# BROOKSHIRE MUNICIPAL WATER DISTRICT
## 2026 TAX RATE SETTING

## POINTS FOR DISCUSSION
## August 12, 2026

**RECOMMENDATION:**

- Publish a total tax rate of **$0.07** this year ($0.0139 last year).
- Set a Debt Service tax rate of **$0.06 or $0.07.**
- No roll back exposure with the suggested tax rates because a debt service tax rate can't be rolled back.

**FINDINGS & ANALYSIS:**

- We will be levying a tax against approximately **$763 million** of taxable value this year ($743 million last year, $665 million in 2024.)
- The 2026 value includes $742 million that is currently certified and $25 million of value still in the certification process. See the attached schedules.
- Historical District Tax Data for the average homestead:

| Year | Avg. Home Value | Percent Increase/Decrease | Tax Rate | Tax Bill |
|---|---|---|---|---|
| 2026 | $211,765 | +3% | $0.07 | $148.24 |
| 2026 | $211,765 | +3% | $0.06 | $127.10 |
| | $_____ | | | |
| 2025 | $204,404 | +9% | $0.0139 | $28.41 |
| 2024 | $188,095 | +11% | $0.0140 | $26.33 |
| 2023 | $168,335 | +11% | $0.0090 | $15.15 |
| 2022 | $151,356 | | $0.0100 | $15.13 |

- Every penny of tax levy equals approximately $76,000 revenue for the District. Every penny of tax levy means approximately $21 per year of MUD taxes paid by the average homeowner.
- Review Key Assumptions Used in debt service cash flows:
  - Beginning Debt Service Fund balance $918,921
  - Interest to be earned at 2.0%
  - 2026 anticipated value = $763 million (discuss derivation)
  - No Assessed Value growth assumed
  - Tax Collection factor of 96%
  - No additional tax backed bonds assumed for tax rate setting.

- See Cash flow that assumes our additional $12.395 million Series 2026 tax backed bonds.
- Recall tax rate discussions regarding $32 million Bonds.

