B&A
MUNICIPAL TAX SERVICE, LLC

CINCO MUD 8

2023 Effective Tax Rate Calculation (ETR)

1. Draft: Water District ETR Worksheet – Developed - No 2023 Bond Info
2. 2023 Certified and Uncertified Rolls

B&A
MUNICIPAL TAX SERVICE, LLC

2023 Developed Water District Voter-Approval Tax Rate Worksheet

Form 50-860

Cinco MUD 8	713-900-2680
Water District Name	Phone (*area code and number*)
13333 Northwest Freeway #620	www.cincomud8.com
Water District Address, City, State ZIP code	Water District's Website Address

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 the law regarding tax rate preparation and adoption.

SECTION 1: Voter-Approval Tax Rate

The voter-approval 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) 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 rate 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 the Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate un the manner provided in the Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-Approval Tax rate Worksheet for Low Tax Rate and Developing Districts* to calculate its voter-approval tax rate.

Line	Worksheet	Amount/ Rate
1.	**2022 average appraised value of residence homestead**	$285,780
2.	2022 general exemptions available for the average homestead. Excluding age 65 or older or disabled person exemptions.	$0
3.	**2022 average taxable value of residence homestead. Line 1 minus Line 2.**	$285,780
4.	**2022 adopted M&O tax rate.**	0.230000 /$100
5.	**2022 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by $100.**	$657.29
6.	**Highest M&O tax on average residence homestead with increase.** Multiply Line 5 by 1.035.	$680.29
7.	**2023 average appraised value of residence homestead.**	$319,674
8.	**2023 general exemptions available for the average homestead. Excluding age 65 or older or disabled person exemptions.**	$0
9.	**2023 average taxable value of residence homestead. Line 7 minus Line 8.**	$319,674
10.	**Highest 2023 M&O tax rate. Line 6 divided by Line 9, multiply by $100.**	0.212807 /$100
11.	**2023 debt tax rate.**	0.000000 /$100
12.	**2023 contract tax rate.**	0.000000 /$100
13.	**2022 unused increment rate. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate. If the number is less than zero, enter zero.**	0.000000 /$100
14.	**2020 unused increment rate. Subtract the 2020 actual tax rate and the 2019 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.**	0.005770 /$100

Line	Worksheet	Amount/Rate
15.	**2019 unused increment rate. Subtract 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.**	0.000000 /$100
16.	**2023 total unused increment rate. Add lines 13, 14 and 15.**	0.005770 /$100
17.	**2023 voter-approval tax rate. Add lines 10, 11, 12 and 16**	0.218577 /$100

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 residence homestead in the water district plus the unused increment rate. The average appraised value and homestead exemption available only to people with disabilities or those age 65 or older.

Line	Worksheet	Amount/Rate
18.	2022 average taxable value of residence homestead. Enter the amount from Line 3.	$285,780
19.	**2022 adopted total tax rate.**	0.560000 /$100
20.	**2022 total tax on average residence homestead Multiply Line 18 by Line 19**	$1,600.37
21	**2023 mandatory election amount of taxes per average residence homestead. Multiply line 20 by 1.035**	$1,656.38
22.	**2023 mandatory election tax rate, before unused increment. Divide line 21 by line 9 and multiply by $100**	0.518147 /$100
23.	**2023 mandatory tax election rate. Add Line 16 and Line 22.**	0.523917 /$100

SECTION 3: Taxing Unit Representative 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 the tax rates in accordance with the requirements in Water Code.

Avik Bonnerjee

Printed Name of Water District Representative

NBI

Water District Representative

Date

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2023** As of: **Certification**

M115 - Cinco MUD 8 (ARB Approved Totals)

Number of Properties: 1219

Land Totals

Land - Homesite	(+)	$38,630,082				
Land - Non Homesite	(+)	$24,404,556				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$63,034,638**	**(+)**	**$63,034,638**		

Improvement Totals

Improvements - Homesite	(+)	$341,887,064				
Improvements - Non Homesite	(+)	$82,999,553				
Total Improvements	**(=)**	**$424,886,617**	**(+)**	**$424,886,617**		

