

From: josephlr@gmail.com
To: "[Lowe, Bob](#)"; "[Brad Fisher](#)"; "[McGeehan, Chip & Teresa](#)"; "[Jason Hill](#)"; "[David Lewis](#)"
Subject: RE: Southern Hills CID Board
Date: Thursday, August 31, 2023 5:22:00 PM
Attachments: [Southern Hills CID AMENDED Pro Forma 8.31.23 - Signed.pdf](#)
[Tax Levy Report 2023 - Signed.pdf](#)
[Southern Hills AMENDED CID Value - August 31, 2023.pdf](#)

Board – the motion is approved and thank you for taking time to review and submit your vote. The meeting is now closed.

The motion was to approve the attached documents, as presented, and the proposed tax levy for 2023. First = Joe Reynolds, Second = Chip McGeehan. No discussion.

The vote count was as follows:

Brad Fisher = Yes
Bob Lowe, did not attend meeting
Chip McGeehan = Yes
David Lewis = Yes
Jason Hill = Yes
Joe Reynolds = Yes

Lisa – please forward the approved signed documents to the appropriate government agencies.

Thanks again to each of you for your flexibility as the state and county corrected their error.

Joe Reynolds
Southern Hills CID
August 31, 2023

From: josephlr@gmail.com <josephlr@gmail.com>
Sent: Thursday, August 31, 2023 3:39 PM
To: 'Lowe, Bob' <boblowe@mchsi.com>; 'Brad Fisher' <b.fisher@att.net>; 'McGeehan, Chip & Teresa' <buffalochip1@msn.com>; 'Jason Hill' <jmhill2327@gmail.com>; 'David Lewis' <davidrlewis47@gmail.com>
Subject: Southern Hills CID Board

CID Board,

As posted publicly on August 24, 2023, the board of directors for the Southern Hills CID will conduct a Special Meeting via email communication to josephlr@gmail.com on Thursday, August 31, 2023 at 5pm.

The public notice can be found on the Southern Hills CID website. Public communication, if any, can

be addressed to the above mentioned email address.

The purpose of the meeting is to approve submitting to the Missouri State Auditor's Review of the tax rate for the CID and approving the tax levy as presented. Attached are the following PDF documents for your review prior to the meeting.

- Southern Hills CID AMENDED Value – August 31, 2023. This is provided by Greene County and is the aggregate assessed valuation of the real estate of the CID for 2023.
- Southern Hills CID AMENDED Pro Forma – August 31, 2023. This is the reporting to provide to the Missouri State Auditor.
- Tax Levy Report 2023. This signed file is to be submitted to Greene County that the board approved the tax rate.

Please consider this email as a motion to approve the attached documents, as presented, and the proposed tax levy.

One board member is to reply with a second motion to approve.

Each board member – please reply to this email to approve the motion.

Also, feel free to reply with questions, if any, during the meeting.

As always, thank you for your service,

Joe Reynolds
Southern Hills CID



County of **GREENE** State of Missouri

GREENE COUNTY COURTHOUSE
940 N BOONVILLE ROOM 113
SPRINGFIELD, MO 65802
(417) 868-4055

SHANE SCHOELLER
COUNTY CLERK

NOTICE OF 2023
AGGREGATE ASSESSED VALUATION
August 31, 2023

Per RSMo.137.245.3, I, Shane Schoeller, Greene County Clerk, do hereby certify that the following is the aggregate assessed valuation of the Southern Hills CID in Greene County, Missouri, for the year 2023 as shown on the assessment lists on May 31, 2023 plus railroad and utility valuations as reported by the State Tax Commission.

1. Real Estate - Residential	\$	19,025,840
2. Real Estate - Agricultural	\$	-
3. Real Estate - Commercial	\$	94,560
4. Real Estate - Commercial/Local RRU		0
5. Real Estate - Commercial/State RRU		0
6. Personal Property		0
7. Personal Property - Local RRU		0
8. Personal Property - State RRU		0
Total	\$	19,120,400
Real Estate - New Construction Value	\$	1,560
Tax Increment Financing (TIF) District Value	\$	-
Newly Added Territory	\$	-
Newly Separated Territory		
Property Changed from Local to State - Real Estate		
Property Changed from Local to State - Personal Property		

This information is transmitted to you in compliance with R.S.Mo. § 67.110, which requires that notice be given and public hearings held before tax rates are set.



