2026 Water District Voter-Approval Tax Rate Worksheet
Developed Districts

Form 50-860

Belvedere MUD
Water District Name

Phone (area code and number)

Water District's 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 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 increment 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 as thereafter as practicable.

If any part of a 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.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation. Source materials must contain data for all worksheets used.

Hyperlink to supporting documentation:

Line.	Worksheet		Amount/Rate	
1.	**2025 average appraised value of residence homestead.**	$	2,155,123	
2.	**2025 general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions.	$	142,060	
3.	**2025 average taxable value of residence homestead.** Line 1 minus Line 2.	$	2,013,063	
4.	**2025 adopted M&O tax rate (per $100 of value).**	$	0.0725	/$100
5.	**2025 M&O tax on average residence homestead.** Multiply Line 3 by Line 4, divide by $100.	$	1,459.47	
6.	**Highest M&O tax on average residence homestead with increase.** Multiply Line 5 by 1.035.	$	1,510.55	
7.	**2026 average appraised value of residence homestead.**	$	1,993,319	
8.	**2026 general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions.	$	48,250	
9.	**2026 average taxable value of residence homestead.** Line 7 minus Line 8.	$	1,945,069	
10.	**Highest 2026 M&O Tax Rate.** Line 6 divided by Line 9, multiply by $100.	$	**0.0776**	/$100
11.	**2026 Debt Tax Rate**	$	**0.1100**	/$100
12.	**2026 Contract Tax Rate**	$	**0.0000**	/$100
13.	**Year 3 Forgone Revenue Amount.** Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value.			
	A. Voter-approval tax rate	$	0.1864	/$100
	B. Unused increment rate	$	0.0039	/$100
	C. Subtract B from A.	$	0.1825	/$100
	D. Adopted Tax Rate	$	0.1825	/$100
	E. Subtract D from C	$	0.0000	/$100
	F. 2025 Total Taxable Value	$	431,348,287	
	G. Multiply E by F and divide the results by $100	$	0	
14.	**Year 2 Forgone Revenue Amount.** Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the results by the 2024 current total value.			
	A. Voter-approval tax rate	$	0.1943	/$100
	B. Unused increment rate	$	0.0018	/$100
	C. Subtract B from A.	$	0.1925	/$100
	D. Adopted Tax Rate	$	0.1925	/$100
	E. Subtract D from C	$	0.0000	/$100
	F. 2024 Total Taxable Value	$	410,572,166	
	G. Multiply E by F and divide the results by $100	$	0	

15.	**Year 1 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 current total value.		
	A. Voter-approval tax rate	$	0.1996 /$100
	B. Unused increment rate	$	0.0000 /$100
	C. Subtract B from A	$	0.1996 /$100
	D. Adopted Tax Rate	$	0.2050 /$100
	E. Subtract D from C	$	(0.0054) /$100
	F. 2023 Total Taxable Value	$	368,749,809
	G. Multiply E by F and divide the results by $100	$	0
16.	**Total Foregone Revenue Amount.** Add Lines 13G, 14G, and 15G.	$	**0**
17.	**2026 Unused Increment Rate.** Divide Line 16 by the current total value as defined in Tax Code Section 26.012(6). Multiply by 100.	$	**0.0000** /$100
18.	**Total 2026 Voter-Approval Tax Rate, including the unused increment rate.** Add Lines 10, 11, 12, and 17.	$	**0.1876** /$100

Section 2: Election Tax Rate

The mandatory tax election rate is the highest 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
19.	**2025 average taxable value of residence homestead.** Enter the amount from Line 3.	$	2,013,063
20.	**2025 adopted total tax rate.**	$	0.1825 /$100
21.	**2025 total tax on average residence homestead.** Multiply Line 19 by Line 20, divide by $100.	$	3,673.84
22.	**2026 mandatory election amount of taxes per average residence homestead.** Multiply Line 21 by 1.035.	$	3,802.42
23.	**2026 mandatory election tax rate, before unused increment.** Divide Line 22 by Line 9 and multiply by $100.	$	**0.1954** /$100
24.	**2026 mandatory tax election tax rate.** Add Line 17 and Line 23.	$	**0.1954** /$100

Section 3: Taxing Unit Representative Name

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.

Name of Water District Representative.

