



BOARD OF DIRECTORS

REGULAR MEETING

April 23, 2026

NOTICE OF REGULAR MEETING

FILED

4/16/2026 9:01:34 AM

BOARD OF DIRECTORS

STACEY KEMP
COUNTY CLERK
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BY : KM DEPUTY

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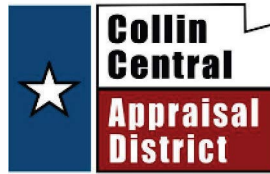
COLLIN CENTRAL APPRAISAL DISTRICT

**CENTRAL APPRAISAL DISTRICT OFFICE
250 ELDORADO PARKWAY, DR. LEO FITZGERALD BOARD ROOM
MCKINNEY, TEXAS 75069**

Notice is hereby given that on the 23rd day of April, at 6:00 p.m., the Board of Directors of the Collin Central Appraisal District will hold a meeting at the Central Appraisal District Office, 250 Eldorado Parkway, McKinney, Texas 75069. The Board Chairman will direct the meeting from the District's office, in the Dr. Leo Fitzgerald board room. Board members and the public may attend in person or connect via the telephone number and conference ID below. The chief appraiser and selected staff will attend in person, with other members of the District's staff connecting from their individual offices or from a remote location. Board members, staff and the public will have telephone access by dialing 1-833-304-4846, at which time they will be prompted to enter the Phone Conference ID: 132 648 420#. Telephonic access will be available at 6:00 p.m. until the meeting is adjourned by the Board Chairman. The subjects discussed are listed on the agenda which is attached to and made a part of this notice. The Board's agenda packet is available on the District's public website: <https://collincad.org/bod>. On this 16th day of April 2026, this notice was filed with the County Clerk of Collin County, Texas.



Marty Wright
Chief Appraiser
Phone: (469) 742-9200



AGENDA

BOARD OF DIRECTORS REGULAR MEETING

CENTRAL APPRAISAL DISTRICT OFFICE
250 ELDORADO PARKWAY, DR. LEO FITZGERALD BOARD ROOM
MCKINNEY, TEXAS 75069

A. CALL TO ORDER

1. Announcement by presiding officer whether the meeting has been posted in the manner required by law.
2. Roll Call: Announcement by presiding officer whether a quorum is present.

B. AUDIENCE

Receive public comments. Five minute limit per speaker, unless extended by Board vote.

C. EXECUTIVE SESSION

1. Consultation with an attorney regarding pending or contemplated litigation, and or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with the [Texas Open Meetings Act]. Pursuant to Texas Open Meetings Act, Section 551.071.
2. Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.
3. Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

D. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

1. Action on items pertaining to litigation, if any.
2. Action on items pertaining to real property, if any.
3. Action on items pertaining to personnel, if any.

E. CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Chief Appraiser or any citizen.

1. Approval of minutes from the January 29, 2026 special meeting.
2. Review of January, February and March 2026 bills.
3. Review of January, February and March 2026 financial reports.
4. Review and sign checks for approved purchases requiring Board signature.
5. Review report of January, February and March 2026 checks and electronic transfers greater than \$25,000.

END OF CONSENT AGENDA

F. REGULAR AGENDA

1. Receive 2025 Financial Audit from Vail & Park P.C.
2. Presentation and vote on new electricity contract.
3. Presentation and vote on replacing District cubicles.
4. Presentation and vote on changes to Investment Policy # 110.
5. Vote on scheduling the Board's 2027 budget workshop in conjunction with the May 21st 2026 Board Meeting.

G. REPORTS

1. Taxpayer Liaison Officer Report
2. ARB Adopted Hearing Procedures for 2026.
3. 1st Qtr. 2026 Change Report.
4. 1st Qtr. 2026 Arbitration Report.
5. 1st Qtr. 2026 Investment & Collateral Report.
6. 1st Qtr. 2026 Vendor Report.
7. 1st Qtr. 2026 Litigation Report.
8. Litigation Cost Report.