Other Totals

Personal Property (40)		$5,815,980	(+)	$5,815,980		
Minerals (0)		$0	(+)	$0		
Autos (5)		$109,016	(+)	$109,016		
Total Market Value			**(=)**	**$493,846,251**		**$493,846,251**
Total Homestead Cap Adjustment (632)					(-)	**$45,965,735**
Total Exempt Property (36)					(-)	**$14,655,218**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			(-)	**$0**
Total Assessed					**(=)**	**$433,225,298**

Exemptions

(HS Assd 212,583,246)

(HS) Homestead Local (665)	(+)	$0				
(HS) Homestead State (665)	(+)	$0				
(O65) Over 65 Local (126)	(+)	$3,705,000				
(O65) Over 65 State (126)	(+)	$0				
(DP) Disabled Persons Local (5)	(+)	$150,000				
(DP) Disabled Persons State (5)	(+)	$0				
(DV) Disabled Vet (8)	(+)	$87,000				
(DVX) Disabled Vet 100% (5)	(+)	$1,983,718				
(DVXSS) DV 100% Surviving Spouse (1)	(+)	$307,692				
(HB366) House Bill 366 (5)	(+)	$25,557				
Total Exemptions	**(=)**	**$6,258,967**			(-)	**$6,258,967**
Net Taxable (Before Freeze)					**(=)**	**$426,966,331**

212,583,246.00 ÷
665.00 =
319,674.05 *

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2023** As of: **Certification**

M115 - Cinco MUD 8 (Under ARB Review Totals)

Number of Properties: 27

Land Totals

Land - Homesite	(+)	$90,800				
Land - Non Homesite	(+)	$6,202,601				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$6,293,401**	**(+)**	**$6,293,401**		

Improvement Totals

Improvements - Homesite	(+)	$859,751				
Improvements - Non Homesite	(+)	$0				
Total Improvements	**(=)**	**$859,751**	**(+)**	**$859,751**		

Other Totals

Personal Property (2)		$39,540	(+)	$39,540		
Minerals (0)		$0	(+)	$0		
Autos (11)		$222,614	(+)	$222,614		
Total Market Value			**(=)**	**$7,415,306**		**$7,415,306**
Total Homestead Cap Adjustment (1)					(-)	**$189,296**
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					**(=)**	**$7,226,010**

Exemptions

(HS Assd 395,307)

(HS) Homestead Local (1)	(+)	$0				
(HS) Homestead State (1)	(+)	$0				
(O65) Over 65 Local (1)	(+)	$30,000				
(O65) Over 65 State (1)	(+)	$0				
(SOL) Solar (2)	(+)	$39,540				
Total Exemptions	**(=)**	**$69,540**			**(-)**	**$69,540**
Net Taxable (Before Freeze)					**(=)**	**$7,156,470**

FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600
Phone (281) 344-8623 www.fbcad.org

Appraisal Review Board
Fort Bend County, Texas

Order Approving Appraisal Records

After review of the appraisal records of the Fort Bend Central Appraisal District and hearing and determining all or substantially all taxpayer protests and all taxing unit challenges which were properly brought before the Appraisal Review Board in accordance with the Texas Property Tax Code, the Board, with a quorum present, has determined that the appraisal records should be approved as changed by Board orders duly submitted to the Chief Appraiser.

It is therefore ordered that the appraisal records, as changed, are approved and constitute the appraisal roll for the Fort Bend Central Appraisal District for the tax year 2023.

The approved appraisal records are attached to this Order and are incorporated herein by reference the same as if fully copied and set forth at length.

Total Value for M115 ; CINCO MUD 8

Total Market Value	$493,846,251
Total Assessed Value	$433,225,298
Total Net Taxable Value	$426,966,331

Signed this 14th day of July, 2023

Joe Grace

Joseph Grace
Appraisal Review Board Chairman
Fort Bend County, Texas

FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 www.fbcad.org

Fort Bend County, Texas

Certification Statement:

In accordance with and pursuant to Tax Code Section 26.01, on this 25 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for CINCO MUD 8 the appraisal roll and other required information for CINCO MUD 8.