8-17-26

Date

2026 Developed Water District Tax Rate Calculations

Belvedere MUD

July 23, 2026

Data Entry Page

1.	The Districts PROPOSED 2026 Total Tax Rate	$	0.1825	/$100	
2.	2026 average appraised value of residence homestead.	$	1,993,319		
3.	2026 average taxable value of residence homestead.	$	1,945,069		
4.	2025 average appraised value of residence homestead.	$	2,155,123		
5.	2025 average taxable value of residence homestead.	$	2,013,063		
6.	The district's 2025 Total Tax Rate.	$	0.1825	/$100	
7.	The district's 2025 Maintenance & Operation Tax Rate.	$	0.0725	/$100	
	Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.				
8.	2026 Net Taxable Value	$	414,249,233		
9.	2026 Total Qualified Contract Service	$	0.00		
10.	2026 Total Qualified Debt Service	$	484,781.00		
11.	SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2026 tax levy (e.g. from fund reserves).	$	29,106.84		Proposed M&O Tax Rate:
12.	**Your Final Calculated Debt Rate is:**	**$**	**0.1100**	**/$100**	**0.0725**

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.	2026 Target Debt Rate	$	0.1100	/$100
14.	Amount you need to enter into line 11	$	29,106.84	
15.	2025 Voter-Approval Tax Rate	$	0.1864	/$100
	2024 Voter-Approval Tax Rate	$	0.1943	/$100
	2023 Voter-Approval Tax Rate	$	0.1996	/$100
16.	2025 Unused Increment Rate	$	0.0039	/$100
	2024 Unused Increment Rate	$	0.0018	/$100
	2023 Unused Increment Rate	$	0.0000	/$100
17.	2025 Adopted Tax Rate	$	0.1825	/$100
	2024 Adopted Tax Rate	$	0.1925	/$100
	2023 Adopted Tax Rate	$	0.2050	/$100
18.	2025 Total Taxable Value	$	431,348,287	
	2024 Total Taxable Value	$	410,572,166	
	2023 Total Taxable Value	$	368,749,809	

FOR INFORMATION ONLY:

Check:

No New Revenue Tax Rate (1) $ 0.1909

786,952 2026 NNRTR Levy

0 Should Equal Zero

(1) No New Revenue Tax Rate Formula (per Texas Gov't Code 551.043©(2):

(Last Year's Levy - Lost Property Levy)/(Current Total Value - New Property Value), expressed in $1/$100

Inputs:

Last Year's Levy	$ 787,211	
Lost Property Levy	$ 259	CAD Lost Property Reported 141,709
Current Total Value (equates to Net Taxable Value)	$ 414,249,233	
New Property Value (Taxable Value of New Property added during most recent year)	$ 1,993,491	
Last Year's Net Taxable Value	431,348,287	

Property Tax Bill (Median Homestead) Current Fiscal Year (FY)	3,651	2025 Median Taxable Value 2,000,327
Estimated Property Tax Bill (Upcoming FY, if proposed budget adopted)	3,527	2026 Median Taxable Value 1,932,434
Estimated Property Tax Bill (Median Homestead) for Upcoming FY if "Balanced" Budget adopted at NNRTR (2)	3689	

(2) Please note that the No New Revenue Tax Rate, as calculated under Chapter 26 of the Tax Code and shown above, will be capable of funding a balanced budget.

2026 Developed Water District Tax Rate Calculations

Belvedere MUD July 23, 2026

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.	2025 average appraised value of residence homestead		$	2,155,123	
2.	homestead (excluding senior citizen's or disabled person's exemptions)	-	$	142,060	
3.	2025 average taxable value of residence homestead (line 1 minus line 2)	=	$	2,013,063	
4.	2025 adopted TOTAL tax rate (per $100 of value)	x	$	0.1825	/$100
5.	2025 Total tax on average residence homestead (multiply line 3 by line 4, divide by $100)	=	$	3,673.84	
6.	2026 average appraised value of residence homestead		$	1,993,319	
7.	2026 general exemptions available for the average homestead (excluding senior citizen's or disabled person's	-	$	48,250	
8.	2026 average taxable value of residence homestead (line 8 minus line 9)	=	$	1,945,069	
9.	2026 proposed TOTAL tax rate (per $100 of value)	x	$	0.1825	/$100
10.	2026 Total tax on average residence homestead (multiply line 8 by line 9, divide by $100)	=	$	3,549.75	
11.	Difference in Rates per $100 value		$	0.0000	/$100
12.	Percentage increase/decrease in rates (+/-)			0.00%	
13.	Annual increase/decrease in taxes if proposed tax rate is adopte		$	(124.09)	
14.	percentage of increase			-3.37%	