H. CHIEF APPRAISER'S REPORT

1. 2026 Notice of Appraised Value Report.
2. 2026 Notice of Appraised Value Sample.
3. 2026 Notice of Protest Sample.
4. Informal Appraisal Review Process.
5. Taxpayer Assistance Pamphlet.
6. 2026 Appraisal Project Meeting.
7. 2026 Preliminary Estimate of Taxable Values.

I. ANNOUNCEMENT OF NEXT SCHEDULED MEETING

J. NEW BUSINESS

K. ADJOURNMENT

1. Decision to Adjourn

MINUTES

**BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT**

Thursday, January 29, 2026

MEETING LOCATION: CENTRAL APPRAISAL DISTRICT OFFICE
250 Eldorado Parkway, Dr. Leo Fitzgerald
Board Room
McKinney, Texas 75069

MEMBERS PRESENT: Richard Grady, Veronica Yost, Sumbel Zeb,
Andrew Cook, Scott Grigg, Alvin Benton,
Randal Shinn, Doug Bender, Jason Ross

MEMBERS ABSENT:

APPROVAL OF MINUTES:

Chairman

Secretary

NATURE OF BUSINESS

[IGNORE_INDENT]

A. CALL TO ORDER

Call to order 6:00 p.m.

- 1. Announcement by presiding officer whether the meeting has been posted in the manner required by law.

Discussion: Meeting was called to order by Chairman, Richard Grady and he announced that the meeting had been posted in the time and manner required by law.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

- 2. Roll Call: Announcement by presiding officer whether a quorum is present.

Discussion: The Chairman announced that a quorum was present.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

B. AUDIENCE

Receive public comments. Five minute limit per speaker, unless extended by Board vote.

Mark Walsh, Saunders|Walsh, District's Legal Counsel

Nancy Bittner, ARB Chairman
Bert Leatch, ARB Vice-Chairman
Jamie Hobbs, Valley View Consulting, LLC
Kendall Yorn, Allen, Tx.
Public comments received:
Kendall Yorn, Allen, Tx. property owner

C. EXECUTIVE SESSION

Board adjourned to executive session at 6:04 p.m.

1. Consultation with an attorney regarding pending or contemplated litigation, and /or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with the [Texas Open Meetings Act]. Pursuant to Texas Open Meetings Act, Section 551.071.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.

Discussion: Discussion regarding future building expansion with Deputy Chief of Business Operations & Compliance, Brian Swanson and the District's attorney, Mark Walsh.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

3. Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

Discussion: Discuss appointment of Assistant Chief Appraiser/Chief Appraiser.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

D. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

1. Action on items pertaining to litigation, if any.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Action on items pertaining to real property, if any.

Discussion: No Action taken regarding real property.

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

3. Vote on appointment of Assistant Chief Appraiser/Chief Appraiser.

Discussion: Motion by Scott Grigg to approve Marty Wright, Chief Appraiser, authority to appoint an Assistant Chief Appraiser. Seconded by Alvin Benton.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Scott Grigg Second By: Alvin Benton

E. CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Chief Appraiser or any citizen.

Motion by Doug Bender to accept reports and approve action items contained in consent agenda. Seconded by Jason Ross. Motion carried. Board reconvened to open session at 7:39 p.m.

1. Approval of minutes from the January 08, 2026 special meeting.

Discussion: Action taken: Board approved minutes from January 8, 2026, special meeting.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Doug Bender Second By: Jason Ross

2. Review of December 2025 bills.

Discussion: Action taken: Board reviewed the December 2025 bills.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Doug Bender Second By: Jason Ross

3. Review of December 2025 financial reports.

Discussion: Action taken: Board reviewed and accepted the December 2025 financial reports.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Doug Bender Second By: Jason Ross

4. Review and sign checks for approved purchases requiring Board signature.

Discussion: Action taken: There were no checks needing to be signed by Chairman, Richard Grady.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Doug Bender Second By: Jason Ross

5. Review report of December 2025 checks and electronic transfers greater than

\$25,000.

