

CITY OF BODE, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

| ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES | | | | | |
|--|------------|-------------------------------------|-----------------------------------|----------------|---------------------|
| Fiscal Year | ACGFL Rate | Revenues from Existing Valuation | Revenues from New Construction | Total Revenues | Revenue Growth % |
| 2025-26 | \$8.04581 | \$121,051 | \$0 | \$121,051 | |
| 2026-27 | \$5.61079 | \$123,473 | \$804 | \$124,277 | 2.7% |
| 2027-28 | \$5.65079 | \$124,898 | \$810 | \$125,708 | 1.2% |
| 2028-29 | \$5.50561 | \$128,222 | \$789 | \$129,011 | 2.6% |
| 2029-30 | \$5.54067 | \$129,656 | \$794 | \$130,450 | 1.1% |
| 2030-31 | \$5.39519 | \$133,059 | \$773 | \$133,832 | 2.6% |
| 2031-32 | \$5.42914 | \$134,502 | \$778 | \$135,280 | 1.1% |
| 2032-33 | \$5.28708 | \$137,985 | \$758 | \$138,743 | 2.6% |
| 2033-34 | \$5.31997 | \$139,437 | \$762 | \$140,199 | 1.0% |
| 2034-35 | \$5.18123 | \$143,003 | \$743 | \$143,746 | 2.5% |
| 2035-36 | \$5.21312 | \$144,465 | \$747 | \$145,212 | 1.0% |

| TOTAL ASSESSED AND TAXABLE VALUATIONS | | | | |
|---------------------------------------|---|--|--|--|
| Fiscal Year | Total Assessed Valuation (Including Ag) | Non-TIF Taxable Valuation (Excluding Ag) | TIF Taxable Valuation (Excluding Ag) | Total Taxable Valuation (Excluding Ag) |
| 2025-26 | \$24,189,633 | \$15,045,278 | \$0 | \$15,045,278 |
| 2026-27 | \$22,844,839 | \$22,149,588 | \$0 | \$22,149,588 |
| 2027-28 | \$22,941,310 | \$22,246,059 | \$0 | \$22,246,059 |
| 2028-29 | \$24,127,916 | \$23,432,665 | \$0 | \$23,432,665 |
| 2029-30 | \$24,239,388 | \$23,544,137 | \$0 | \$23,544,137 |
| 2030-31 | \$25,501,141 | \$24,805,890 | \$0 | \$24,805,890 |
| 2031-32 | \$25,612,612 | \$24,917,361 | \$0 | \$24,917,361 |
| 2032-33 | \$26,937,183 | \$26,241,932 | \$0 | \$26,241,932 |
| 2033-34 | \$27,048,654 | \$26,353,403 | \$0 | \$26,353,403 |
| 2034-35 | \$28,438,833 | \$27,743,582 | \$0 | \$27,743,582 |
| 2035-36 | \$28,550,304 | \$27,855,053 | \$0 | \$27,855,053 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 38.61% | -0.77% | 37.84% | 51.70% | 5.08% | 1.06% |
| 2026-27 | 60.91% | -17.55% | 43.36% | 48.35% | 4.20% | 0.72% |
| 2027-28 | 61.29% | -17.69% | 43.61% | 48.14% | 4.18% | 0.72% |
| 2028-29 | 61.13% | -16.99% | 44.14% | 47.99% | 4.01% | 0.68% |
| 2029-30 | 61.45% | -17.04% | 44.41% | 47.76% | 3.99% | 0.68% |
| 2030-31 | 61.23% | -16.30% | 44.93% | 47.60% | 3.82% | 0.64% |
| 2031-32 | 61.53% | -16.35% | 45.18% | 47.38% | 3.81% | 0.64% |
| 2032-33 | 61.31% | -15.65% | 45.66% | 47.24% | 3.65% | 0.61% |
| 2033-34 | 61.59% | -15.70% | 45.89% | 47.04% | 3.63% | 0.61% |
| 2034-35 | 61.37% | -15.02% | 46.34% | 46.92% | 3.49% | 0.58% |
| 2035-36 | 61.63% | -15.08% | 46.55% | 46.73% | 3.47% | 0.57% |

