

2013 Effective Tax Rate Worksheet WINDCREST, CITY OF

Date: 07/25/2013

See Chapter 2 of the Texas Comptroller's 2013 Manual for Taxing Units Other than Schools for an explanation of the effective tax rate.

1. 2012 total taxable value. Enter the amount of 2012 taxable value on the 2012 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14).	\$443,574,052 ✓
2. 2012 tax ceilings. Counties, cities and junior college districts. Enter 2012 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter 0. If your taxing units adopted the tax ceiling provision in 2012 or a prior year for homeowners age 65 or older or disabled, use this step.	\$0 ✓
3. Preliminary 2012 adjusted taxable value. Subtract Line 2 from Line 1.	\$443,574,052
4. 2012 total adopted tax rate.	\$0.432970/\$100 ✓
5. 2012 taxable value lost because court appeals of ARB decisions reduced 2012 appraised value. A. Original 2012 ARB Values.	\$0
B. 2012 values resulting from final court decisions.	\$0
C. 2012 value loss. Subtract B from A.	\$0 ✓
6. 2012 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$443,574,052
7. 2012 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2012. Enter the 2012 value of property in deannexed territory.	\$0 ✓
8. 2012 taxable value lost because property first qualified for an exemption in 2013. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions.	
A. Absolute exemptions. Use 2012 market value:	\$780,340
B. Partial exemptions. 2013 exemption amount or 2013 percentage exemption times 2012 value:	\$1,566,596
C. Value loss. Add A and B.	\$2,346,936 ✓
9. 2012 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2013. Use only properties that qualified in 2013 for the first time; do not use properties that qualified in 2012.	
A. 2012 market value:	\$0
B. 2013 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A.	\$0

10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$2,346,936
11. 2012 adjusted taxable value. Subtract Line 10 from Line 6.	\$441,227,116
12. Adjusted 2012 taxes. Multiply Line 4 by line 11 and divide by \$100.	\$1,910,381
13. Taxes refunded for years preceding tax year 2012. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2012. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2012. This line applies only to tax years preceding tax year 2012.	\$9,485
14. Taxes in tax increment financing (TIF) for tax year 2012. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2013 captured appraised value in Line 16D, enter 0.	\$0
15. Adjusted 2012 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14.	\$1,919,866
16. Total 2013 taxable value on the 2013 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.	
A. Certified values:	\$437,553,309
B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	\$0
C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this line based on legal counsel's advice):	\$0
D. Tax increment financing: Deduct the 2013 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2013 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.	\$0
E. Total 2013 value. Add A and B, then subtract C and D.	\$437,553,309
17. Total value of properties under protest or not included on certified appraisal roll.	
A. 2013 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.	\$14,565,969
B. 2013 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.	\$0
C. Total value under protest or not certified: Add A and B.	\$14,565,969
18. 2013 tax ceilings. Enter 2013 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter 0. If	\$0

your taxing units adopted the tax ceiling provision in 2012 or a prior year for homeowners age 65 or older or disabled, use this step.	
19. 2013 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$452,119,278
20. Total 2013 taxable value of properties in territory annexed after Jan. 1, 2012. Include both real and personal property. Enter the 2013 value of property in territory annexed.	\$0
21. Total 2013 taxable value of new improvements and new personal property located in new improvements. "New" means the item was not on the appraisal roll in 2012. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2012, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2013.	\$501,810
22. Total adjustments to the 2013 taxable value. Add Lines 20 and 21.	\$501,810
23. 2013 adjusted taxable value. Subtract Line 22 from Line 19.	\$451,617,468
24. 2013 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100.	\$0.425108/\$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2013 county effective tax rate.	

A county, city or hospital district that adopted the additional sales tax in November 2012 or in May 2013 must adjust its effective tax rate. The Additional Sales Tax Rate Worksheet (Appendix 4) on page 35 of the Texas Comptroller's 2013 Truth-in-Taxation Manual sets out this adjustment. Do not forget to complete the Additional Sales Tax Rate Worksheet if the taxing unit adopted the additional sales tax on these dates.

2013 Rollback Tax Rate Worksheet WINDCREST, CITY OF

Date: 07/25/2013

See Chapter 3 of the Texas Comptroller's 2013 Manual for Taxing Units Other than School Districts for an explanation of the rollback tax rate.

