

MARTENSDALE-ST. MARYS COMMUNITY SCHOOL DISTRICT, IOWA

**Enrollment**

Total enrollment in the District in the fall of the past five school years has been as follows:

<u>Count Date</u>	<u>Fiscal Year</u>	<u>Enrollment</u>
October-15	2016-17	525.2
October-14	2015-16	525.7
October-13	2014-15	530.4
October-12	2013-14	531.4
October-11	2012-13	530.2

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Source: Iowa Department of Education

**Open Enrollment**

The District has and may have in the future certain students enrolling into or enrolling out of the District. Presented below are open enrollment results for the periods outlined:

<u>Count Date</u>	<u>Enrolled In</u>	<u>Enrolled Out</u>	<u>Net</u>
October-15	123.0	89.2	33.8
October-14	110.0	101.7	8.3
October-13	110.0	101.0	9.0
October-12	102.0	103.0	-1.0
October-11	92.1	100.0	-7.9

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Source: Iowa Department of Education

**Population**

Presented below are population figures as officially reported by the U.S. Census for the periods indicated for the cities of Martensdale, St. Marys and Bevington.

<u>Year</u>	<u>Martensdale</u>	<u>St. Marys</u>	<u>Bevington</u>
2010	465	127	63
2000	467	134	58
1990	491	113	67
1980	438	111	60
1970	306	105	54
1960	316	94	55
1950	161	89	48

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Source: U.S. Census Bureau

**Historical Employment Statistics**

Presented below are the historical unemployment rates for the years indicated for Warren and Madison Counties and the State of Iowa.

<u>Calendar Year</u>	<u>Warren County</u>	<u>Madison County</u>	<u>State of Iowa</u>
2015	3.30%	3.80%	3.70%
2014	4.10	4.70	4.40
2013	4.40	5.00	4.60
2012	5.10	5.90	5.20
2011	5.50	6.40	5.90

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Source: Iowa Workforce Development

## Retail Sales

Presented below are retail sales statistics for the City of Martensdale, for the period indicated:

<u>Year Ended</u>	<u>Retail Sales</u>	<u>Number of Permits</u>
2015	\$1,616,522	12
2014	2,172,675	12
2013	1,741,518	12
2012	1,910,903	12
2011	1,925,351	10

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Source: Iowa Department of Revenue

## Property Tax Assessment

In compliance with section 441.21 of the Code of Iowa, as amended, the State Director of Revenue annually directs all county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The final values, called Actual Valuation, are then adjusted by the County Auditor. Assessed or Taxable Valuation subject to tax levy is then determined by the application of State determined rollback percentages, principally to residential and commercial property.

Beginning in 1978, the State required a reduction in Actual Valuation to reduce the impact of inflation on its residents. The resulting value is defined as the Assessed or Taxable Valuation. The rollback percentages for residential, agricultural and commercial valuations are as follows:

<u>Fiscal Year</u>	<u>Residential Rollback</u>	<u>Ag. Land &amp; Buildings</u>	<u>Commercial</u>
2016-17	55.6259	46.1068	90.0000
2015-16	55.7335	44.7021	90.0000
2014-15	54.4002	43.3997	95.0000
2013-14	52.8166	59.9334	100.0000
2012-13	50.7518	57.5411	100.0000

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Source: Iowa Department of Revenue

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following fiscal year. For example, the assessments finalized on January 1, 2015 are used to calculate tax liability for the tax year starting July 1, 2016 through June 30, 2017. Presented on the next page are the historic property valuations of the Issuer by class of property.

## Property Valuations

Valuation as of January Fiscal Year	2015 <u>2016-17</u>	2014 <u>2015-16</u>	2013 <u>2014-15</u>	2012 <u>2013-14</u>	2011 <u>2012-13</u>
Residential:	203,069,700	194,882,400	190,810,100	190,116,500	189,030,300
Agricultural Land:	52,817,200	52,570,800	50,230,500	37,514,700	37,556,600
Ag Buildings:	1,813,400	2,185,200	2,099,100	1,811,600	1,604,700
Commercial:	7,088,460	7,213,200	7,222,800	6,978,000	7,317,100
Industrial:	141,000	148,300	148,300	149,800	149,800
Multiresidential:	914,540				
Personal RE:		0	0	0	0
Railroads:	0	0	0	0	0
Utilities:	2,394,961	2,990,119	2,787,699	3,162,618	2,908,614
Other:	0	0	0	0	0
<b>Total Valuation:</b>	<b>268,239,261</b>	<b>259,990,019</b>	<b>253,298,499</b>	<b>239,733,218</b>	<b>238,567,114</b>
<b>Less Military:</b>	<b>320,396</b>	<b>322,248</b>	<b>344,472</b>	<b>350,028</b>	<b>348,176</b>
<b>Net Valuation:</b>	<b>267,918,865</b>	<b>259,667,771</b>	<b>252,954,027</b>	<b>239,383,190</b>	<b>238,218,938</b>
TIF Valuation:	0	0	0	0	0
Utility Replacement:	5,657,912	4,989,204	4,535,249	5,572,602	5,379,505