# BROOKSHIRE MUNICIPAL WATER DISTRICT

## No Growth Debt Service Cash Flow

***Includes the $12,395,000 Unlimited Tax Bonds, Series 2026 Actual Results.***

8/12/2026

2026TxRtStCashFlowNoGrow

**DEBT SERVICE FUND CASH FLOW ANALYSIS** — **Prepared by The GMS Group LLC**

| Year | Beginning Balance(A) | Interest Earnings(B) | Previous Yr. Assessed Valuation(C) | Tax Rate | Coll. Factor | Projected Tax Revenues | Other Fund Sources(D) | Total Funds Available for Debt Service | Debt Service Reqmnts (E) | Projected Ending Balance | Reserve Balance |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2027 | $918,921 | $18,378 | $763,000,000 | $0.07000 | 96% | $512,736 | $0 | $1,450,035 | $610,806 | $839,229 | 137% |
| 2028 | $839,229 | $16,785 | $763,000,000 | $0.07000 | 96% | $512,736 | $0 | $1,368,750 | $614,406 | $754,344 | 123% |
| 2029 | $754,344 | $15,087 | $763,000,000 | $0.08000 | 96% | $585,984 | $0 | $1,355,415 | $612,806 | $742,609 | 87% |
| 2030 | $742,609 | $14,852 | $763,000,000 | $0.08000 | 96% | $585,984 | $0 | $1,343,445 | $851,206 | $492,239 | 58% |
| 2031 | $492,239 | $9,845 | $763,000,000 | $0.10000 | 96% | $732,480 | $0 | $1,234,564 | $844,131 | $390,433 | 46% |
| 2032 | $390,433 | $7,809 | $763,000,000 | $0.10000 | 96% | $732,480 | $0 | $1,130,722 | $841,406 | $289,316 | 35% |
| 2033 | $289,316 | $5,786 | $763,000,000 | $0.10000 | 96% | $732,480 | $0 | $1,027,582 | $837,831 | $189,751 | 23% |
| 2034 | $189,751 | $3,795 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $999,274 | $833,281 | $165,993 | 20% |
| 2035 | $165,993 | $3,320 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $975,041 | $834,881 | $140,160 | 17% |
| 2036 | $140,160 | $2,803 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $948,691 | $840,881 | $107,810 | 14% |
| 2037 | $107,810 | $2,156 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $915,694 | $781,081 | $134,613 | 17% |
| 2038 | $134,613 | $2,692 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $943,033 | $783,081 | $159,952 | 20% |
| 2039 | $159,952 | $3,199 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $968,879 | $784,481 | $184,398 | 23% |
| 2040 | $184,398 | $3,688 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $993,814 | $790,281 | $203,533 | 26% |
| 2041 | $203,533 | $4,071 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,013,332 | $790,281 | $223,051 | 28% |
| 2042 | $223,051 | $4,461 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,033,240 | $794,681 | $238,559 | 30% |
| 2043 | $238,559 | $4,771 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,049,058 | $797,768 | $251,290 | 31% |
| 2044 | $251,290 | $5,026 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,062,044 | $799,493 | $262,551 | 33% |
| 2045 | $262,551 | $5,251 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,073,530 | $804,806 | $268,724 | 33% |
| 2046 | $268,724 | $5,374 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,079,827 | $804,025 | $275,802 | 34% |
| 2047 | $275,802 | $5,516 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,087,046 | $806,750 | $280,296 | 35% |
| 2048 | $280,296 | $5,606 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,091,629 | $808,350 | $283,279 | 35% |
| 2049 | $283,279 | $5,666 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,094,673 | $808,825 | $285,848 | 35% |
| 2050 | $285,848 | $5,717 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,097,293 | $808,175 | $289,118 | 36% |
| 2051 | $289,118 | $5,782 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,100,628 | $811,400 | $289,228 | 36% |
| 2052 | $289,228 | $5,785 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,100,741 | $813,275 | $287,466 | 35% |
| 2053 | $287,466 | $5,749 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,098,943 | $813,800 | $285,143 | 35% |
| 2054 | $285,143 | $5,703 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,096,574 | $817,975 | $278,599 | 34% |
| 2055 | $278,599 | $5,572 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,089,899 | $820,575 | $269,324 | 33% |
| 2056 | $269,324 | $5,386 | $763,000,000 | $0.11000 | 96% | $805,728 | $0 | $1,080,439 | $821,600 | $258,839 | |

(A) The 1/1/2027 beginning balance was the debt service fund balance after all 2026 debt service payments and capitalized interest funded with Series 2026 Bonds.

(B) Projected @ 2.0%.

(C) Reflects the 1/1/2026 Certified Value per WCAD data (see attached schedules). No growth assumed thereafter.

(D) None assumed.

(E) Reflects the Districts outstanding debt service, plus the proposed $12,395,000 Unlimited Tax Bonds, Series 2026 actual results.

WALLER County

# 2026 CERTIFIED TOTALS

WBR - BROOKSHIRE MWD

ARB Approved Totals

As of Certification

Property Count: 2,786

8/12/2026 8:39:52AM

| Land | Value |
|---|---|
| Homesite: | 76,745,592 |
| Non Homesite: | 238,098,735 |
| Ag Market: | 33,894,370 |
| Timber Market: | 0 |

| Improvement | Value |
|---|---|
| Homesite: | 154,230,313 |
| Non Homesite: | 155,080,990 |

| Non Real | Count | Value |
|---|---|---|
| Personal Property: | 368 | 196,298,651 |
| Mineral Property: | 0 | 0 |
| Autos: | 6 | 427,900 |

| Ag | Non Exempt | Exempt |
|---|---|---|
| Total Productivity Market: | 33,894,370 | 0 |
| Ag Use: | 59,180 | 0 |
| Timber Use: | 0 | 0 |
| Productivity Loss: | 33,835,190 | 0 |