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF BODE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

| ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227 | | | |
|--|--------------|------------|----------------|
| Taxable Non-TIF | | | |
| Fiscal Year | Valuation | ACGFL Rate | Total Revenues |
| 2025-26 | \$15,045,278 | \$8.04581 | \$121,051 |
| 2026-27 | \$22,149,588 | \$5.61079 | \$124,277 |
| 2027-28 | \$22,246,059 | \$5.65079 | \$125,708 |
| 2028-29 | \$23,432,665 | \$5.50561 | \$129,011 |
| 2029-30 | \$23,544,137 | \$5.54067 | \$130,450 |
| 2030-31 | \$24,805,890 | \$5.39519 | \$133,832 |
| 2031-32 | \$24,917,361 | \$5.42914 | \$135,280 |
| 2032-33 | \$26,241,932 | \$5.28708 | \$138,743 |
| 2033-34 | \$26,353,403 | \$5.31997 | \$140,199 |
| 2034-35 | \$27,743,582 | \$5.18123 | \$143,746 |
| 2035-36 | \$27,855,053 | \$5.21312 | \$145,212 |

CITY OF BODE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

| ACGFL RATES & REVENUES - Existing HF 718/SF 2442 | | | |
|--|--------------|------------|----------------|
| Taxable Non-TIF | | | |
| Fiscal Year | Valuation | ACGFL Rate | Total Revenues |
| 2025-26 | \$15,045,278 | \$8.04581 | \$121,051 |
| 2026-27 | \$16,036,005 | \$7.81147 | \$125,265 |
| 2027-28 | \$16,226,164 | \$7.81147 | \$126,750 |
| 2028-29 | \$16,913,879 | \$7.81147 | \$132,122 |
| 2029-30 | \$17,114,184 | \$7.81147 | \$133,687 |
| 2030-31 | \$17,837,844 | \$7.81147 | \$139,340 |
| 2031-32 | \$18,048,808 | \$7.81147 | \$140,988 |
| 2032-33 | \$18,810,248 | \$7.81147 | \$146,936 |
| 2033-34 | \$19,032,457 | \$7.81147 | \$148,671 |
| 2034-35 | \$19,833,622 | \$7.81147 | \$154,930 |
| 2035-36 | \$20,067,645 | \$7.81147 | \$156,758 |

| IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442 | | | |
|--|-------------|-------------|----------------|
| Taxable Non-TIF | | | |
| Fiscal Year | Valuation | ACGFL Rate | Total Revenues |
| 2025-26 | \$0 | \$0.00000 | \$0 |
| 2026-27 | \$6,113,583 | (\$2.20068) | -\$988 |
| 2027-28 | \$6,019,895 | (\$2.16068) | -\$1,042 |
| 2028-29 | \$6,518,787 | (\$2.30586) | -\$3,111 |
| 2029-30 | \$6,429,953 | (\$2.27080) | -\$3,237 |
| 2030-31 | \$6,968,046 | (\$2.41628) | -\$5,507 |
| 2031-32 | \$6,868,553 | (\$2.38233) | -\$5,708 |
| 2032-33 | \$7,431,684 | (\$2.52439) | -\$8,192 |
| 2033-34 | \$7,320,946 | (\$2.49150) | -\$8,472 |
| 2034-35 | \$7,909,960 | (\$2.63024) | -\$11,184 |
| 2035-36 | \$7,787,408 | (\$2.59835) | -\$11,546 |