Discussion: Action taken: Board reviewed and accepted the December 2025 report of checks and electronic transfers greater than \$25,000.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Doug Bender Second By: Jason Ross

F. REGULAR AGENDA

1. Receive recommendation and vote on ARB Member Appointment.

Discussion: Motion to approve ARB Chairman, Nancy Bittner's recommendation to appoint an additional (4) new ARB members with all appointments to take effect on February 15, 2026, was made by Scott Grigg. Seconded by Sumbel Zeb.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Scott Grigg Second By: Sumbel Zeb

2. Receive recommendation and vote on changes to Policy #101.

Discussion: Following discussion, the Board voted to approve Mr. Wright's recommendation to approve proposed changes to Policy #101. Randal Shinn motioned to adopt by Resolution #2026-96, Board of Directors Monthly meetings. Doug Bender seconded the motion.

Motion: Carried Yes 8, No 0, Abstained 0

Motion By: Randal Shinn Second By: Doug Bender

G. REPORTS

1. Taxpayer Liaison Officer Report

Discussion: Mr. Wright presented the TLO Monthly Status and Monthly TDLR Reports on behalf of Chris Nickell, TLO, which included the following items:

1) There were (2) new complaints received this month. The first involved a failure to send notice; the taxpayer was advised to file a 41.411 protest to request a reschedule. The second was submitted by an agent concerning incorrectly filed protests. Responses have been issued, and we are awaiting follow-up.

2) From November through December 2025, 188 Customer Service Survey cards were received.

3) There was an approximate 33% increase in Customer Service Survey submissions over the prior year. As part of the annual report, 38 surveys specifically related to ARB performance were forwarded to the Comptroller.

4) Mr. Nickell submitted the completion certificate to the Board of the required (2) hours of TLO/DTLO training.

Mr. Wright also presented the Monthly TDLR Status Report. There were no new issues to report, and no ongoing cases.

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

2. 4th Quarter 2025 Investment & Collateral Report.

Discussion: Jamie Hobbs, Valley View Consulting LLC, presented the 4th Quarter 2025 Investment and Collateral report.

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

3. 4th Quarter Vendor Report.

Discussion: The 4th Quarter 2025 Active Vendor List report was presented by Brian Swanson, Deputy Chief of Business Operations & Compliance.

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

4. 4th Quarter 2025 Arbitration Report.

Discussion: Mr. Swanson, presented the 4th Quarter 2025 Arbitration report on behalf of the ARB Department.

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

5. 4th Quarter Litigation Report.

Discussion: Mr. Swanson presented the 4th Quarter 2025 Litigation Report.

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

6. Legal Expense Summary totals YTD.

Discussion: Mr. Swanson presented the Legal Expense Summary YTD as of (12/31/2025).

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

H. CHIEF APPRAISER'S REPORT

1. General Comments

Discussion: N/A

Motion: N/A Yes 0, No 0, Abstained 0

Motion By: None Second By: None

I. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

The next meeting is to be held on the date and at the time listed below. The meeting will be held at 250 Eldorado Pkwy., Dr. Leo Fitzgerald Board Room, McKinney, Texas.

Thursday, April 23, 2026, 6:00 p.m.

J. ADJOURNMENT

1. Decision to Adjourn

Discussion: Chairman, Richard Grady, announced that the Board had concluded its business and the meeting was adjourned. The meeting adjourned at 8:20 p.m.

Motion: Carried

Yes 8, No 0, Abstained 0

Motion By: Scott Grigg

Second By: Jason Ross

[MIN FOOT]

Board of Directors Check Detail Report (Operating Account)