26. 2012 maintenance and operations (M&O) tax rate.	\$0.351654/\$100
27. 2012 adjusted taxable value. Enter the amount from Line 11.	\$441,227,116
28. 2012 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$1,551,592
B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2012. Enter amount from full year's sales tax revenue spent for M&O in 2012 fiscal year, if any. Other units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$441,722
C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other units enter 0.	\$0
E. Taxes refunded for years preceding tax year 2012: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2012. This line applies only to tax years preceding tax year 2012.	\$6,512
F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
G. Taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2013 captured appraised value in Line 16D, enter 0.	\$0
H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$1,999,826
29. 2013 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$451,617,468
30. 2013 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by \$100.	\$0.442814/\$100
31. 2013 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	\$0.478239/\$100

32. Total 2013 debt to be paid with property taxes and additional sales tax revenue.

"Debt" means the interest and principal that will be paid on debts that:

- (1) are paid by property taxes,
- (2) are secured by property taxes,
- (3) are scheduled for payment over a period longer than one year and
- (4) are not classified in the taxing unit's budget as M&O expenses

\$476,054

A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue (or additional sales tax revenue). Do not include appraisal district budget payments. List the debt in Schedule B: Debt Service.

\$120,000

B. Subtract **unencumbered fund amount** used to reduce total debt.

C. Subtract **amount paid** from other resources.

\$0

D. **Adjusted debt.** Subtract B and C from A.

\$356,054

33. Certified 2012 excess debt collections. Enter the amount certified by the collector.

\$0

34. Adjusted 2013 debt. Subtract Line 33 from Line 32D.

\$356,054

35. Certified 2013 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.

99.23%

36. 2013 debt adjusted for collections. Divide Line 34 by Line 35

\$358,817

37. 2013 total taxable value. Enter the amount on Line 19.

\$452,119,278

38. 2013 debt tax rate. Divide Line 36 by Line 37 and multiply by \$100.

\$0.079363/\$100

39. 2013 rollback tax rate. Add Lines 31 and 38.

\$0.557602/\$100

40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2013 county rollback tax rate.

A taxing unit that adopted the additional sales tax must complete the lines for the Additional Sales Tax Rate. A taxing unit seeking additional rollback protection for pollution control expenses completes the Additional Rollback Protection for Pollution Control.

2013 Additional Sales Tax Rate Worksheet WINDCREST, CITY OF

Date: 07/25/2013

41. Taxable Sales. For taxing units that adopted the sales tax in November 2012 or May 2013, enter the Comptroller's estimate of taxable sales for the previous four quarters. Taxing units that adopted the sales tax before November 2012, skip this line.	\$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. Taxing units that adopted the sales tax in November 2012 or in May 2013. Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. - or -	\$441,722
Taxing units that adopted the sales tax before November 2012. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	
43. 2013 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$452,119,278
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.	\$0.097701/\$100
45. 2013 effective tax rate, unadjusted for sales tax. Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.425108/\$100
46. 2013 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2012 or in May 2013. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2012.	\$0.425108/\$100
47. 2013 rollback tax rate, unadjusted for sales tax. Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.557602/\$100
48. 2013 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	\$0.459901/\$100

2013 Property Tax Rates in WINDCREST, CITY OF

This notice concerns the 2013 property tax rates for WINDCREST, CITY OF. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:	
Last year's operating taxes	\$1,567,549
Last year's debt taxes	\$362,478
Last year's total taxes	\$1,930,027
Last year's tax base	\$445,764,603
Last year's total tax rate	\$0.432970/\$100

This year's effective tax rate:	
Last year's adjusted taxes (after subtracting taxes on lost property)	\$1,919,866
+ This year's adjusted tax base (after subtracting value of new property)	\$451,617,468
=This year's effective tax rate (Maximum rate unless unit publishes notices and holds hearings.)	\$0.425108/\$100

This year's rollback tax rate:	
Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$1,999,826
+ This year's adjusted tax base	\$451,617,468
=This year's effective operating rate	\$0.442814/\$100
x 1.08=this year's maximum operating rate	\$0.478239/\$100
+ This year's debt rate	\$0.079363/\$100
= This year's total rollback rate	\$0.557602/\$100
-Sales tax adjustment rate	\$0.097701/\$100
=Rollback tax rate	\$0.459901/\$100

Statement of Increase/Decrease

If WINDCREST, CITY OF adopts a 2013 tax rate equal to the effective tax rate of \$0.425108 per \$100 of value, taxes would decrease compared to 2012 taxes by \$-8,032.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Maintenance & Operations	3,956,537
Interest & Sinking	1,135

Schedule B - 2013 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2008 G.O. Bond	460,000	16,054	0	476,054
Total required for 2013 debt service				\$476,054
- Amount (if any) paid from Schedule A				\$120,000
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2013				\$356,054
+ Amount added in anticipation that the unit will collect only 99.23% of its taxes in 2013				\$2,763
= Total debt levy				\$358,817

Schedule C - Expected Revenue from Additional Sales Tax

In calculating its effective and rollback tax rates, the unit estimated that it will receive \$441,722 in additional sales and use tax revenues.

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 233 N. Pecos-La Trinidad, San Antonio, TX 78207.

Name of person preparing this notice: Albert Uresti, MPA

Title: Bexar County Tax Assessor-Collector

Date Prepared: 07/25/2013