CITY OF BODE, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

| Commerical Valuation | | Commercial Tax Bill | | Industrial Valuation | | Industrial Tax Bill | | Residential Valuation | | Residential Homestead - Non Senio | | Residential Homestead - Senior | | Residential Non-Homestead | |
|----------------------|--------------|---------------------|-----------|----------------------|--------------|---------------------|-----------|-----------------------|--------------|-----------------------------------|-----------|--------------------------------|-----------|---------------------------|-----------|
| FY 2026 | FY 2031 | FY 2026 | FY 2031 | FY 2026 | FY 2031 | FY 2026 | FY 2031 | FY 2026 | FY 2031 | FY 2026 | FY 2031 | FY 2026 | FY 2031 | FY 2026 | FY 2031 |
| \$50,000 | \$61,740 | \$191 | \$333 | \$50,000 | \$51,515 | \$191 | \$278 | \$50,000 | \$58,947 | \$172 | \$48 | \$147 | \$48 | \$191 | \$318 |
| \$100,000 | \$123,480 | \$382 | \$666 | \$100,000 | \$103,030 | \$382 | \$556 | \$100,000 | \$117,894 | \$363 | \$366 | \$338 | \$366 | \$382 | \$636 |
| \$150,000 | \$185,220 | \$572 | \$999 | \$150,000 | \$154,545 | \$572 | \$834 | \$150,000 | \$176,842 | \$554 | \$684 | \$529 | \$684 | \$572 | \$954 |
| \$200,000 | \$246,960 | \$935 | \$1,332 | \$200,000 | \$206,060 | \$935 | \$1,112 | \$200,000 | \$235,789 | \$745 | \$1,002 | \$720 | \$1,002 | \$763 | \$1,272 |
| \$250,000 | \$308,700 | \$1,297 | \$1,665 | \$250,000 | \$257,575 | \$1,297 | \$1,390 | \$250,000 | \$294,736 | \$936 | \$1,320 | \$911 | \$1,320 | \$954 | \$1,590 |
| \$300,000 | \$370,440 | \$1,659 | \$1,999 | \$300,000 | \$309,090 | \$1,659 | \$1,668 | \$300,000 | \$353,683 | \$1,126 | \$1,638 | \$1,102 | \$1,638 | \$1,145 | \$1,908 |
| \$400,000 | \$493,920 | \$2,383 | \$2,665 | \$400,000 | \$412,120 | \$2,383 | \$2,223 | \$400,000 | \$471,578 | \$1,508 | \$2,274 | \$1,483 | \$2,274 | \$1,527 | \$2,544 |
| \$500,000 | \$617,400 | \$3,107 | \$3,331 | \$500,000 | \$515,151 | \$3,107 | \$2,779 | \$500,000 | \$589,472 | \$1,890 | \$2,911 | \$1,865 | \$2,911 | \$1,908 | \$3,180 |
| \$600,000 | \$740,880 | \$3,831 | \$3,997 | \$600,000 | \$618,181 | \$3,831 | \$3,335 | \$600,000 | \$707,366 | \$2,271 | \$3,547 | \$2,246 | \$3,547 | \$2,290 | \$3,816 |
| \$700,000 | \$864,360 | \$4,555 | \$4,663 | \$700,000 | \$721,211 | \$4,555 | \$3,891 | \$700,000 | \$825,261 | \$2,653 | \$4,183 | \$2,628 | \$4,183 | \$2,671 | \$4,452 |
| \$800,000 | \$987,840 | \$5,279 | \$5,330 | \$800,000 | \$824,241 | \$5,279 | \$4,447 | \$800,000 | \$943,155 | \$3,034 | \$4,819 | \$3,010 | \$4,819 | \$3,053 | \$5,089 |
| \$900,000 | \$1,111,320 | \$6,003 | \$5,996 | \$900,000 | \$927,271 | \$6,003 | \$5,003 | \$900,000 | \$1,061,050 | \$3,416 | \$5,455 | \$3,391 | \$5,455 | \$3,435 | \$5,725 |
| \$1,000,000 | \$1,234,800 | \$6,727 | \$6,662 | \$1,000,000 | \$1,030,301 | \$6,727 | \$5,559 | \$1,000,000 | \$1,178,944 | \$3,798 | \$6,091 | \$3,773 | \$6,091 | \$3,816 | \$6,361 |
| \$2,000,000 | \$2,469,600 | \$13,969 | \$13,324 | \$2,000,000 | \$2,060,602 | \$13,969 | \$11,117 | \$2,000,000 | \$2,357,888 | \$7,614 | \$12,451 | \$7,589 | \$12,451 | \$7,633 | \$12,721 |
