

## 2012 Property Tax Rates in City of Kyle

This notice concerns the 2012 property tax rates for City of Kyle. 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	\$3,377,723
Last year's debt taxes	\$3,553,691
Last year's total taxes	\$6,931,414
Last year's tax base	\$1,430,632,405
Last year's total tax rate	\$0.4845/\$100

### This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$6,643,638
+ This year's adjusted tax base (after subtracting value of new property)	\$1,338,841,796
=This year's effective tax rate	\$0.4962/\$100

(Maximum rate unless unit publishes notices and holds hearings.)

### 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)	\$4,279,054
+ This year's adjusted tax base	\$1,338,841,796
=This year's effective operating rate	\$0.3196/\$100
x 1.08=this year's maximum operating rate	\$0.3451/\$100
+ This year's debt rate	\$0.2541/\$100
= This year's total rollback rate	\$0.5992/\$100
-Sales tax adjustment rate	\$0.0748/\$100
=Rollback tax rate	\$0.5244/\$100

### Statement of Increase/Decrease

If City of Kyle adopts a 2012 tax rate equal to the effective tax rate of \$0.4962 per \$100 of value, taxes would decrease compared to 2011 taxes by \$-23,057.

### 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
General Fund	3,490,913
Interest & Sinking Fund	425,042

### Schedule B - 2012 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
Combination Tax & Certificate of Obligations, Series 2002	225,000	8,213	0	233,213
Combination Tax & Certificate of Obligations, Series 2007	430,000	350,600	0	780,600
Combination Tax & Certificate of Obligations, Series 2008	436,667	776,925	0	1,213,592
Limited Tax Notes, Series 2009	504,160	58,132	0	562,292
General Obligations Refunding Bonds, Series 2009	365,322	370,874	0	736,196
Combination Tax &	165,000	146,023	0	311,023

Certificate of obligations,

Series 2010

General Obligations	35,000	90,968	0	125,968
Refunding Bonds, Series				

2011

Total required for 2012 debt service	\$3,962,884
- Amount (if any) paid from Schedule A	\$425,042
- Amount (if any) paid from other resources	\$0
- Excess collections last year	\$0
= Total to be paid from taxes in 2012	\$3,537,842
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2012	\$0
= Total debt levy	\$3,537,842

#### **Schedule C - Expected Revenue from Additional Sales Tax**

In calculating its effective and rollback tax rates, the unit estimated that it will receive \$1,041,458 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 712 S. Stagecoach Trail, San Marcos, TX 78666.

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Title: Hays County Tax Assessor-Collector

Date Prepared: 08/01/2012

# 2012 Effective Tax Rate Worksheet

## City of Kyle

Date: 08/01/2012

See Chapter 2 of the Texas Comptroller's 2012 Manual for Taxing Units Other than Schools for an explanation of the effective tax rate.

<b>1. 2011 total taxable value. Enter the amount of 2011 taxable value on the 2011 tax roll today.</b> 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).	\$1,429,826,888
<b>2. 2011 tax ceilings.</b> Counties, cities and junior college districts. Enter 2011 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 2011 or a prior year for homeowners age 65 or older or disabled, use this step.	\$0
<b>3. Preliminary 2011 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$1,429,826,888
<b>4. 2011 total adopted tax rate.</b>	\$0.4845/\$100
<b>5. 2011 taxable value lost because court appeals of ARB decisions reduced 2011 appraised value.</b> <b>A. Original 2011 ARB Values.</b>  <b>B. 2011 values resulting from final court decisions.</b>  <b>C. 2011 value loss.</b> Subtract B from A.	\$0  \$0  \$0
<b>6. 2011 taxable value, adjusted for court-ordered reductions.</b> Add Line 3 and Line 5C.	\$1,429,826,888
<b>7. 2011 taxable value of property in territory the unit deannexed after Jan. 1, 2011.</b> Enter the 2011 value of property in deannexed territory.	\$0
<b>8. 2011 taxable value lost because property first qualified for an exemption in 2012.</b> 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.  <b>A. Absolute exemptions.</b> Use 2011 market value:  <b>B. Partial exemptions.</b> 2012 exemption amount or 2012 percentage exemption times 2011 value:  <b>C. Value loss.</b> Add A and B.	\$0  \$2,310,530  \$2,310,530
<b>9. 2011 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 2012.</b> Use only properties that qualified for the first time in 2012; do not use properties that qualified in 2011.  <b>A. 2011 market value:</b>  <b>B. 2012 productivity or special appraised value:</b>  <b>C. Value loss.</b> Subtract B from A.	\$0  \$0  \$0

