# 2020 Developed Water District Tax Rate Calculations

Kelly Lane WCID 2 July 25, 2020

## Instructions

These worksheets will calculate the information water districts will need prior to adopting their tax rate. It will be necessary first to enter the required data on the "Data Entry" sheet. To access that sheet, click on the Data tab located at the bottom of this window. Some data may already have been entered for you.

NOTE: All worksheets are "locked" to protect accidental changes. You may only enter items on the data entry page and only in the blue colored cells. If for some reason you need to otherwise edit any of the worksheets, the password to unlock them is "TAX". It is case sensitive.

If you have debt, when you enter the debt information, your debt rate will be calculated for you on line 12 of the data entry page. It has a provision for you to "back into" a specific debt rate if you wish.

After you have entered the required data, click on the "Notice" tab. This sheet has all the information you need to complete the "Water District Notice of Public Hearing on Tax Rate". This is a notice all water districts must publish prior to adopting their tax rate (Water Code, Section 49.236). The Tax Office cannot publish this for you.

If line 14 on the Notice tab is equal to or less than 3.5%, this paragraph does not apply and you may ignore the "Voter-Approval" tab. If line 14 on the Notice tab is more than 3.5% and you are a Developed Water District, an election must be held to determine whether to approve the maintenance and operation tax rate under Section 49.23602 of the Water Code. You are advised to seek legal counsel in this event. The VOTER-APPROVAL RATE is calculated for you on the "Voter-Approval" tab.

NOTE: Due to an anomaly in the law, it is possible that the calculated voter-approval rate will be higher than the proposed rate which generated the voter-approval rate. Although not likely, if this occurs, you should seek legal counsel. If you are a new jurisdiction or had no levy last year, line 14 of the Notice tab will display "INFINITE %" because you are dividing by zero. Again, this a problem with the wording in the Code and you may wish to seek legal counsel as to what you need to show in your notice.

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## Data Entry Page

| | | | | |
|---|---|---|---|---|
| 1. | The Districts PROPOSED 2020 Total Tax Rate | $ | 0.8100 | /$100 |
| 2. | 2020 average appraised value of residence homestead. (TCAD Certification, page 2, Item N). | $ | 326,285 | |
| 3. | 2020 average taxable value of residence homestead. (TCAD Certification, page 2, Item O). | $ | 326,282 | |
| 4. | 2019 average appraised value of residence homestead. (TCAD Certification, page 2, Item P). | $ | 321,691 | |
| 5. | 2019 average taxable value of residence homestead. (TCAD Certification, page 2, Item Q). | $ | 321,298 | |
| 6. | The district's 2019 Total Tax Rate. | $ | 0.8500 | /$100 |
| 7. | The district's 2019 Maintenance & Operation Tax Rate. | $ | 0.2500 | /$100 |

**Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.**

| | | | | |
|---|---|---|---|---|
| 8. | 2020 Net Taxable Value (TCAD Certification, pg 1, bottom) | $ | 195,338,609 | |
| 9. | 2020 Total Qualified Contract Service | $ | 0.00 | |
| 10. | 2020 Total Qualified Debt Service | $ | 1,091,540.00 | |
| 11. | SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2020 tax levy (e.g. from fund reserves). | $ | 2,527.25 | |
| 12. | **Your Final Calculated Debt Rate is:** | **$** | **0.5575** | **/$100** |

NOTE1: If line 12 displays "NEG#", then the amount entered on line 11 is too high.

**Use the following ONLY if you wish a specified debt rate.**

NOTE2: If you have a specific TARGET DEBT RATE, enter that rate on line 13 and enter the amount that appears in line 14 into line 11. If you have done this correctly, line 12 will now equal line 13. If line 14 displays "NEG#", then your target debt rate is higher than the law permits; you may not use that target rate.

| | | | | |
|---|---|---|---|---|
| 13. | 2020 Target Debt Rate | $ | 0.5575 | /$100 |
| 14. | Amount you need to enter into line 11 | $ | 2,527.25 | |

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NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publicaton. An example of the notice is provided on the Comptroller's website at https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php.

### Notice of Public Hearing Notice Calculations

| | | | | |
|---|---|---|---|---|
| 1. | 2019 average appraised value of residence homestead | | $ | 321,691 |
| 2. | homestead (excluding senior citizen's or disabled person's exemptions) | - | $ | 393 |
| 3. | 2019 average taxable value of residence homestead (line 1 minus line 2) | = | $ | 321,298 |
| 4. | 2019 adopted TOTAL tax rate (per $100 of value) | x | $ | 0.8500 /$100 |
| 5. | 2019 Total tax on average residence homestead (multiply line 3 by line 4, divide by $100) | = | $ | 2,731.03 |
| 6. | 2020 average appraised value of residence homestead | | $ | 326,285 |
| 7. | homestead (excluding senior citizen's or disabled person's exemptions) | - | $ | 3 |
| 8. | 2020 average taxable value of residence homestead (line 8 minus line 9) | = | $ | 326,282 |
| 9. | 2020 proposed TOTAL tax rate (per $100 of value) | x | $ | 0.8100 /$100 |
| 10. | 2020 Total tax on average residence homestead (multiply line 8 by line 9, divide by $100) | = | $ | 2,642.88 |
| 11. | Difference in Rates per $100 value | | $ | (0.0400) /$100 |
| 12. | Percentage increase/decrease in rates (+/-) | | | -4.70% |
| 13. | Annual increase/decrease in taxes if proposed tax rate is adopte | | $ | (88.15) |
| 14. | percentage of increase | | | -3.22% |

## 2020 Developed Water District Tax Rate Calculations

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### Voter-Approval Tax Rate Worksheet

| | | | | | |
|---|---|---|---|---|---|
| 1. | 2019 average appraised value of residence homestead | | $ | 321,691 | |
| 2. | 2019 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions) | - | $ | 393 | |
| 3. | 2019 average taxable value of residence homestead (line 1 minus line 2) | = | $ | 321,298 | |
| 4. | 2019 adopted M&O tax rate (per $100 of value) | x | $ | 0.2500 | /$100 |
| 5. | 2019 M&O tax on average residence homestead (multiply line 3 by line 4, divide by $100) | = | $ | 803.25 | |
| 6. | Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.035) | = | $ | 831.36 | |
| 7. | 2020 average appraised value of residence homestead | | $ | 326,285 | |
| 8. | 2020 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions) | - | $ | 3 | |
| 9. | 2020 average taxable value of residence homestead (line 7 minus line 8) | = | $ | 326,282 | |
| 10. | **Highest 2020 M&O Tax Rate** (line 6 divided by line 9, multiply by 100) | | $ | **0.2547** | /$100 |
| 11. | **2020 Debt Tax Rate** | + | $ | **0.5575** | /$100 |
| 12. | 2020 Contract Tax Rate | + | $ | **0.0000** | /$100 |
| 13. | 2019 unused increment rate (If the year is prior to 2020, enter zero) | = | $ | **0.0000** | /$100 |
| 14. | 2018 unused increment rate (If the year is prior to 2020, enter zero) | = | $ | **0.0000** | /$100 |
| 15. | 2017 unused increment rate (If the year is prior to 2020, enter zero) | = | $ | **0.0000** | /$100 |
| 16. | 2020 total unused increment rate (add lines 13, 14, and 15) | = | $ | **0.0000** | /$100 |
| 17. | **2020 Voter-Approval Tax Rate** (add lines 10, 11, 12, and 16) | = | $ | **0.8122** | /$100 |