| \$3,000,000 | \$3,704,400 | \$21,210 | \$19,986 | \$3,000,000 | \$3,090,903 | \$21,210 | \$16,676 | \$3,000,000 | \$3,536,832 | \$11,430 | \$18,812 | \$11,405 | \$18,812 | \$11,449 | \$19,082 |
| \$4,000,000 | \$4,939,200 | \$28,451 | \$26,648 | \$4,000,000 | \$4,121,204 | \$28,451 | \$22,235 | \$4,000,000 | \$4,715,776 | \$15,247 | \$25,173 | \$15,222 | \$25,173 | \$15,265 | \$25,443 |
| \$5,000,000 | \$6,174,000 | \$35,692 | \$33,310 | \$5,000,000 | \$5,151,505 | \$35,692 | \$27,793 | \$5,000,000 | \$5,894,720 | \$19,063 | \$31,533 | \$19,038 | \$31,533 | \$19,081 | \$31,803 |
| \$6,000,000 | \$7,408,800 | \$42,934 | \$39,972 | \$6,000,000 | \$6,181,806 | \$42,934 | \$33,352 | \$6,000,000 | \$7,073,664 | \$22,879 | \$37,894 | \$22,854 | \$37,894 | \$22,898 | \$38,164 |
| \$7,000,000 | \$8,643,600 | \$50,175 | \$46,634 | \$7,000,000 | \$7,212,107 | \$50,175 | \$38,911 | \$7,000,000 | \$8,252,608 | \$26,695 | \$44,255 | \$26,670 | \$44,255 | \$26,714 | \$44,524 |
| \$8,000,000 | \$9,878,400 | \$57,416 | \$53,296 | \$8,000,000 | \$8,242,408 | \$57,416 | \$44,469 | \$8,000,000 | \$9,431,552 | \$30,512 | \$50,615 | \$30,487 | \$50,615 | \$30,530 | \$50,885 |
| \$9,000,000 | \$11,113,200 | \$64,657 | \$59,958 | \$9,000,000 | \$9,272,709 | \$64,657 | \$50,028 | \$9,000,000 | \$10,610,496 | \$34,328 | \$56,976 | \$34,303 | \$56,976 | \$34,346 | \$57,246 |
| \$10,000,000 | \$12,348,000 | \$71,899 | \$66,620 | \$10,000,000 | \$10,303,010 | \$71,899 | \$55,587 | \$10,000,000 | \$11,789,440 | \$38,144 | \$63,337 | \$38,119 | \$63,337 | \$38,163 | \$63,606 |
| \$15,000,000 | \$18,522,000 | \$108,105 | \$99,930 | \$15,000,000 | \$15,454,515 | \$108,105 | \$83,380 | \$15,000,000 | \$17,684,160 | \$57,225 | \$95,140 | \$57,201 | \$95,140 | \$57,244 | \$95,409 |
| \$20,000,000 | \$24,696,000 | \$144,311 | \$133,240 | \$20,000,000 | \$20,606,020 | \$144,311 | \$111,173 | \$20,000,000 | \$23,578,880 | \$76,307 | \$126,943 | \$76,282 | \$126,943 | \$76,325 | \$127,213 |
| \$25,000,000 | \$30,870,000 | \$180,517 | \$166,550 | \$25,000,000 | \$25,757,525 | \$180,517 | \$138,967 | \$25,000,000 | \$29,473,600 | \$95,388 | \$158,746 | \$95,363 | \$158,746 | \$95,406 | \$159,016 |
| \$30,000,000 | \$37,044,000 | \$216,723 | \$199,859 | \$30,000,000 | \$30,909,030 | \$216,723 | \$166,760 | \$30,000,000 | \$35,368,320 | \$114,469 | \$190,549 | \$114,444 | \$190,549 | \$114,488 | \$190,819 |
| \$35,000,000 | \$43,218,000 | \$252,929 | \$233,169 | \$35,000,000 | \$36,060,535 | \$252,929 | \$194,553 | \$35,000,000 | \$41,263,040 | \$133,550 | \$222,352 | \$133,526 | \$222,352 | \$133,569 | \$222,622 |
| \$40,000,000 | \$49,392,000 | \$289,135 | \$266,479 | \$40,000,000 | \$41,212,040 | \$289,135 | \$222,347 | \$40,000,000 | \$47,157,760 | \$152,632 | \$254,155 | \$152,607 | \$254,155 | \$152,650 | \$254,425 |
| \$45,000,000 | \$55,566,000 | \$325,342 | \$299,789 | \$45,000,000 | \$46,363,545 | \$325,342 | \$250,140 | \$45,000,000 | \$53,052,480 | \$171,713 | \$285,958 | \$171,688 | \$285,958 | \$171,732 | \$286,228 |
| \$50,000,000 | \$61,740,000 | \$361,548 | \$333,099 | \$50,000,000 | \$51,515,050 | \$361,548 | \$277,933 | \$50,000,000 | \$58,947,200 | \$190,794 | \$317,762 | \$190,770 | \$317,762 | \$190,813 | \$318,031 |