January 2026

Num	Date	Name	Amount	Description
260001	1/6/2026	DECK, RANDALL	\$495.00	DEPUTY SHERIFF
260002	1/6/2026	HENRY, JAMES	\$510.00	DEPUTY SHERIFF
260003	1/6/2026	VALDEZ, CHRISTIAN	\$510.00	DEPUTY SHERIFF
260004	1/6/2026	NEWTON, GLENN	\$445.00	ARBITRATOR
260005	1/6/2026	VARIVERGE LLC	\$1,252.48	PRINTING AND/OR POSTAGE & DELIVERY
260006	1/6/2026	WILLIAMS, PAMELA	\$50.00	EMPLOYEE REIMBURSEMENT
260007	1/6/2026	QUALITY PERSONNEL SERVICE	\$1,090.10	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260008	1/7/2026	JUST APPRAISED INC	\$94,500.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260009	1/7/2026	MC PURE CLEANING, LLC	\$6,150.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260010	1/7/2026	RING CENTRAL, INC.	\$3,840.52	UTILITIES
260011	1/7/2026	SAUNDERS & WALSH, PLLC	\$148,732.50	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260012	1/7/2026	THE EXEMPTION PROJECT, INC.	\$42,375.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260013	1/7/2026	TRUE PRODIGY TECH SOLUTIONS LLC	\$6,772.69	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260014	1/7/2026	UBISTOR, INC.	\$6,558.19	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260015	1/7/2026	CORSENTINO, SHARON	\$1,500.00	ARBITRATOR
260016	1/7/2026	GARRETT, MAUREEN	\$1,000.00	ARBITRATOR
JE 3620	1/9/2026	ADP INC	\$449,153.30	PAYROLL, TAXES, OR FEES
JE 3621	1/9/2026	ADP INC	\$56,724.48	PAYROLL, TAXES, OR FEES
JE 3624	1/9/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$7,615.00	EMPLOYEE BENEFITS
JE 3624	1/9/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$3,605.00	EMPLOYEE BENEFITS
ACH	1/9/2026	ADP INC	\$5,670.95	PAYROLL, TAXES, OR FEES
ACH-P	1/12/2026	AT&T - MAIN LOCAL	\$258.76	UTILITIES
ACH-P	1/12/2026	CINTAS FIRST AID	\$276.90	SUPPLIES OR MISC G&A SERVICES
ACH-P	1/12/2026	SAM'S CLUB	\$284.04	SUPPLIES OR MISC G&A SERVICES
7130	1/13/2026	BRENNAN, KEVIN	\$93.10	EMPLOYEE REIMBURSEMENT
7131	1/13/2026	CDW-G	\$144.68	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7132	1/13/2026	DSS	\$98.88	UTILITIES
7133	1/13/2026	DSS FIRE INC	\$90.00	UTILITIES
7134	1/13/2026	GREAT AMERICA FINANCIAL SERVICES	\$1,963.00	EQUIPMENT LEASE OR MAINTENANCE
7135	1/13/2026	MYPRINTCHOICE	\$70.00	PRINTING AND/OR POSTAGE & DELIVERY
7136	1/13/2026	MP2 ENERGY TEXAS(SHELL ENERGY SOLUTIONS)	\$5,964.58	UTILITIES
7137	1/13/2026	SHRED-IT USA LLC	\$284.71	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7138	1/13/2026	INDECO SALES, INC.	\$10,684.20	FURNITURE, CUBICALS, SMALL EQUIPMENT
7139	1/13/2026	SWINGLE COLLINS & ASSOCIATES	\$3,250.00	EMPLOYEE BENEFITS
7140	1/13/2026	BLUECROSS BLUESHIELD (LIFE&STLT)	\$13,850.92	EMPLOYEE BENEFITS
260017	1/13/2026	VOID	\$0.00	SUPPLIES OR MISC G&A SERVICES
260018	1/13/2026	BORTON, BRIAN K	\$510.00	DEPUTY SHERIFF
260019	1/13/2026	NEVAREZ, ALEJANDRO	\$1,005.00	DEPUTY SHERIFF
260020	1/13/2026	PENSON, OLIVIA K	\$690.00	DEPUTY SHERIFF
260021	1/13/2026	QUALITY PERSONNEL SERVICE	\$1,909.85	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260022	1/13/2026	ROCKIN G DRYWALL & CONSTRUCTION	\$8,766.68	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260023	1/13/2026	VALBRIDGE PROPERTY ADVISORS	\$12,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260024	1/13/2026	WEX HEALTH INC	\$172.00	EMPLOYEE BENEFITS
260025	1/13/2026	JOHNSON, SERMANDO	\$450.00	DEPUTY SHERIFF
260026	1/13/2026	SDW LITIGATION SERVICES, P.C.	\$450.00	ARBITRATOR
260027	1/13/2026	NGUYEN, RICHARD D.	\$450.00	ARBITRATOR
7141	1/15/2026	BLUECROSS BLUESHIELD (LIFE&STLT)	\$12,097.80	EMPLOYEE BENEFITS
7142	1/15/2026	COLLIN COUNTY CHAPTER TAAO	\$15.00	MEMBERSHIP, DUES, LICENSES, ETC.
7143	1/15/2026	COLORIT GRAPHICS SERVICES	\$120.00	PRINTING AND/OR POSTAGE & DELIVERY
7144	1/15/2026	IN BLOOM	\$103.00	SUPPLIES OR MISC G&A SERVICES
7145	1/15/2026	IREM	\$335.00	MEMBERSHIP, DUES, LICENSES, ETC.
7146	1/15/2026	MARSHALL & SWIFT	\$1,192.15	PUBLICATIONS AND/OR RESEARCH
7147	1/15/2026	SUPERIOR VISION OF TEXAS	\$1,760.23	EMPLOYEE BENEFITS
7148	1/15/2026	TDLR	\$100.00	MEMBERSHIP, DUES, LICENSES, ETC.
260028	1/15/2026	CUSHMAN & WAKEFIELD	\$9,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260029	1/15/2026	MURLEY PLUMBING, LLC	\$736.89	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260030	1/15/2026	VAIL & PARK, P.C.	\$1,500.00	PROFESSIONAL SERVICES (CPA)
ACH	1/15/2026	TCDRS	\$196,498.83	EMPLOYEE BENEFITS
ACH	1/19/2026	TSYS MERCHANT SOLUTIONS LLC	\$50.00	CREDIT CARD MERCHANT
TRNSF	1/20/2026	CCAD	\$20,223.00	FUNDS TO COVER ARB PAYROLL
7149	1/21/2026	BATTERIES PLUS	\$23.90	SUPPLIES OR MISC G&A SERVICES
7150	1/21/2026	CARENOW CORPORATE	\$60.00	NEW HIRE AND/OR TESTING RELATED
7151	1/21/2026	COSTAR REALTY INFORMATION INC	\$6,735.87	PUBLICATIONS AND/OR RESEARCH
7152	1/21/2026	DSS	\$910.00	BUILDING EQUIPMENT
7153	1/21/2026	FRONTIER WASTE - MCKINNEY	\$561.61	UTILITIES

