2024 Developed Water District voter-Approval Tax Rate Worksheet

Form 50-860

CINCO MUD #12
Water District Name

(713) 462-8906
Phone (area code and number)

Catherine Wheeler, Tax A/C, Houston, TX, 77092
Water District Address,City,State,Zip

tax.info@wheelerassoc.com
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 law regarding tax rate preparation and adoption.

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 incrament 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-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts to calculate its voter-approval tax rate.

Line	Worksheet	Amount/Rate	
1.	**Prior year average appraised value of residence homestead.**	$442,563	
2.	**Prior year general exemptions available for average homestead.**Excluding age 65 or older or disabled person exemptions.	$88513	
3.	**Prior year average taxable value of residence homestead.**Line 1 minus Line 2	$354,050	
4.	**Prior year adopted M&O tax rate.**	$0.110000	/$100
5.	**Prior year M&O tax on average residence homestead.**Multiply Line 3 by Line4, divided by $100	$389.46	
6.	**Highest M&O tax on average residence homestead with increase.**Multiply Line 5 by 1.035	$403.09	
7.	**Current year average appraised value of residence homestead.**	$485,312	
8.	**Current year general exemptions available for average homestead.** Excluding age 65 or older or disabled persons exemptions.	$97062	
9.	**Current year average taxable value of residence homestead.** Line 7 and minus Line 8.	$388,250	
10.	**Highest current year M&O tax rate.** Line 6 divided by Line 9, multiply by $100	$0.103821	/$100
11.	**Current year debt tax rate.**	$0.00000	/$100
12.	**Current year contract tax rate.**	$0.00000	/$100
13.	**Year 3 Foregone Revenue Amount. subtract the 2023 unused increment rate by 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value.**		
	A. Voter-Approval Tax Rate	$0.250693	/$100
	B. Unused Increment Rate	$0.022276	/$100
	C. Substract B from A	$0.228417	/$100
	D. Adopted Tax Rate	$0.220000	/$100
	E. Subtract D from C	$0.008417	/$100
	F. 2023 Total Taxable Value	$354,050	/$100
	G. Multiply E by F and divide the results by $100	$30	/$100

1 Tex. Water Code § 49.236(a)(2)(C)
2 Tex. Water Code § 49.236(a)(2)(D)

2024 Developed Water District Voter-Approval Tax Rate Work Sheet

Form 50-860

Line	Worksheet	Amount/Rate	
14.	**Year 2 Foregone Revenue Amount. subtract the 2022 unused increment rate by 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value.**		
	A. Voter-Approval Tax Rate	$0.245784	/$100
	B. Unused Increment Rate	$0.016492	/$100
	C. Substract B from A	$0.229292	/$100
	D. Adopted Tax Rate	$0.240000	/$100
	E. Subtract D from C	$-0.010708	/$100
	F. 2022 Total Taxable Value	$319,458	/$100
	G. Multiply E by F and divide the results by $100	$-34	/$100
15.	**Year 1 Foregone Revenue Amount. subtract the 2021 unused increment rate by 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value.**		
	A. Voter-Approval Tax Rate	$0.253042	/$100
	B. Unused Increment Rate	$0.013450	/$100
	C. Substract B from A	$0.239592	/$100
	D. Adopted Tax Rate	$0.250000	/$100
	E. Subtract D from C	$-0.010408	/$100
	F. 2021 Total Taxable Value	$288,934	/$100
	G. Multiply E by F and divide the results by $100	$-30	/$100
16.	**Total Foregone Revenue Amount.** Add Line 13G,14G and 15G.	$0.00	/$100
17.	**2024 Unused increment Rate.** Divide Line 16 by Line 9. Multiply the result by 100.	$0	/$100
18.	**Total 2024 voter-approval tax rate , including the unused increment rate.**	$0.103821	/$100