CITY OF BODE, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

| | Commercial | | Industrial | | Residential Homestead - Non Senior | | Residential Homestead - Senior | | Residential Non-Homestead | |
|-------------------|-------------------|------------------|-------------------|------------------|------------------------------------|------------------|--------------------------------|------------------|---------------------------|------------------|
| FY 2026 Valuation | FY26/31 Change \$ | FY26/31 Change % | FY26/31 Change \$ | FY26/31 Change % | FY26/31 Change \$ | FY26/31 Change % | FY26/31 Change \$ | FY26/31 Change % | FY26/31 Change \$ | FY26/31 Change % |
| \$50,000 | \$142 | 74.57% | \$87 | 45.66% | (\$124) | (71.98%) | (\$99) | (67.27%) | \$127 | 66.67% |
| \$100,000 | \$285 | 74.57% | \$174 | 45.66% | \$3 | 0.88% | \$28 | 8.27% | \$254 | 66.67% |
| \$150,000 | \$427 | 74.57% | \$261 | 45.66% | \$130 | 23.54% | \$155 | 29.33% | \$382 | 66.67% |
| \$200,000 | \$398 | 42.58% | \$177 | 18.97% | \$258 | 34.59% | \$282 | 39.23% | \$509 | 66.67% |
| \$250,000 | \$369 | 28.45% | \$93 | 7.18% | \$385 | 41.14% | \$410 | 44.98% | \$636 | 66.67% |
| \$300,000 | \$340 | 20.50% | \$9 | 0.54% | \$512 | 45.46% | \$537 | 48.74% | \$763 | 66.67% |
| \$400,000 | \$282 | 11.84% | (\$159) | (6.68%) | \$766 | 50.83% | \$791 | 53.35% | \$1,018 | 66.67% |
| \$500,000 | \$224 | 7.21% | (\$328) | (10.54%) | \$1,021 | 54.03% | \$1,046 | 56.08% | \$1,272 | 66.67% |
| \$600,000 | \$166 | 4.34% | (\$496) | (12.94%) | \$1,275 | 56.15% | \$1,300 | 57.88% | \$1,527 | 66.67% |
| \$700,000 | \$108 | 2.38% | (\$664) | (14.58%) | \$1,530 | 57.67% | \$1,555 | 59.15% | \$1,781 | 66.67% |
| \$800,000 | \$50 | 0.95% | (\$832) | (15.77%) | \$1,784 | 58.80% | \$1,809 | 60.11% | \$2,035 | 66.67% |
| \$900,000 | (\$8) | (0.13%) | (\$1,001) | (16.67%) | \$2,039 | 59.68% | \$2,063 | 60.85% | \$2,290 | 66.67% |
| \$1,000,000 | (\$66) | (0.97%) | (\$1,169) | (17.37%) | \$2,293 | 60.38% | \$2,318 | 61.44% | \$2,544 | 66.67% |