<b>10. Total adjustments for lost value.</b> Add lines 7, 8C and 9C.	\$2,310,530
<b>11. 2011 adjusted taxable value.</b> Subtract Line 10 from Line 6.	\$1,427,516,358
<b>12. Adjusted 2011 taxes.</b> Multiply Line 4 by line 11 and divide by \$100.	\$6,916,316
<b>13. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2011.</b> Enter the amount of taxes refunded during the last budget year for taxes preceding tax year 2011. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2011. This line applies only to tax years preceding tax year 2011.	\$3,903
<b>14. Taxes in tax increment financing (TIF) for tax year 2011.</b> 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 2012 captured appraised value in Line 16D, enter 0.	\$276,581
<b>15. Adjusted 2011 taxes with refunds and TIF adjustment.</b> Add Lines 12 and 13, subtract Line 14.	\$6,643,638
<b>16. Total 2012 taxable value on the 2012 certified appraisal roll today.</b> 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.  <b>A. Certified values</b>  <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office:  <b>C. Pollution control exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this Line based on attorney's advice):  <b>D. Tax increment financing:</b> Deduct the 2012 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2012 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.  <b>E. Total 2012 value.</b> Add A and B, then subtract C and D.	 \$1,433,066,933  \$0  \$0  \$67,788,998  \$1,365,277,935
<b>17. Total value of properties under protest or not included on certified appraisal roll.</b>  <b>A. 2012 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the 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.  <b>B. 2012 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows are not included at 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.  <b>C. Total value under protest or not certified:</b> Add A and B.	 \$26,974,527  \$0  \$26,974,527
<b>18. 2012 tax ceilings.</b> 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	\$0

your taxing units adopted the tax ceiling provision in 2011 or a prior year for homeowners age 65 or older or disabled, use this step.	
<b>19. 2012 total taxable value.</b> Add Lines 16E and 17C. Subtract Line 18.	\$1,392,252,462
<b>20. Total 2012 taxable value of properties in territory annexed after Jan. 1, 2011.</b> Include both real and personal property. Enter the 2012 value of property in territory annexed.	\$0
<b>21. Total 2012 taxable value of new improvements and new personal property located in new improvements.</b> "New" means the item was not on the appraisal roll in 2011. 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 unit after Jan. 1, 2009, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2012.	\$53,410,666
<b>22. Total adjustments to the 2012 taxable value.</b> Add Lines 20 and 21.	\$53,410,666
<b>23. 2012 adjusted taxable value.</b> Subtract Line 22 from Line 19.	\$1,338,841,796
<b>24. 2012 effective tax rate.</b> Divide Line 15 by Line 23 and multiply by \$100.	\$0.4962/\$100
<b>25. COUNTIES ONLY.</b> Add together the effective tax rates for each type of tax the county levies. The total is the 2012 county effective tax rate.	

A county, city or hospital district that adopted the additional sales tax in November 2011 or in May 2012 must adjust its effective tax rate. The Additional Sales Tax Rate Worksheet (Appendix 4) on page 35 of the Texas Comptroller's 2012 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.

# 2012 Rollback Tax Rate Worksheet

## City of Kyle

Date: 08/01/2012

See Chapter 3 of the Texas Comptroller's 2012 Manual for Taxing Units Other than School Districts for an explanation of the rollback tax rate.