The value of all property in, M115 ; CINCO MUD 8 as shown by the certified appraisal roll for 2023, after being submitted to and approved by the appraisal review board is:

Total Market Value	$493,846,251
Total Assessed Value	$433,225,298

Witness my hand, July 25, 2023

Jordan T. Wise

Jordan T. Wise
Chief Appraiser

FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600
Phone (281) 344-8623 www.fbcad.org

Fort Bend County, Texas

CERTIFICATION OF 2023 APPRAISAL ROLL

FOR M115 ; CINCO MUD 8

In accordance with and pursuant to Tax Code Section 26.01, on this 25 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for CINCO MUD 8 the appraisal roll, and other required information for CINCO MUD 8.

2023 Appraisal Roll:

Total Market Value	$493,846,251
Total Assessed Value	$433,225,298
Total Taxable Value	$426,966,331
Number of Certified Accounts	1,219

Jordan T. Wise

Jordan T. Wise
Chief Appraiser

July 25, 2023
Date

FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600
Phone (281) 344-8623 www.fbcad.org

Fort Bend County, Texas

Chief Appraiser's Reasonable Estimate of Value for Property Under Review as of 2023 Appraisal Roll Certification

On July 14, 2023, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2023. At the time of certification **98.04%** of the roll value was approved leaving **1.96%** of the value still under review. Under Section 26.01 of the Texas Property Tax Code, the chief appraiser must give a reasonable estimate of value for the properties still under review.

For M115 ; CINCO MUD 8, the district's full certified appraised value is as follows:

Market Value $493,846,251

Taxable Value $426,966,331

A reasonable estimate of value for the properties still under review is as follows:

Number of Under Review Accounts	27	Estimated Value Adjusted for ARB Action	
Market Value	$7,415,306	Market Value is	$6,896,235
Taxable Value	$7,156,470	Taxable Value is	$6,655,517

I, the undersigned, duly selected chief appraiser of Fort Bend Central Appraisal District, do hereby certify this to be a reasonable estimate of value of the property still under protest for 2023.

Witness my hand, July 25, 2023.

Jordan T. Wise

Jordan T. Wise
Chief Appraiser

Cinco MUD 8
Appraisal Roll Summary Report
As of 7/26/2023

Tax Roll	Post Date	Land Value	Ag Productivity Value	Improvement Value	Personal Value	Auto/Other Value	Exemptions	Taxable Value
PR-0	4/24/2023	69,429,502	0	398,280,882	5,496,967	195,040	20,727,686	452,674,705
CR-0	7/26/2023	63,034,638	0	378,920,882	5,815,980	109,016	20,914,185	426,966,331
	Totals	63,034,638	0	378,920,882	5,815,980	109,016	20,914,185	426,966,331

Certified Accounts: 1,219
Tax Rate: 0.000000
Tax Levy: 0.00
CAD Penalties: 0.00

7.26.23
Loaded & Balanced
R

Top Taxpayers Report

FT. BEND CENTRAL APPRAISAL DISTRICT

TaxYear: **2023** Taxing Units: **M115**

Appraisal

Top Taxpayer Calculations Performed as of 07/22/2023

Cinco MUD 8: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	CWS Grand Lakes SAF X LLC & Cinco Ranch RE LLC	$39,886,591	$39,886,591
2	Waterstone Apartments LLC	$30,178,895	$30,178,895
3	Laaco LTD	$9,168,732	$9,168,732
4	PS LPT Properties Investors	$7,483,461	$7,483,461
5	Cummins Family 1992 Trust	$3,061,073	$3,061,073
6	Cummins, Ellen Lloyd	$2,699,832	$2,699,832
7	Milos LLC	$1,944,603	$1,944,603
8	Centerpoint Energy Electric	$1,572,840	$1,572,840
9	Miles Facilities PTRSP LP	$1,483,080	$1,483,080
10	NTNH LLC	$1,453,130	$1,453,130
11	Comcast of Houston LLC	$1,430,650	$1,430,650
12	Susser Petroleum Operating Company LLC	$1,062,970	$1,062,970
13	Centerpoint Energy Entex	$1,031,560	$1,031,560
14	CC Texas Realty, LLC	$939,260	$939,260
15	HTT LLC	$800,107	$800,107
16	Kwok, Man Wai	$741,035	$741,035
17	Vo Johnny Hoang & Tam Jessica Trinh	$730,506	$730,506
18	Ahmad Tufail & Nagma	$849,541	$728,076
19	FKH SFR PROPCO B-HLD LP	$725,422	$725,422
20	Nie, Nicole	$711,249	$711,249

