

2022 Water District Worksheet for Low Tax Rate and Developing Districts
Northtown Municipal Utility District

July 25, 2022

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 8.00%, this paragraph does not apply and you may ignore the "Voter-Approval" tab. If line 14 on the Notice tab is more than 8.00% and you are a Low Tax Rate District, then your district must hold an election to determine whether to approve the maintenance and operation tax rate under Section 49.23601 of the Water Code. If it is more than 8.00% and you are a Developing Water District, the qualified voters of your district, by petition, may require that an election be held to determine whether to reduce the maintenance and operations tax rate to the voter-approval tax rate under Section 49.23603 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 is 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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Northtown Municipal Utility District

August 1, 2022

Data Entry Page

1. The Districts PROPOSED 2022 Total Tax Rate	\$	0.5865	/\$100
2. 2022 average appraised value of residence homestead. (TCAD Certification, page 2, Item N).	\$	396,409	
3. 2022 average taxable value of residence homestead. (TCAD Certification, page 2, Item O).	\$	248,637	
4. 2021 average appraised value of residence homestead. (TCAD Certification, page 2, Item P).	\$	251,832	
5. 2021 average taxable value of residence homestead. (TCAD Certification, page 2, Item Q).	\$	222,704	
6. The district's 2021 Total Tax Rate.	\$	0.6150	/\$100
7. The district's 2021 Maintenance & Operation Tax Rate.	\$	0.3810	/\$100

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

8. 2022 Net Taxable Value (TCAD Certification, pg 1, bottom)	\$	1,139,838,646	
9. 2022 Total Qualified Contract Service	\$	0.00	
10. 2022 Total Qualified Debt Service	\$	28,692,050.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2022 tax levy (e.g. from fund reserves).	\$	26,258,494.49	
12. Your Final Calculated Debt Rate is:	\$	0.2135	/\$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. 2022 Target Debt Rate	\$	0.2135	/\$100
14. Amount you need to enter into line 11	\$	26,258,494.49	

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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 publication. 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. 2021 average appraised value of residence homestead	\$	251,832
2. homestead (excluding senior citizen's or disabled person's exemptions)	- \$	29,128
3. 2021 average taxable value of residence homestead (line 1 minus line 2)	= \$	222,704
4. 2021 adopted TOTAL tax rate (per \$100 of value)	x \$	0.6150 /\$100
5. 2021 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	1,369.63
6. 2022 average appraised value of residence homestead	\$	396,409
7. 2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's	- \$	147,772
8. 2022 average taxable value of residence homestead (line 6 minus line 7)	= \$	248,637
9. 2022 proposed TOTAL tax rate (per \$100 of value)	x \$	0.5865 /\$100
10. 2022 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	1,458.26
11. Difference in Rates per \$100 value	\$	(0.0285) /\$100
12. Percentage increase/decrease in rates (+/-)		-4.63%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	88.63
14. percentage of increase		6.47%

2022 Water District Worksheet for Low Tax Rate and Developing Districts

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Voter-Approval Tax Rate Worksheet

1.	2021 average appraised value of residence homestead	\$	251,832
2.	2021 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	29,128
3.	2021 average taxable value of residence homestead (line 1 minus line 2)	= \$	222,704
4.	2021 adopted M&O tax rate (per \$100 of value)	x \$	0.3810 /\$100
5.	2021 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	848.50
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.08)	= \$	916.38
7.	2022 average appraised value of residence homestead	\$	396,409
8.	2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	147,772
9.	2022 average taxable value of residence homestead (line 7 minus line 8)	= \$	248,637
10.	Highest 2022 M&O Tax Rate (line 6 divided by line 9, multiply by 100)	\$	0.3685 /\$100
11.	2022 Debt Tax Rate	+ \$	0.2135 /\$100
12.	2022 Contract Tax Rate	+ \$	0.0000 /\$100
13.	2022 Voter-Approval Tax Rate (add lines 10, 11, and 12)	= \$	0.5820 /\$100