  

Valuation as of January Fiscal Year	2015 <u>2016-17</u>	2014 <u>2015-16</u>	2013 <u>2014-15</u>	2012 <u>2013-14</u>	2011 <u>2012-13</u>
Residential:	112,959,363	108,614,770	103,801,050	100,413,065	95,936,302
Agricultural Land:	24,352,333	23,500,259	21,799,875	22,483,823	21,610,493
Ag Buildings:	836,101	976,818	911,010	1,085,761	923,365
Commercial:	6,379,615	6,491,880	6,861,660	6,978,000	7,317,100
Industrial:	126,900	133,470	140,885	149,800	149,800
Multiresidential:	788,792				
Personal RE:		0	0	0	0
Railroads:	0	0	0	0	0
Utilities:	2,394,961	2,990,119	2,787,699	3,162,618	2,908,614
Other:	0	0	0	0	0
<b>Total Valuation:</b>	<b>147,838,065</b>	<b>142,707,316</b>	<b>136,302,179</b>	<b>134,273,067</b>	<b>128,845,674</b>
<b>Less Military:</b>	<b>320,396</b>	<b>322,248</b>	<b>344,472</b>	<b>350,028</b>	<b>348,176</b>
<b>Net Valuation:</b>	<b>147,517,669</b>	<b>142,385,068</b>	<b>135,957,707</b>	<b>133,923,039</b>	<b>128,497,498</b>
TIF Valuation:	0	0	0	0	0
Utility Replacement:	3,465,758	3,537,116	3,497,215	3,533,692	3,526,002

Valuation Year	Actual Valuation w/Utilities	% Change in Actual Valuation	Taxable Valuation w/Utilities	% Change in Taxable Valuation
2015	273,576,777	3.37%	150,983,427	3.47%
2014	264,656,975	2.78%	145,922,184	4.64%
2013	257,489,276	5.12%	139,454,922	1.45%
2012	244,955,792	0.56%	137,456,731	4.12%
2011	243,598,443	7.59%	132,023,500	8.17%

Source: Iowa Department of Management

## Tax Rates

Presented below are the taxes levied by the District for the fund groups as presented, for the period indicated:

Fiscal Year	Operating Fund	Management Fund	Board PEL	Voter PEL	Play Ground	Debt Service	School House	Total Levy
2017	10.96030	2.64930	0.33000	0.67000	0.00000	1.07952	0.00000	15.68912
2016	11.25591	2.74119	0.33000	0.67000	0.00000	1.12690	0.00000	16.12400
2015	11.38802	0.93220	0.33000	0.67000	0.00000	3.94615	0.00000	17.26637
2014	11.47576	0.88028	0.33000	0.67000	0.00000	3.97325	0.00000	17.32929
2013	11.10961	1.32552	0.33000	0.67000	0.00000	4.01602	0.00000	17.45115
2012	15.29724	0.65547	0.33000	0.67000	0.00000	1.77774	0.00000	18.73045

Source: Iowa Department of Management

**Historic Tax Rates**

Presented below are the tax rates by taxing entity for residents of the City of Martensdale:

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	County	Total Levy Rate
2017	12.04242	15.68912	0.72334	0.00330	0.39803	0.14245	0.00000	5.68202	34.68068
2016	12.89209	16.12400	0.67574	0.00330	0.32112	0.14115	0.00000	5.69167	35.84907
2015	12.85336	17.26637	0.65724	0.00330	0.32112	0.05096	0.00000	5.71968	36.87203
2014	12.60568	17.32929	0.69120	0.00300	0.32000	0.05121	0.00000	5.72437	36.72475
2013	12.54061	17.45115	0.58466	0.00300	0.37767	0.05247	0.00000	5.73932	36.74888
2012	12.47948	18.73045	0.59018	0.00300	0.32000	0.05912	0.00000	5.78580	37.96803

Presented below are the tax rates by taxing entity for residents of the City of St.Marys:

