



MUNICIPAL TAX SERVICE, LLC

2025 Developed Water District Voter-Approval

Form 50-860

Tax Rate Worksheet

Cinco Mud 8

713-900-2680

Water District Name

Phone (area code and number)

13333 Northwest Freeway #620

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 in 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.	2024 average appraised value of residence homestead	\$351,643
2.	2024 general exemptions available for the average homestead. Excluding age 65 or older or disabled person exemptions.	\$0
3.	2024 average taxable value of residence homestead. Line 1 minus Line 2.	\$351,643
4.	2024 adopted M&O tax rate.	0.190000 /\$100
5.	2024 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$668.12
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	\$691.50
7.	2025 average appraised value of residence homestead.	\$377,436
8.	2025 general exemptions available for the average homestead. Excluding age 65 or older or disabled person exemptions.	\$0
9.	2025 average taxable value of residence homestead. Line 7 minus Line 8.	\$377,436
10.	Highest 2025 M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.183209 /\$100
11.	2025 debt tax rate.	0.150000 /\$100
12.	2025 contract tax rate.	0.090000 /\$100
13.	2024 Year 3 Forgone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value	
	A Voter Approval Tax Rate	0.473359 /\$100
	B Unused Increments rate	0.007590 /\$100
	C Subtract B from A	0.465769 /\$100
	D Adopted Tax Rate	0.460000 /\$100
	E Subtract D from C	0.005769 /\$100
	F 2024 Average Taxable Homestead Value	351,643
	G Multiply E by F and divide the results by \$100	\$20.29

Line	Worksheet	Amount/Rate
2023 Year 2 Forgone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023		
14.	current total value	
	A Voter Approval Tax Rate	0.518577 /\$100
	B Unused Increments rate	0.005770 /\$100
	C Subtract B from A	0.512807 /\$100
	D Adopted Tax Rate	0.510000 /\$100
	E Subtract D from C	0.002807 /\$100
	F 2023 Average Taxable Homestead Value	319,674
	G Multiply E by F and divide the results by \$100	\$8.97
2022 Year 1 Forgone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022		
15.	current total value	
	A Voter Approval Tax Rate	0.544245 /\$100
	B Unused Increments rate	0.000000 /\$100
	C Subtract B from A	0.544245 /\$100
	D Adopted Tax Rate	0.560000 /\$100
	E Subtract D from C	-0.015755 /\$100
	F 2022 Total Taxable Value	285,780
	G Multiply E by F and divide the results by \$100	-\$45.02
16.	Total Foregone Revenue Amount Add lines 13G, 14G and 15G.	-\$15.77
17.	2025 Unused Increment Rate Divide line 16 by line 9. Multiply result by 100	-0.004177
18.	2025 voter-approval tax rate including the unused increment. Add lines 10, 11, 12 and 16	0.423209

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
19.	2024 average taxable value of residence homestead. Enter the amount from Line 3.	\$351,643
20.	2024 adopted total tax rate.	0.460000 /\$100
21.	2024 total tax on average residence homestead Multiply Line 19 by Line 20	\$1,617.56
22.	2025 mandatory election amount of taxes per average residence homestead. Multiply line 21 by 1.035	\$1,674.17
23.	2025 mandatory election tax rate, before unused increment. Divide line 22 by line 9 and multiply by \$100	0.443565 /\$100
24.	2025 mandatory tax election rate. Add Line 17 and Line 23.	0.439388 /\$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

Water District Representative

9/24/25
Date