<b>26. 2011 maintenance and operations (M&amp;O) tax rate.</b>	\$0.2361/\$100
<b>27. 2011 adjusted taxable value.</b> Enter the amount from Line 11.	\$1,427,516,358
<b>28. 2011 M&amp;O taxes.</b>	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$3,370,366
B. <b>Cities, counties and hospital districts with additional sales tax:</b> Amount of additional sales tax collected and spent on M&O expenses in 2011. Enter amount from full year's sales tax revenue spent for M&O in 2011 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.	\$1,041,458
C. <b>Counties:</b> 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 units enter "0."	\$0
D. <b>Transferring function:</b> If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the 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 unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units enter 0.	\$0
E. <b>Taxes refunded for years preceding tax year 2011:</b> Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2011. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2011. This line applies only to tax years preceding tax year 2011.	\$2,010
F. <b>Enhanced indigent health care expenditures:</b> 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. <b>Taxes in TIF:</b> 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 2012 captured appraised value in Line 16D, enter 0.	\$134,780
H. <b>Adjusted M&amp;O Taxes.</b> Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$4,279,054
<b>29. 2012 adjusted taxable value.</b> Enter Line 23 from the Effective Tax Rate Worksheet.	\$1,338,841,796
<b>30. 2012 effective maintenance and operations rate.</b> Divide Line 28H by Line 29 and multiply by \$100.	\$0.3196/\$100
<b>31. 2012 rollback maintenance and operation rate.</b> Multiply Line 30 by 1.08.	\$0.3451/\$100

<p><b>32. Total 2012 debt to be paid with property taxes and additional sales tax revenue.</b>  "Debt" means the interest and principal that will be paid on debts that:</p> <ul style="list-style-type: none"> <li>(1) are paid by property taxes,</li> <li>(2) are secured by property taxes,</li> <li>(3) are scheduled for payment over a period longer than one year and</li> <li>(4) are not classified in the taxing unit's budget as M&amp;O expenses</li> </ul> <p>A. <b>Debt</b> 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.</p> <p>B. Subtract <b>unencumbered fund amount</b> used to reduce total debt.</p> <p>C. <b>Adjusted debt.</b> Subtract B from A.</p>	<p>\$3,962,884</p> <p>\$425,042</p> <p>\$3,537,842</p>
<p><b>33. Certified 2011 excess debt collections.</b> Enter the amount certified by the collector.</p>	<p>\$0</p>
<p><b>34. Adjusted 2012 debt.</b> Subtract Line 33 from Line 32C.</p>	<p>\$3,537,842</p>
<p><b>35. Certified 2012 anticipated collection rate.</b> Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.</p>	<p>100.00%</p>
<p><b>36. 2012 debt adjusted for collections.</b> Divide Line 34 by Line 35</p>	<p>\$3,537,842</p>
<p><b>37. 2012 total taxable value.</b> Enter the amount on Line 19.</p>	<p>\$1,392,252,462</p>
<p><b>38. 2012 debt tax rate.</b> Divide Line 36 by Line 37 and multiply by \$100.</p>	<p>\$0.2541/\$100</p>
<p><b>39. 2012 rollback tax rate.</b> Add Lines 31 and 38.</p>	<p>\$0.5992/\$100</p>
<p><b>40. COUNTIES ONLY.</b> Add together the rollback tax rates for each type of tax the county levies. The total is the 2012 county rollback tax rate.</p>	

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.

# 2012 Additional Sales Tax Rate Worksheet

## City of Kyle

Date: 08/01/2012

<b>41. Taxable Sales.</b> For units that adopted the sales tax in November 2011 or May 2012, enter the Comptroller's estimate of taxable sales for the previous four quarters. Units that adopted the sales tax before November 2011, skip this line.	\$0
<b>42. Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <b>Units that adopted the sales tax in November 2011 or in May 2012.</b> Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.  <b>- or -</b>  <b>Units that adopted the sales tax before November 2011.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$1,041,458
<b>43. 2012 total taxable value.</b> Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$1,392,252,462
<b>44. Sales tax adjustment rate.</b> Divide Line 42 by Line 43 and multiply by \$100.	\$0.0748/\$100
<b>45. 2012 effective tax rate, unadjusted for sales tax.</b> Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.4962/\$100
<b>46. 2012 effective tax rate, adjusted for sales tax.</b> <b>Units that adopted the sales tax in November 2011 or in May 2012.</b> Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2011.	\$0.4962/\$100
<b>47. 2012 rollback tax rate, unadjusted for sales tax.</b> Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.5992/\$100
<b>48. 2012 rollback tax rate, adjusted for sales tax.</b> Subtract Line 44 from Line 47.	\$0.5244/\$100