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	County	Total Levy Rate
2017	8.10000	15.68912	0.72334	0.00330	0.39803	0.14245	0.00000	5.68202	30.73826
2016	8.10000	16.12400	0.67574	0.00330	0.32112	0.14115	0.00000	5.69167	31.05698
2015	8.10000	17.26637	0.65724	0.00330	0.32112	0.05096	0.00000	5.71968	32.11867
2014	8.10000	17.32929	0.69120	0.00300	0.32000	0.05121	0.00000	5.72437	32.21907
2013	8.10000	17.45115	0.58466	0.00300	0.37767	0.05247	0.00000	5.73932	32.30827
2012	8.10000	18.73045	0.59018	0.00300	0.32000	0.05912	0.00000	5.78580	33.58855

Presented below are the tax rates by taxing entity for residents of the City of Bevington:

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	County	Total Levy Rate
2017	8.10000	15.68912	0.72334	0.00330	0.40071	0.31971	2.64064	5.83971	33.71653
2016	8.10000	16.12400	0.67574	0.00330	0.35232	0.29914	2.64073	5.38978	33.58501
2015	8.10000	17.26637	0.65724	0.00330	0.36734	0.29795	2.64064	5.28506	34.61790
2014	8.10000	17.32929	0.69120	0.00300	0.38092	0.28977	2.64064	5.31990	34.75472
2013	8.10000	17.45115	0.58466	0.00300	0.41684	0.29229	2.64064	5.31990	34.80848
2012	8.10000	18.73045	0.59018	0.00300	0.49455	0.28970	2.64064	5.31990	36.16842

Source: Iowa Department of Management

**Tax Collection History**

Presented below are the actual ad-valorem tax levies and collections for the periods indicated:

Fiscal Year	Amount Levied	Amount Collected In Collection	Percentage Collected
2017	\$2,368,798		NA
2016	2,352,849		
2015	2,407,880	2,425,307	100.72%
2014	2,382,028	2,383,315	100.05%
2013	2,303,962	2,298,340	99.76%
2012	2,286,050	2,298,779	100.56%

Source: Martesndale-St. Marys CSD

## Largest Taxpayers

Set forth in the following table are the persons or entities which represent the 2015 largest taxpayers within the Issuer, as provided by the Auditors Offices of each of said counties. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the District. The District's tax levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the District from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the tax levies of the other taxing entities which overlap the properties.:

<u>Taxpayer</u>	<u>2015 Taxable Valuation</u>	<u>Percent of Total</u>
Midwest Power Systems Inc <sup>(1)</sup>	2,640,473.0	1.75%
Qwest Corporation	1,199,911.0	0.79%
Morris, Dennis E/Brenda L	804,802.0	0.53%
Mid American Energy Company <sup>(1)</sup>	769,851.0	0.51%
Dillard Farms LLC	711,567.0	0.47%
Stark, Craig A/Judith D	546,583.0	0.36%
Kisgen Family Tst	531,431.0	0.35%
Pearson, James L. & Kelly J.	486,214.0	0.32%
Pontier Properties LLC	462,780.0	0.31%
Krausewa, L C Dba: Texaco/Kum & Go	460,620.0	0.31%
	<b>Total</b>	<b>5.71%</b>

Source: Madison and Warren County Auditors

<sup>(1)</sup> Utility Property Tax Replacement

Beginning in 1999, the State replaced its previous property tax assessment procedure in valuing the property of entities involved primarily in the production, delivery, service and sale of electricity and natural gas with a replacement tax formula based upon the delivery of energy by these entities. Electric and natural gas utilities now pay replacement taxes to the State in lieu of property taxes. All replacement taxes are allocated among local taxing cities by the State Department of Revenue and Finance and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Properties of these utilities are exempt from the levy of property tax by political subdivisions. Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State.

The utility replacement tax statute states that the utility replacement tax collected by the State and allocated among local taxing cities (including the Issuer) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate. However, utility property is not subject to the levy of property tax by political subdivisions, only the utility replacement tax and statewide property tax. It is possible that the general obligation debt capacity of the Issuer could be adjudicated to be proportionately reduced in future years if utility property were determined to be other than "taxable property" for purposes of computing the Issuer's debt limit under Article XI of the Constitution of the State of Iowa. There can be no assurance that future legislation will not (i) operate to reduce the amount of debt the Issuer can issue or (ii) adversely affect the Issuer's ability to levy taxes in the future for the payment of the principal of and interest on its outstanding debt obligations, including the Bonds. Approximately 2.26% of the Issuer's tax base currently is utility property. Notwithstanding the foregoing, the Issuer has the obligation to levy taxes against all the taxable property in the Issuer sufficient to pay principal of and interest on the Bonds.