| | | |
|---|---|---|
| **Total Land** | (+) | 348,738,697 |
| **Total Improvements** | (+) | 309,311,303 |
| **Total Non Real** | (+) | 196,726,551 |
| **Market Value** | = | 854,776,551 |
| **Productivity Loss** | (-) | 33,835,190 |
| **Appraised Value** | = | 820,941,361 |
| **Homestead Cap** | (-) | 10,245,524 |
| **23.231 Cap** | (-) | 3,888,159 |
| **Assessed Value** | = | 806,807,678 |
| **Total Exemptions Amount (Breakdown on Next Page)** | (-) | 64,461,337 |
| **Net Taxable** | = | 742,346,341 |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
103,186.14 = 742,346,341 * (0.013900 / 100)

| | |
|---|---|
| Certified Estimate of Market Value: | 854,776,551 |
| Certified Estimate of Taxable Value: | 742,346,341 |
| Tax Increment Finance Value: | 0 |
| Tax Increment Finance Levy: | 0.00 |

fully Certified

WALLER County

# 2026 CERTIFIED TOTALS

WBR - BROOKSHIRE MWD

Under ARB Review Totals

As of Certification

Property Count: 42

8/12/2026 8:39:52AM

| Land | Value |
|---|---|
| Homesite: | 155,280 |
| Non Homesite: | 11,328,670 |
| Ag Market: | 1,310,000 |
| Timber Market: | 0 |

| Improvement | Value |
|---|---|
| Homesite: | 233,350 |
| Non Homesite: | 14,582,650 |

| Non Real | Count | Value |
|---|---|---|
| Personal Property: | 2 | 972,960 |
| Mineral Property: | 0 | 0 |
| Autos: | 0 | 0 |

| Ag | Non Exempt | Exempt |
|---|---|---|
| Total Productivity Market: | 1,310,000 | 0 |
| Ag Use: | 6,690 | 0 |
| Timber Use: | 0 | 0 |
| Productivity Loss: | 1,303,310 | 0 |

| | | |
|---|---|---|
| **Total Land** | (+) | 12,793,950 |
| **Total Improvements** | (+) | 14,816,000 |
| **Total Non Real** | (+) | 972,960 |
| **Market Value** | = | 28,582,910 |
| **Productivity Loss** | (-) | 1,303,310 |
| **Appraised Value** | = | 27,279,600 |
| **Homestead Cap** | (-) | 0 |
| **23.231 Cap** | (-) | 2,021,704 |
| **Assessed Value** | = | 25,257,896 |
| **Total Exemptions Amount (Breakdown on Next Page)** | (-) | 138,210 |
| **Net Taxable** | = | 25,119,686 |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
3,491.64 = 25,119,686 * (0.013900 / 100)

| | |
|---|---|
| Certified Estimate of Market Value: | 24,501,593 |
| Certified Estimate of Taxable Value: | 21,193,280 |
| Tax Increment Finance Value: | 0 |
| Tax Increment Finance Levy: | 0.00 |

Still Under Review

WALLER County

# 2026 CERTIFIED TOTALS

WBR - BROOKSHIRE MWD

Effective Rate Assumption

As of Certification

Property Count: 2,828

8/12/2026 8:40:15AM

## New Value

| | |
|---|---|
| TOTAL NEW VALUE MARKET: | $5,584,530 |
| TOTAL NEW VALUE TAXABLE: | $5,092,380 |

## New Exemptions

| Exemption | Description | Count | | |
|---|---|---|---|---|
| EX-XV | Other Exemptions (including public property, r | 2 | 2025 Market Value | $53,730 |
| | | | ABSOLUTE EXEMPTIONS VALUE LOSS | $53,730 |

