



## 2021 M&O TAX RATE ANALYSIS

### Harris County Municipal Utility District No. 132

2020 Certified Assessed Value	\$654,216,505
2021 Certified Assessed Value, including owners' opinion of Uncertified Categories	\$685,066,557
Percent Change in Certified Assessed Value	4.72%

<b>2020 Tax Rate:</b>	
Debt Service	\$0.0000
Maintenance (M&O)	0.0880
<b>Total</b>	<b>\$0.0880</b>

**Tax Rate Calculations:**

2020 Average Homestead Value	\$191,464
2021 Average Homestead Value	\$208,706
Percent Change in Average Homestead Value	9.01%
2020 Average Tax Bill	\$168
Parity Rate	\$0.08072
2021 M&O Rollback Rate (if "Developed District," 3.5%, Mandatory Election)	\$0.08355
2021 M&O Rollback Rate (if "Developing District," 8%, Petition Election)	\$0.08718
Unused Increment	\$0.00006
<b>Max Rollback Rate with Unused Increment (for Developed District only)</b>	<b>\$0.08361</b>

**Sample of Maintenance Tax Rate Options:**

	M&O Tax Rate	M&O Tax Revenue
2020 M&O Rate (97%)	\$0.08800	\$584,773
Calculated Parity Rate (97%)	\$0.08072	\$536,396
Calculated M&O Rollback Rate (97%)	<b>MAX RATE \$0.08355 "Developed"</b>	\$555,202
Calculated M&O Rollback Rate (97%)	<b>MAX RATE \$0.08718 "Developing"</b>	\$579,324
Calculated M&O Rollback Rate with Unused Increment (97%)	<b>MAX RATE \$0.08361 "Developed"</b>	\$555,601

**Note:** Maximum M&O Tax Rate Authorization \$1.00  
 Each \$0.01 M&O tax generates (97%): \$66,451

<b>General fund balance as of 8/19/21</b>			
General Fund Balance	\$7,827,820	15.29	Months of Reserve
Budgeted Expenditures	\$6,144,239		5/31/22 Budget
Budgeted Surplus	(\$1,253,939)		Includes 2.435mm for CIP
Budgeted M&O Tax Revenue	\$510,000	\$0.077	Tax Rate Equivalent (97%)