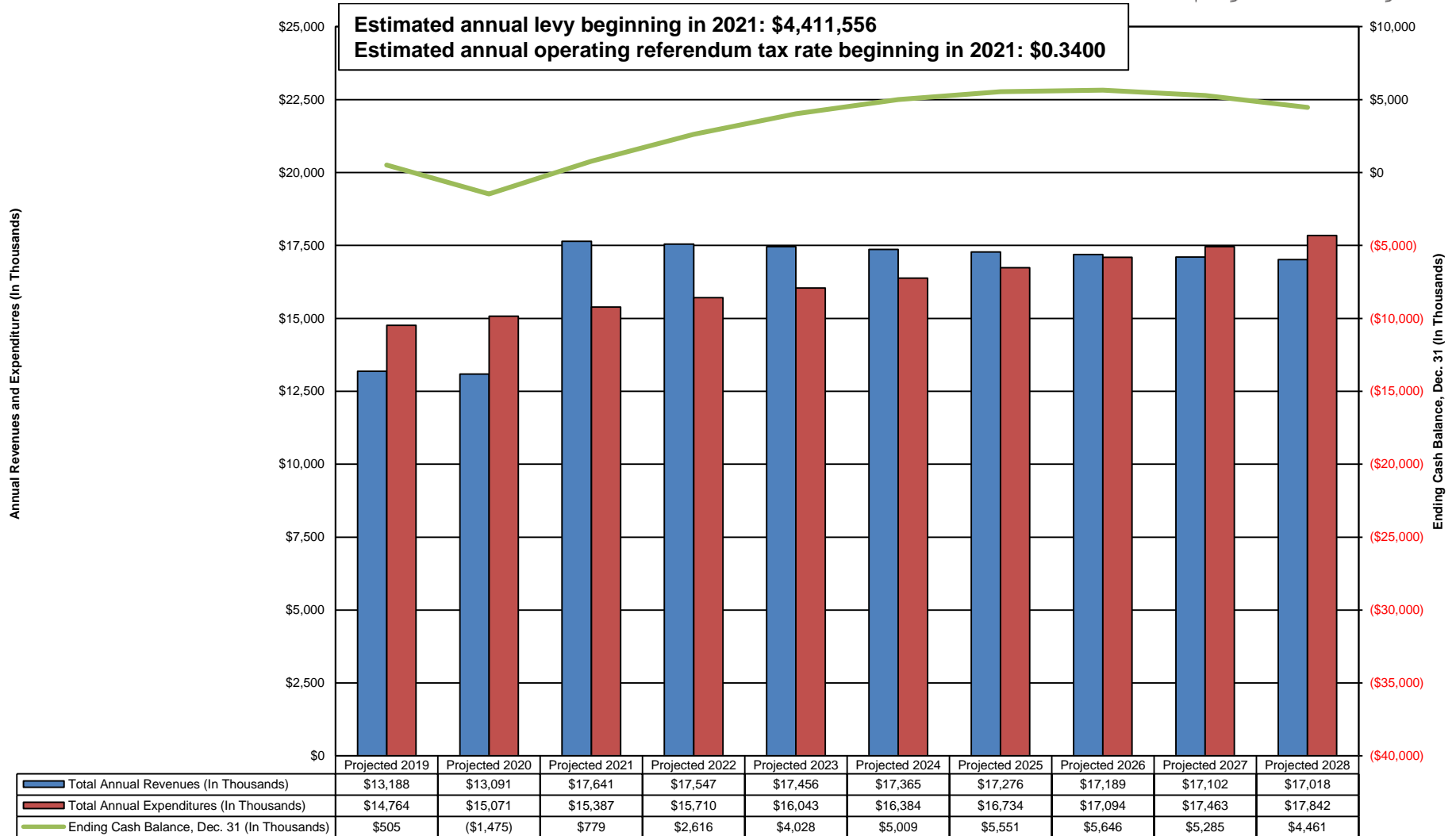
Benton Community School Corporation

Projected Fund Balance:

Education and Operating Referendum Funds – 25% Operating Balance by
December 31, 2028
(2019 – 2028)



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Note: Education Fund was created January 1, 2019, in accordance with HEA 1009-2017. Annual expenditures include assumed 15% state aid grant transfer from the Education Fund to Operations Fund.