| Exemption | Description | Count | Exemption Amount |
|---|---|---|---|
| 145B | 11.145 (b) Single Situs, Single Owner | 294 | $13,034,601 |
| 145D | 11.145 (d) Multiple Situs, Leases | 66 | $1,975,460 |
| 145D1 | 11.145 (d-1) Multiple Situs, Consignment | 1 | $2,210 |
| 145F | 11.145 (f) Single Situs, Related Business Entity | 9 | $353,200 |
| DV3 | Disabled Veterans 50% - 69% | 1 | $10,000 |
| DV4 | Disabled Veterans 70% - 100% | 1 | $12,000 |
| HS | Homestead | 5 | $0 |
| OV65 | Over 65 | 7 | $70,000 |
| | PARTIAL EXEMPTIONS VALUE LOSS | 384 | $15,457,471 |
| | | NEW EXEMPTIONS VALUE LOSS | $15,511,201 |

## Increased Exemptions

| Exemption | Description | Count | Increased Exemption Amount |
|---|---|---|---|
| | INCREASED EXEMPTIONS VALUE LOSS | | |
| | | TOTAL EXEMPTIONS VALUE LOSS | $15,511,201 |

## New Ag / Timber Exemptions

| | | |
|---|---|---|
| 2025 Market Value | $1,831,191 | Count: 2 |
| 2026 Ag/Timber Use | $3,290 | |
| NEW AG / TIMBER VALUE LOSS | $1,827,901 | |

## New Annexations

## New Deannexations

## Average Homestead Value

Category A and E

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|---|---|---|---|
| 636 | $227,758 | $15,993 | $211,765 |

Category A Only

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|---|---|---|---|
| 634 | $226,589 | $15,455 | $211,134 |

## Median Homestead Value

Category A and E

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|---|---|---|---|
| 636 | $222,070 | $0 | $222,070 |

Category A Only

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|---|---|---|---|
| 634 | $222,070 | $0 | $222,070 |

## New Value

| | |
|---|---|
| TOTAL NEW VALUE MARKET: | $9,563,210 |
| TOTAL NEW VALUE TAXABLE: | $9,379,410 |

## New Exemptions

| Exemption | Description | Count | | |
|---|---|---|---|---|
| EX-XV | Other Exemptions (including public property, r | 2 | 2024 Market Value | $197,660 |
| EX366 | HB366 Exempt | 2 | 2024 Market Value | $2,550 |
| | | ABSOLUTE EXEMPTIONS VALUE LOSS | | $200,210 |

| Exemption | Description | Count | Exemption Amount |
|---|---|---|---|
| DV4 | Disabled Veterans 70% - 100% | 2 | $24,000 |
| DVHS | Disabled Veteran Homestead | 1 | $14,285 |
| HS | Homestead | 12 | $0 |
| OV65 | Over 65 | 9 | $90,000 |
| | PARTIAL EXEMPTIONS VALUE LOSS | 24 | $128,285 |
| | | NEW EXEMPTIONS VALUE LOSS | $328,495 |

## Increased Exemptions

| Exemption | Description | Count | Increased Exemption Amount |
|---|---|---|---|
| | INCREASED EXEMPTIONS VALUE LOSS | | |
| | | TOTAL EXEMPTIONS VALUE LOSS | $328,495 |

## New Ag / Timber Exemptions

| | | |
|---|---|---|
| 2024 Market Value | $1,000,120 | Count: 1 |
| 2025 Ag/Timber Use | $2,300 | |
| NEW AG / TIMBER VALUE LOSS | $997,820 | |

## New Annexations

## New Deannexations

## Average Homestead Value

Category A and E

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|---|---|---|---|
| 652 | $229,836 | $25,432 | $204,404 |

Category A Only

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|---|---|---|---|
| 649 | $229,091 | $25,002 | $204,089 |

## Median Homestead Value

Category A and E

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|---|---|---|---|
| 652 | $229,118 | $3,972 | $225,146 |

Category A Only

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|---|---|---|---|
| 649 | $229,435 | $4,061 | $225,374 |