

2022 Developed Water District Voter-Approval Tax Rate Worksheet

Form 50-860

Grand Lakes MUD 4

Wheeler & Associates, Inc.

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation.

SECTION 1: Voter-Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-*

Line	Worksheet	Amount/Rate
1.	2021 average appraised value of residence homestead. ¹	\$342,721
2.	2021 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ²	\$0
3.	2021 average taxable value of residence homestead. Line 1 minus Line 2.	\$342,721
4.	2021 adopted M&O tax rate.	\$0.130000
5.	2021 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$445.54
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035. ³	\$461.13
7.	2022 average appraised value of residence homestead.	\$379,692
8.	2022 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ⁴	\$0
9.	2022 average taxable value of residence homestead. Line 7 minus Line 8.	\$379,692
10.	Highest 2022 M&O tax rate. Line 6 divided by Line 9, multiply by \$100. ⁵	\$0.121448
11.	2022 debt tax rate.	\$0.000000
12.	2022 contract tax rate.	\$0.000000
13.	2021 unused increment rate. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$0.005010
14.	2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2021, enter zero.	\$0.000000

Tex. Water Code § 49.236(a)(2)(C)
Tex. Water Code § 49.236(a)(2)(D)
Tex. Water Code § 49.23602(a)(2)(A)
Tex. Water Code § 49.236(a)(2)(E)
Tex. Water Code § 49.236(a)(2)(F)

Form developed by: Texas Comptroller of Public Accounts, Property Tax Assistance Division For additional copies, visit: comptroller.texas.gov/taxes/property-tax

2022 Developed Water District Voter-Approval Tax Rate Worksheet

Form 50-860

Line	Worksheet	Amount/Rate
15.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2021, enter zero.	\$0.000000
16.	2022 total unused increment rate. ⁶ Add Lines 13, 14 and 15.	\$0.005010
17.	2022 voter-approval tax rate. Add lines 10, 11, 12 and 16.	\$0.126458

SECTION 2: Mandatory Tax Election Rate

The mandatory tax election rate is the highest total tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.¹

Line	Worksheet	Amount/Rate
18.	2021 average taxable value of residence homestead. Enter the amount from Line 3.	\$342,721
19.	2021 adopted total tax rate.	\$0.500000
20.	2021 total tax on average residence homestead. Multiply Line 18 by Line 19.	\$1,713.61
21.	2022 mandatory election amount of taxes per average residence homestead. Multiply Line 20 by 1.035.	\$1,773.58
22.	2022 mandatory election tax rate, before unused increment. Divide Line 21 by Line 9 and multiply by \$100.	\$0.467110
23.	2022 mandatory tax election rate. Add Line 16 and Line 22.	\$0.472120

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.²

print
here ▶

Catherine Wheeler #70074

Printed Name of Water District Representative

sign
here ▶

Water District Representative

August 2022

Date

¹ Tex. Water Code § 49.23602(a)(2)
² Tex. Water Code § 49.23602

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2022 As of: Certification

M123 - Grand Lakes MUD 4 (ARB Approved Totals)

Number of Properties: 1284

Land Totals

Land - Homesite	(+)	\$71,451,680		
Land - Non Homesite	(+)	\$39,490,580		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$110,942,260	(+)	\$110,942,260

Improvement Totals

Improvements - Homesite	(+)	\$358,868,980		
Improvements - Non Homesite	(+)	\$106,769,071		
Total Improvements	(=)	\$465,638,051	(+)	\$465,638,051

Other Totals

Personal Property (67)		\$13,554,500	(+)	\$13,554,500
Minerals (0)		\$0	(+)	\$0
Autos (8)		\$110,260	(+)	\$110,260
Total Market Value			(=)	\$590,245,071
Total Homestead Cap Adjustment (739)				(-) \$52,819,270
Total Exempt Property (144)				(-) \$51,027,339

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$486,398,462

Exemptions

			(HS Assd	291,603,320)
(HS) Homestead Local (768)	(+)	\$0		
(HS) Homestead State (768)	(+)	\$0		
(O65) Over 65 Local (137)	(+)	\$1,330,000		
(O65) Over 65 State (137)	(+)	\$0		
(DP) Disabled Persons Local (11)	(+)	\$110,000		
(DP) Disabled Persons State (11)	(+)	\$0		
(DV) Disabled Vet (4)	(+)	\$41,000		
(DVX) Disabled Vet 100% (3)	(+)	\$1,204,510		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$393,700		
(HB366) House Bill 366 (4)	(+)	\$2,220		
Total Exemptions	(=)	\$3,081,430	(-)	\$3,081,430
Net Taxable (Before Freeze)			(=)	\$483,317,032

379,642

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2022 As of: Certification

M123 - Grand Lakes MUD 4 (Under ARB Review Totals)

Number of Properties: 42

Land Totals

Land - Homesite	(+)	\$963,130		
Land - Non Homesite	(+)	\$647,920		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,611,050	(+)	\$1,611,050

Improvement Totals

Improvements - Homesite	(+)	\$4,945,260		
Improvements - Non Homesite	(+)	\$1,174,490		
Total Improvements	(=)	\$6,119,750	(+)	\$6,119,750

Other Totals

Personal Property (20)		\$183,610	(+)	\$183,610
Minerals (0)		\$0	(+)	\$0
Autos (7)		\$93,820	(+)	\$93,820
Total Market Value			(=)	\$8,008,230
Total Homestead Cap Adjustment (8)				(-) \$533,510
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$7,474,720

Exemptions

(HS Assd 4,170,230)

(HS) Homestead Local (11)	(+)	\$0		
(HS) Homestead State (11)	(+)	\$0		
(O65) Over 65 Local (3)	(+)	\$30,000		
(O65) Over 65 State (3)	(+)	\$0		
(HB366) House Bill 366 (5)	(+)	\$4,910		
Total Exemptions	(=)	\$34,910	(-)	\$34,910
Net Taxable (Before Freeze)			(=)	\$7,439,810