Illustrative Impact to Taxpayers

Benton Community School Corporation

Illustrative Taxpayer Impact



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		Model A: 8% Operating Balance by December 31, 2028	
Tax Rate (1):		\$0.3100	
Market Value of Property	Net Assessed Value (2)	Illustrative Annual Impact	Illustrative Monthly Impact
<u>Residential Property</u>			
\$50,000	\$10,000	\$31.00	\$2.58
75,000	16,500	51.15	4.26
94,900 (3)	29,435	91.25	7.60
150,000	65,250	202.28	16.86
200,000	97,750	303.03	25.25
250,000	130,250	403.78	33.65
<u>Agricultural Property (4)</u>			
\$1,560 per Acre		\$4.84	\$0.40
<u>Commercial and Rental Property</u>			
\$100,000		\$310.00	\$25.83

- (1) Based upon the 2020 certified net assessed value, including TIF areas of \$1,314,552,785 as provided by the Department of Local Government Finance and assumes no growth in 2021 and beyond. Per \$100 of Net Assessed Value.
- (2) Assumes homestead deduction, 35% supplemental homestead deduction and mortgage deduction for residential properties.
- (3) Median homestead value within the School Corporation, per the pay 2019 Benton, Tippecanoe and Warren Counties' property tax bills.
- (4) Assumes agricultural land is assessed at \$1,560, per acre per the DLGF for pay 2020 property taxes. Actual assessed value may vary based upon actual productivity factors.

Benton Community School Corporation

Illustrative Taxpayer Impact



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		Model B: 15% Operating Balance by December 31, 2028	
Tax Rate (1):		\$0.3200	
Market Value of Property	Net Assessed Value (2)	Illustrative Annual Impact	Illustrative Monthly Impact
<u>Residential Property</u>			
\$50,000	\$10,000	\$32.00	\$2.67
75,000	16,500	52.80	4.40
94,900 (3)	29,435	94.19	7.85
150,000	65,250	208.80	17.40
200,000	97,750	312.80	26.07
250,000	130,250	416.80	34.73
<u>Agricultural Property (4)</u>			
\$1,560 per Acre		\$4.99	\$0.42
<u>Commercial and Rental Property</u>			
\$100,000		\$320.00	\$26.67

- (1) Based upon the 2020 certified net assessed value, including TIF areas of \$1,314,552,785 as provided by the Department of Local Government Finance and assumes no growth in 2021 and beyond. Per \$100 of Net Assessed Value.
- (2) Assumes homestead deduction, 35% supplemental homestead deduction and mortgage deduction for residential properties.
- (3) Median homestead value within the School Corporation, per the pay 2019 Benton, Tippecanoe and Warren Counties' property tax bills.
- (4) Assumes agricultural land is assessed at \$1,560, per acre per the DLGF for pay 2020 property taxes. Actual assessed value may vary based upon actual productivity factors.

Benton Community School Corporation

Illustrative Taxpayer Impact



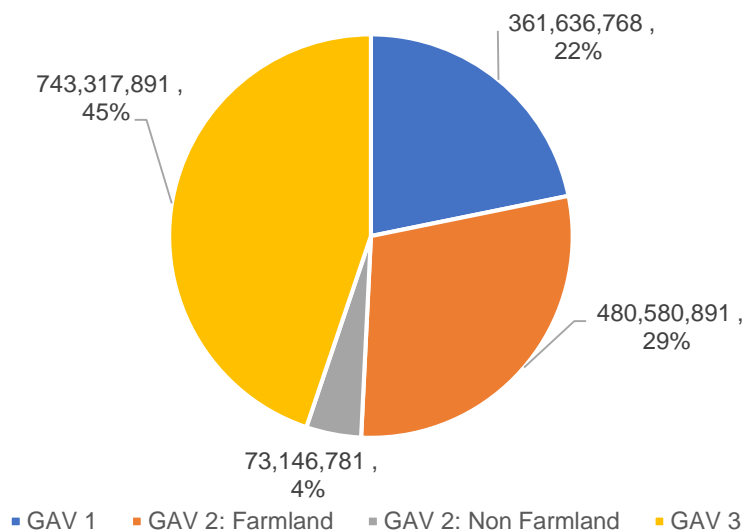
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		Model C: 25% Operating Balance by December 31, 2028	
Tax Rate (1):		\$0.3400	
Market Value of Property	Net Assessed Value (2)	Illustrative Annual Impact	Illustrative Monthly Impact
<u>Residential Property</u>			
\$50,000	\$10,000	\$34.00	\$2.83
75,000	16,500	56.10	4.68
94,900 (3)	29,435	100.08	8.34
150,000	65,250	221.85	18.49
200,000	97,750	332.35	27.70
250,000	130,250	442.85	36.90
<u>Agricultural Property (4)</u>			
\$1,560 per Acre		\$5.30	\$0.44
<u>Commercial and Rental Property</u>			
\$100,000		\$340.00	\$28.33

