2025 Developed Water District Voter-Approved Tax Rate Worksheet

FIRST COLONY M.U.D. #10
Water District Name

713-932-9011
Phone(Area code and Number)

11111 Katy Freeway # 725, Houston, Texas 77079
Water District's Address, City, State, ZIP code

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.

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 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.

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.

Line	Worksheet	Amount/Rate
1.	**2024 average appraised value of residence homestead.**	812,223
2.	**2024 general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions.	162,445
3.	**2024 average taxable value of residence homestead.** Line 1 minus line 2.	649,778
4.	**2024 adopted M&O tax rate.**	.09000
5.	**2024 M&O tax on average residence homestead.** Multiply Line 3 by line 4, divide by $100.	584.80
6.	**Highest M&O tax on average residence homestead with increase.** Multiply Line 5 by 1.035.	605.26
7.	**2025 average appraised value of residence homestead.**	867,361
8.	**2025 general exemptions available for the average homestead.** Excluding age 65 or older or disabled person exemptions.	173,472
9.	**2025 average taxable value of residence homestead.** Line 7 minus Line 8.	693,889
10.	**Highest 2025 M&O tax rate.** Line 6 divided by Line 9, multiply by $100.	.08722
11.	**2025 debt tax rate.**	.03500
12.	**2025 contract tax rate.**	.00000
13.	**2024 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. tax rate. Multiply the result by the 2024 current total value.**	
	A. Voter-approval tax Rate	.19432
	B. Unused increment rate	.06712
	C. Subtract B from A	.12720
	D. Adopted Tax Rate	.12500
	E. Subtract D from C	.00220
	F. 2024 Total Taxable value	599,590,244
	G. Multiply E by F and divide the result by $100	13,190.98

14.	2023	**Foregone 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 current total value.**	
	A.	Voter-approval tax Rate	.17601
	B.	Unused increment rate	.06098
	C.	Subtract B from A	.11503
	D.	Adopted Tax Rate	.13500
	E.	Subtract D from C	(.01997)
	F.	2023 Total Taxable value	568,022,199
	G.	Multiply E by F and divide the result by $100	.00
15.	2022	**Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the voter-approval tax rate. Multiply the result by the 2022 current total value.**	
	A.	Voter-approval tax Rate	.20598
	B.	Unused increment rate	.08244
	C.	Subtract B from A	.12354
	D.	Adopted Tax Rate	.14500
	E.	Subtract D from C	(.02146)
	F.	2022 Total Taxable value	523,306,270
	G.	Multiply E by F and divide the result by $100	.00
16.	**Total Foregone Revenue Amount. AddLines 13G, 14G and 15G**		13,190.98
17.	2025	**Unused Increment Rate.** Divide line 16 by the current total value as defined in TAX CODE 26.012(6). Multiple the result by 100.	**.00218**
18.	**Total 2024 Voter-approved tax rate, including the unused increment rate.**		.12440
19.	2024	**Average taxable value of residence homestead.**	649,778
20.	2024	**Adopted total tax rate.**	.12500
21.	2024	**Total tax on average residence homestead.** Multiply Line 19 by Line 20.	812.22
22.	2025	**Mandatory election amount of taxes per average homestead.** Multiply Line 21 by 1.035.	840.64
23.	2025	**Mandatory election rate, before unused increment.** Divide Line 22 by Line 9 and multiply by $100.	.12114
24.	2025	**Mandatory tax election rate. Add Line 17 and Line 23.**	**.12332**