## Direct Debt

Presented below is the principal and interest on the District's outstanding general obligation bonds, presented by fiscal year and issue.

<u>Fiscal Year</u>	<u>4/25/12</u>	<u>PREPAY 4/25/12</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total P&amp;I</u>
2017	145,000		145,000	17,990	162,990
2018	145,000		145,000	16,540	161,540
2019	150,000	-150,000	0	0	0
2020	150,000	-150,000	0	0	0
2021	155,000	-155,000	0	0	0
2022	155,000	-155,000	0	0	0
2023	160,000	-160,000	0	0	0
<b>Totals:</b>	<b>1,060,000</b>	<b>-770,000</b>	<b>290,000</b>	<b>34,530</b>	<b>324,530</b>

Source: Martesndale-St. Marys CSD

**School Infrastructure Sales, Services & Use Tax Revenue Bonds**

Presented below is the principal and interest on the Issuer's outstanding School Infrastructure Sales & Services Tax Revenue Bonds, presented by fiscal year and issue

<u>Fiscal Year</u>	<u>8/15/16</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total P&amp;I</u>
2017	215,000	215,000	53,096	268,096
2018	210,000	210,000	56,232	266,232
2019	215,000	215,000	52,074	267,074
2020	215,000	215,000	47,817	262,817
2021	225,000	225,000	43,560	268,560
2022	225,000	225,000	39,105	264,105
2023	230,000	230,000	34,650	264,650
2024	240,000	240,000	30,096	270,096
2025	245,000	245,000	25,344	270,344
2026	250,000	250,000	20,493	270,493
2027	255,000	255,000	15,543	270,543
2028	265,000	265,000	10,494	275,494
2029	265,000	265,000	5,247	270,247
Totals:	3,055,000	3,055,000	433,751	3,488,751

Source: Martesndale-St. Marys CSD

**Debt Limit**

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of property within the corporate limits, taken from the last County Tax list. The District's debt limit, based upon said valuation, amounts to the following:

1/1/2015 Actual Valuation:	273,576,777
X	0.05
Statutory Debt Limit:	13,678,839
Total General Obligation Debt:	290,000
Total Lease Purchases:	
Total Loan Agreements:	
Capital Leases:	
Total Debt Subject to Limit:	290,000
Percentage of Debt Limit Obligated:	2.12%

It has not been determined whether the District's Sales Tax Revenue Bonds do or do not count against the constitutional debt limit. If the Bonds do count against the constitutional debt limit, the amount of debt subject to the debt limit would increase \$3,055,000 to be \$3,345,000, or 24.45% of the statutory debt limit.

Source: Iowa Department of Management

## Overlapping & Underlying Debt

Presented below is a listing of the overlapping and underlying debt outstanding of Issuers within the Issuer.

<u>Taxing Authority</u>	<u>Outstanding Debt</u>	<u>2015 Taxable Valuation</u>	<u>Taxable Value Within Issuer</u>	<u>Percentage Applicable</u>	<u>Amount Applicable</u>
City of Bevington	\$0	\$3,759,644	\$3,759,644	100.00%	\$0
City of Martensdale	296,000	10,683,908	\$10,683,908	100.00%	296,000
City of St. Marys	0	3,366,188	\$3,366,188	100.00%	0
Madison County	875,000	799,184,587	41,182,125	5.15%	45,089
Warren County	186,526	2,055,583,783	109,801,302	5.34%	9,963
Des Moines Area Community College	86,130,000	42,301,482,075	150,983,427	0.36%	307,417
AEA #11 - Heartland	0	42,301,482,075	150,983,427	0.36%	0
Total Overlapping & Underlying Debt:					\$658,470

Source: Iowa Department of Management; Iowa State Treasurer

### FINANCIAL SUMMARY

Actual Value of Property, 2015:	\$273,576,777
Taxable Value of Property, 2015:	150,983,427
Direct General Obligation Debt:	\$290,000
Overlapping Debt:	658,470
Direct & Overlapping General Obligation Debt:	\$948,470
Population, 2010 US Census:	2,866
Direct Debt per Capita:	\$101.19
Total Debt per Capita:	\$330.94
Direct Debt to Taxable Valuation:	0.19%
Total Debt to Taxable Valuation:	0.63%
Direct Debt to Actual Valuation:	0.11%
Total Debt to Actual Valuation:	0.35%
Actual Valuation per Capita:	\$95,456
Taxable Valuation per Capita:	\$52,681

Source: Iowa Department of Management