- (1) Based upon the 2020 certified net assessed value, including TIF areas of \$1,314,552,785 as provided by the Department of Local Government Finance and assumes no growth in 2021 and beyond. Per \$100 of Net Assessed Value.
- (2) Assumes homestead deduction, 35% supplemental homestead deduction and mortgage deduction for residential properties.
- (3) Median homestead value within the School Corporation, per the pay 2019 Benton, Tippecanoe and Warren Counties' property tax bills.
- (4) Assumes agricultural land is assessed at \$1,560, per acre per the DLGF for pay 2020 property taxes. Actual assessed value may vary based upon actual productivity factors.

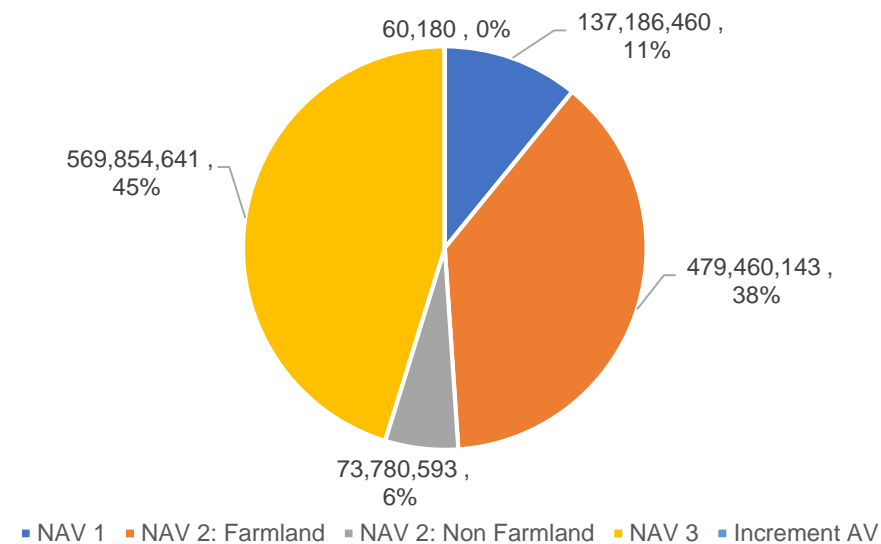
Benton Community School Corporation
Breakdown of Pay 2019 Gross and Net Assessed Values by Property Type

Breakdown of School Corporation Gross Assessed Value by Property Type



GAV 1: Homestead properties
 GAV 2: Farmland: Agricultural properties
 GAV 2: Non Farmland: Long-Term Care or Rental properties
 GAV 3: Industrial/Commercial/Personal properties

Breakdown of School Corporation Net Assessed Value by Property Type



NAV 1: Homestead properties
 NAV 2: Farmland: Agricultural properties
 NAV 2: Non Farmland: Long-Term Care or Rental properties
 NAV 3: Industrial/Commercial/Personal properties
 Increment AV: TIF Incremental values

