

2021 Developed Water District Tax Rate Calculations

Reunion Ranch WCID

July 27, 2021

Data Entry Page

1. The Districts PROPOSED 2021 Total Tax Rate	\$	0.6920	/\$100
2. 2021 average appraised value of residence homestead. (TCAD Certification, page 2, Item N).	\$	604,046	
3. 2021 average taxable value of residence homestead. (TCAD Certification, page 2, Item O).	\$	604,046	
4. 2020 average appraised value of residence homestead. (TCAD Certification, page 2, Item P).	\$	552,858	
5. 2020 average taxable value of residence homestead. (TCAD Certification, page 2, Item Q).	\$	552,858	
6. The district's 2020 Total Tax Rate.	\$	0.8750	/\$100
7. The district's 2020 Maintenance & Operation Tax Rate.	\$	0.1500	/\$100

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

8. 2021 Net Taxable Value (TCAD Certification, pg 1, bottom)	\$	289,022,999	
9. 2021 Total Qualified Contract Service	\$	0.00	
10. 2021 Total Qualified Debt Service	\$	1,594,054.55	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2021 tax levy (e.g. from fund reserves).	\$	4,428.05	

12. **Your Final Calculated Debt Rate is:** \$ 0.5500 /\$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. 2021 Target Debt Rate	\$	0.5500	/\$100
14. Amount you need to enter into line 11	\$	4,428.05	

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Voter-Approval Tax Rate Worksheet

1.	2020 average appraised value of residence homestead	\$	552,858
2.	2020 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
3.	2020 average taxable value of residence homestead (line 1 minus line 2)	= \$	552,858
4.	2020 adopted M&O tax rate (per \$100 of value)	x \$	0.1500 /\$100
5.	2020 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	829.29
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.035)	= \$	858.32
7.	2021 average appraised value of residence homestead	\$	604,046
8.	2021 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	-1
9.	2021 average taxable value of residence homestead (line 7 minus line 8)	= \$	604,046
10.	Highest 2021 M&O Tax Rate (line 6 divided by line 9, multiply by 100)	\$	0.1420 /\$100
11.	2021 Debt Tax Rate	+ \$	0.5500 /\$100
12.	2021 Contract Tax Rate	+ \$	0.0000 /\$100
13.	2020 unused increment rate (Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero)	= \$	0.0000 /\$100
14.	2019 unused increment rate (If the year is prior to 2020, enter zero)	= \$	0.0000 /\$100
15.	2018 unused increment rate (If the year is prior to 2020, enter zero)	= \$	0.0000 /\$100
16.	2021 total unused increment rate (add lines 13, 14, and 15)	= \$	0.0000 /\$100
17.	2021 Voter-Approval Tax Rate (add lines 10, 11, 12, and 16)	= \$	0.6920 /\$100