Effective Tax Rate Report

Tax Year: 2023 Taxing Unit: M115 - Cinco MUD 8

NEW EXEMPTIONS:

	COUNT	2022 ABSOLUTE EX VALUES	2023 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	$0	
NEW HS EXEMPTIONS	19		$0
NEW PRO EXEMPTIONS	0		$0
NEW OA EXEMPTIONS	4		$120,000
NEW DP EXEMPTIONS	0		$0
NEW DV1 EXEMPTIONS	0		$0
NEW DV2 EXEMPTIONS	0		$0
NEW DV3 EXEMPTIONS	0		$0
NEW DV4 EXEMPTIONS	0		$0
NEW DVX EXEMPTIONS	0		$0
NEW HB366 EXEMPTIONS	0		$0
NEW PC EXEMPTIONS	0		$0
NEW FRSS EXEMPTIONS	0		$0

ABSOLUTE EX TOTAL		$0
PARTIAL EX TOTAL	(+)	$120,000
2022 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2023	(=)	$120,000

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	$0	$0
IMPROVEMENT SEGMENTS	0	$0	
LAND SEGMENTS	0	$0	
MINERAL	0	$0	
OTHER	0	$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	$0

NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0

2022 MARKET		$0	
2023 USE	(-)	$0	
VALUE LOST DUE TO AG APPLICATIONS:	(=)	$0	($0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE [1]	NEW CURRENT TAXABLE [2]
NEW IMPROVEMENTS	**0**	**$0**	**$0**
RESIDENTIAL	*0*	*$0*	*$0*
COMMERCIAL	*0*	*$0*	*$0*

OTHER	*0*	*$0*	*$0*
NEW ADDITIONS	**1**	**$382,052**	**$68,046**
RESIDENTIAL	*1*	*$382,052*	*$68,046*
COMMERCIAL	*0*	*$0*	*$0*
OTHER	*0*	*$0*	*$0*
PERCENT COMPLETION CHANGED	0	$0	$0
TOTAL NEW PERSONAL VALUE	0	$0	$0
SECTION 52 & 59	0	$0	$0
REDUCED/EXPIRING ABATEMENTS	0	$0	$0
TOTALS:		$382,052	$68,046

2022 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	$382,031,260
2022 OA DP FROZEN TAXABLE	$0
2022 TAX RATE	0.5600
2022 OA DP TAX CEILING	$0

2023 CERTIFIED TAXABLE	$426,966,331
2023 TAXABLE UNDER PROTEST	$7,156,470
2023 OA FROZEN TAXABLE	$0
2023 DP FROZEN TAXABLE	$0
2023 TRANSFERRED OA FROZEN TAXABLE	$0
2023 TRANSFERRED DP FROZEN TAXABLE	$0
2023 OA FROZEN TAXABLE UNDER PROTEST	$0
2023 DP FROZEN TAXABLE UNDER PROTEST	$0
2023 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	$0
2023 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	$0
2023 APPRAISED VALUE	$440,451,308
2023 OA DP TAX CEILING	$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2022 total taxable value.	**1.** $382,031,260
2022 tax ceilings.	**2.** $0
2022 total adopted tax rate.	**4.** 0.560000
a. 2022 M&O tax rate.	a. 0.360000
b. 2022 I&S tax rate.	+b. 0.200000
2022 taxable value of property in territory deannexed after Jan. 1, 2022.	**7.** $0
2022 taxable value lost because property first qualified for an exemption in 2023.	**8.** $120,000
a. Absolute exemptions.	a. $0
b. Partial exemptions.	+b. $120,000
2022 taxable value lost because property first qualified for agricultural appraisal (1 - d or 1 - d - 1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in 2023.	**9.** $0
a. 2022 market value.	a. $0
b. 2023 productivity or special appraisal value.	-b. $0
2023 certified taxable.	$426,966,331
2023 tax ceilings.	**18.** $0
Total 2023 taxable value of properties in territory annexed after Jan.1, 2022.	**20.** $0
Total 2023 taxable value of new improvements and new personal property	**21.** $68,046

* 2022 Values as of Supplement 12.