| \$2,000,000 | (\$645) | (4.62%) | (\$2,851) | (20.41%) | \$4,837 | 63.53% | \$4,862 | 64.07% | \$5,089 | 66.67% |
| \$3,000,000 | (\$1,224) | (5.77%) | (\$4,534) | (21.38%) | \$7,382 | 64.58% | \$7,407 | 64.94% | \$7,633 | 66.67% |
| \$4,000,000 | (\$1,803) | (6.34%) | (\$6,216) | (21.85%) | \$9,926 | 65.10% | \$9,951 | 65.37% | \$10,177 | 66.67% |
| \$5,000,000 | (\$2,383) | (6.68%) | (\$7,899) | (22.13%) | \$12,471 | 65.42% | \$12,495 | 65.63% | \$12,722 | 66.67% |
| \$6,000,000 | (\$2,962) | (6.90%) | (\$9,582) | (22.32%) | \$15,015 | 65.63% | \$15,040 | 65.81% | \$15,266 | 66.67% |
| \$7,000,000 | (\$3,541) | (7.06%) | (\$11,264) | (22.45%) | \$17,559 | 65.78% | \$17,584 | 65.93% | \$17,811 | 66.67% |
| \$8,000,000 | (\$4,120) | (7.18%) | (\$12,947) | (22.55%) | \$20,104 | 65.89% | \$20,129 | 66.02% | \$20,355 | 66.67% |
| \$9,000,000 | (\$4,700) | (7.27%) | (\$14,629) | (22.63%) | \$22,648 | 65.98% | \$22,673 | 66.10% | \$22,899 | 66.67% |
| \$10,000,000 | (\$5,279) | (7.34%) | (\$16,312) | (22.69%) | \$25,192 | 66.05% | \$25,217 | 66.15% | \$25,444 | 66.67% |
| \$15,000,000 | (\$8,175) | (7.56%) | (\$24,725) | (22.87%) | \$37,914 | 66.25% | \$37,939 | 66.33% | \$38,166 | 66.67% |
| \$20,000,000 | (\$11,071) | (7.67%) | (\$33,137) | (22.96%) | \$50,636 | 66.36% | \$50,661 | 66.41% | \$50,887 | 66.67% |
| \$25,000,000 | (\$13,968) | (7.74%) | (\$41,550) | (23.02%) | \$63,358 | 66.42% | \$63,383 | 66.46% | \$63,609 | 66.67% |
| \$30,000,000 | (\$16,864) | (7.78%) | (\$49,963) | (23.05%) | \$76,080 | 66.46% | \$76,105 | 66.50% | \$76,331 | 66.67% |
| \$35,000,000 | (\$19,760) | (7.81%) | (\$58,376) | (23.08%) | \$88,802 | 66.49% | \$88,826 | 66.52% | \$89,053 | 66.67% |
| \$40,000,000 | (\$22,656) | (7.84%) | (\$66,789) | (23.10%) | \$101,524 | 66.52% | \$101,548 | 66.54% | \$101,775 | 66.67% |
| \$45,000,000 | (\$25,553) | (7.85%) | (\$75,202) | (23.11%) | \$114,245 | 66.53% | \$114,270 | 66.56% | \$114,497 | 66.67% |
| \$50,000,000 | (\$28,449) | (7.87%) | (\$83,614) | (23.13%) | \$126,967 | 66.55% | \$126,992 | 66.57% | \$127,218 | 66.67% |