SECTION 2 : Mandatory Tax Election Rate

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

Line	Worksheet	Amount/Rate	
19.	**Prior year average taxable value of residence homestead**	$354,050	
20.	**Prior year adopted total tax rate**	$0.220000	/$100
21.	**Prior year total tax on average residence homestead. Multiply Line 19 by 20 divide by $100**	$778.91	
22.	**Current year mandatory election amount of taxes per average residence homestead.** Multiply Line 21 by 1.035	$806.17	
23.	**Current year mandatory election tax rate, before unused increment.** Divide Line 22 by Line 9 and Multiply by $100	$0.207642	/$100
24.	**Current year mandatory tax election rate.** Add Line 17 and Line 23	$0.207642	/$100

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.

print here Catherine Wheeler(70074)

Printed name of water district representative

sign here Catherine Wheeler

Water District Representative

8/6/2024

Date

1 Tex. Water Code § 49.236(a)(2)(C)

2 Tex. Water Code § 49.236(a)(2)(D)

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2024** As of: **Certification**

Property Types: **A, N, M, P, PI, R, RA, RC, RCT, RD, RX,**

M141 - Cinco MUD 12 (ARB Approved Totals)

Number of Properties: 710

Land Totals

Land - Homesite	(+)	$19,448,520				
Land - Non Homesite	(+)	$86,470,897				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$105,919,417**	(+)	**$105,919,417**		

Improvement Totals

Improvements - Homesite	(+)	$91,993,481				
Improvements - Non Homesite	(+)	$379,041,648				
Total Improvements	(=)	**$471,035,129**	(+)	**$471,035,129**		

Other Totals

Personal Property (348)		$45,157,829	(+)	$45,157,829		
Minerals (0)		$0	(+)	$0		
Autos (5)		$123,392	(+)	$123,392		
Total Market Value			(=)	**$622,235,767**		**$622,235,767**
Total Homestead Cap Adjustment (162)					(-)	**$11,468,804**
Total Circuit Breaker Limit Cap Adjustment (5)					(-)	**$3,457,728**
Total Exempt Property (73)					(-)	**$35,483,491**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	**$0**			(-)	**$0**
Total Assessed					(=)	**$571,825,744**

Exemptions

(HS Assd 86,385,614)

(HS) Homestead Local (178)	(+)	$17,156,167				
(HS) Homestead State (178)	(+)	$0				
(O65) Over 65 Local (50)	(+)	$3,960,000				
(O65) Over 65 State (50)	(+)	$0				
(DVX) Disabled Vet 100% (1)	(+)	$604,770				
(HB366) House Bill 366 (71)	(+)	$93,780				
Total Exemptions	(=)	**$21,814,717**			(-)	**$21,814,717**
Net Taxable (Before Freeze)					(=)	**$550,011,027**

$ 485,312.

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2024** As of: **Certification**

Property Types: **A, N, M, P, PI, R, RA, RC, RCT, RD, RX,**

M141 - Cinco MUD 12 (Under ARB Review Totals)

Number of Properties: 106

Land Totals

Land - Homesite	(+)	$0				
Land - Non Homesite	(+)	$0				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	$0	(+)	$0		

Improvement Totals

Improvements - Homesite	(+)	$0				
Improvements - Non Homesite	(+)	$0				
Total Improvements	(=)	$0	(+)	$0		

Other Totals

Personal Property (92)		$2,777,112	(+)	$2,777,112		
Minerals (0)		$0	(+)	$0		
Autos (14)		$708,585	(+)	$708,585		
Total Market Value			(=)	**$3,485,697**		**$3,485,697**
Total Homestead Cap Adjustment (0)					(-)	**$0**
Total Circuit Breaker Limit Cap Adjustment (0)					(-)	**$0**
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					(=)	**$3,485,697**

Exemptions

			(HS Assd		**0)**	
(HB366) House Bill 366 (8)	(+)	$12,808				
Total Exemptions	(=)	**$12,808**			(-)	**$12,808**
Net Taxable (Before Freeze)					(=)	**$3,472,889**