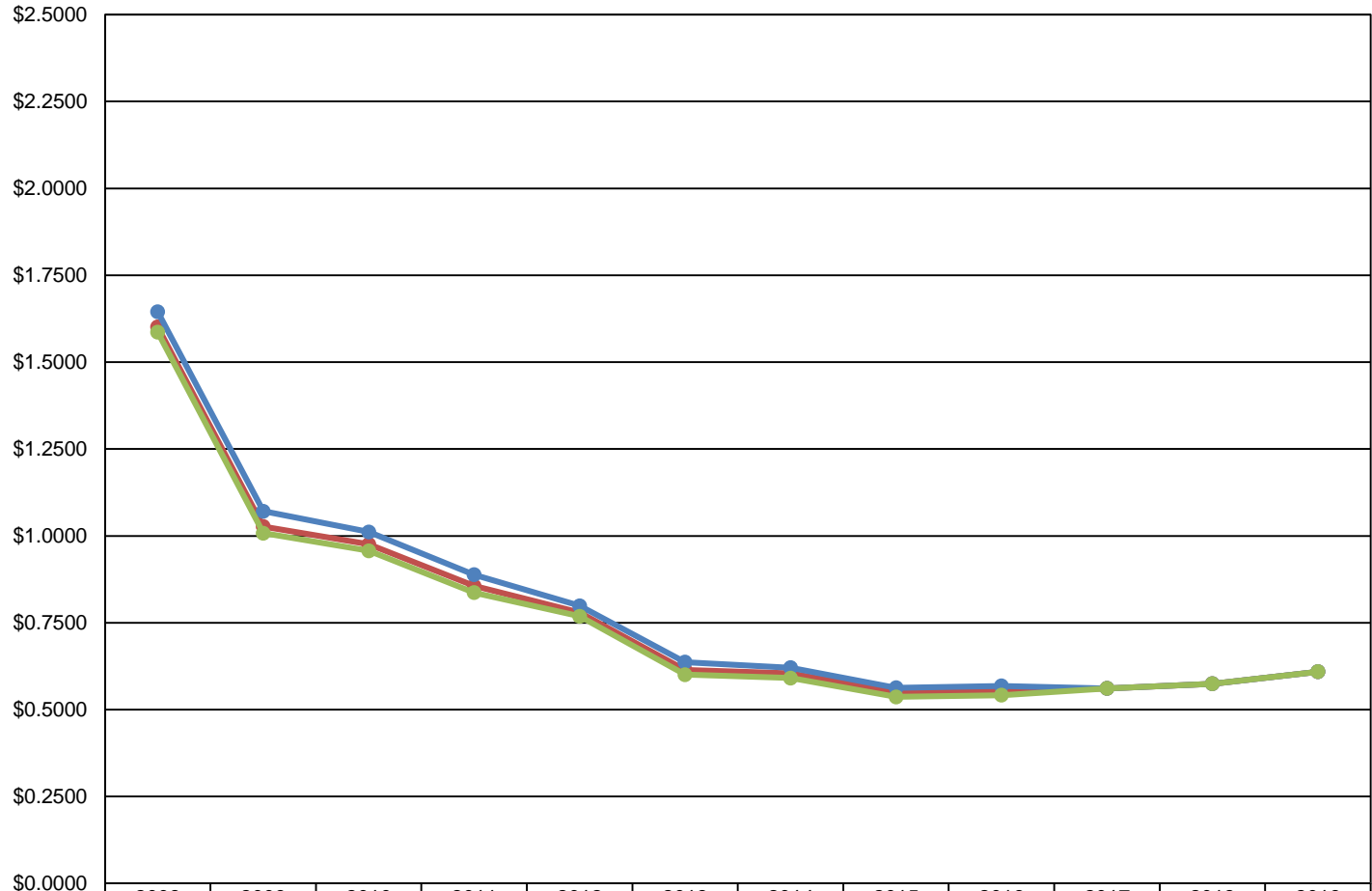
2008 – 2019 School Corporation Certified Tax Rates

Benton Community School Corporation

Schedule of Annual School Certified Tax Rates by County
(2008-2019)



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	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Benton County Total School Tax Rate	\$1.6014	\$1.0271	\$0.9759	\$0.8558	\$0.7796	\$0.6144	\$0.6045	\$0.5496	\$0.5564	\$0.5612	\$0.5744	\$0.6092
Tippecanoe County Total School Tax Rate	1.6449	1.0711	1.0116	0.8884	0.7989	0.6367	0.6207	0.5631	0.5683	0.5612	0.5744	0.6092
Warren County Total School Tax Rate	1.5859	1.0079	0.9572	0.8367	0.7689	0.6009	0.5907	0.5365	0.5414	0.5612	0.5744	0.6092

Note: Certified Tax Rates are per \$100 of Net Assessed Value.

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