Scott Fitzpatrick
Missouri State Auditor

MEMORANDUM

August 31, 2023

TO: 17-039-0015 Southern Hills CID Greene County

RE: Setting of 2023 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2023 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page**.
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2b - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 5 - Prior Year Assessed Valuation**

If the 2023 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2022 calculation for this change. The revised 2022 tax rate ceiling is listed on the 2023 Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2022 calculation; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 14**

We revised the information the school district submitted on Line 14 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/31/2023

Summary Page

(2023)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Southern Hills CID Greene County 17-039-0015 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year) 0.2628
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.2433
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.2433
E. Maximum authorized levy the most recent voter approved rate 0.2900
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.2433
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

I, the undersigned, PRESIDENT (Office) of SOUTHERN HILLS CID (Political Subdivision) levying a rate in GREENE (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

8/31/2023 (Date) [Signature] (Signature) JOE REYNOLDS (Print Name) 417.830.2405 (Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J AA BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

[Date] [County Clerk's Signature] [County] [Telephone]



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/31/2023

Form A

(2023)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Southern Hills CID Greene County 17-039-0015 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2023) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 19,120,400 (Real Estate) + (b) 0 (Personal Property) = 19,120,400 (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 1,560 (Real Estate) + (b) 0 (Personal Property) = 1,560 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

19,118,840

5. (2022) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a) 16,854,180 (Real Estate) + (b) 0 (Personal Property) = 16,854,180 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

8. Adjusted prior year assessed valuation

(Line 5 total - Line 6 total - Line 7 total)

16,854,180



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/31/2023

Form A

(2023)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Southern Hills CID Greene County 17-039-0015 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Value. Rows include: 9. Percentage increase in adjusted valuation (13.4368%), 10. Increase in Consumer Price Index (CPI) (6.5000%), 11. Adjusted prior year assessed valuation (16,854,180), 12. (2022) Tax rate ceiling from prior year (0.2628), 13. Maximum prior year adjusted revenue (44,293), 14. Permitted reassessment revenue growth (5.0000%), 15. Additional revenue permitted (2,215), 16. Total revenue permitted in current year (46,508), 17. Adjusted current year assessed valuation (19,118,840), 18. Maximum tax rate permitted (0.2433).

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/31/2023

Informational Data

(2023)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Southern Hills CID Greene County

17-039-0015

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken

Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Informational Summary Page

Table with 2 columns: Description (A-F) and Value. A: 0.2628, B: 0.2433, C: (blank), D: 0.2433, E: 0.2900, F: 0.2433

Informational Form A

Table with 2 columns: Description (9-18) and Value. 9: 13.4368%, 10: 6.5000%, 11: 16,854,180, 12: 0.2628, 13: 44,293, 14: 5.0000%, 15: 2,215, 16: 46,508, 17: 19,118,840, 18: 0.2433

Informational Form B

Table with 2 columns: Description (6-7) and Value. 6: (blank), 7: (blank)

TAX LEVY REPORT TO THE COUNTY CLERK

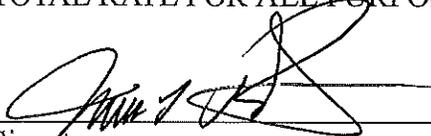
POLITICAL SUBDIVISION: Southern Hills Community Improvement District

TAX RATE FOR 2023

I, Joe Reynolds, do hereby certify that the following is a true list of the rates for general and other purposes that were approved by the board August 31, 2023.

GENERAL PURPOSES	RATE	DEBT SERVICE	RATE
General Fund	0.2433	Water	
Library		Light	
Park		Street	
Street Light		Sewer	
Water			
Sewer			
Total	0.2433	Total	

TOTAL RATE FOR ALL PURPOSES \$ 0.2433



 Signature

August 31, 2023

 Date

This form must be returned to the County Clerk by September 1.