Board of Directors Check Detail Report (Operating Account)

January 2026

Num	Date	Name	Amount	Description
7154	1/21/2026	MICHAEL'S KEYS, INC.	\$151.96	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7155	1/21/2026	UNUM LIFE INSURANCE CO OF AMERICA	\$1,016.00	EMPLOYEE BENEFITS
260031	1/21/2026	BORTON, BRIAN K	\$510.00	DEPUTY SHERIFF
260032	1/21/2026	NEVAREZ, ALEJANDRO	\$480.00	DEPUTY SHERIFF
260033	1/21/2026	O'ROURKE, ROBERT	\$495.00	DEPUTY SHERIFF
260034	1/21/2026	ORDONEZ, GORGE	\$495.00	DEPUTY SHERIFF
260035	1/21/2026	PENSON, OLIVIA K	\$570.00	DEPUTY SHERIFF
260036	1/21/2026	QUALITY PERSONNEL SERVICE	\$3,547.51	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260037	1/21/2026	NGUYEN, RICHARD D.	\$1,500.00	ARBITRATOR
260038	1/21/2026	RAO, SHASHANK	\$1,000.00	ARBITRATOR
JE 3636	1/23/2026	ADP INC	\$542,743.88	PAYROLL, TAXES, OR FEES
JE 3637	1/23/2026	ADP INC	\$74,578.32	PAYROLL, TAXES, OR FEES
JE 3638	1/23/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$6,965.00	EMPLOYEE BENEFITS
JE 3638	1/23/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$3,760.00	EMPLOYEE BENEFITS
ACH	1/23/2026	PITNEY BOWES RESERVE ACCOUNT	\$20,000.00	PRINTING AND/OR POSTAGE & DELIVERY
ACH-P	1/23/2026	AT&T - FIBER	\$1,606.89	UTILITIES
ACH-P	1/22/2026	AT&T - MOBILITY	\$5,296.94	UTILITIES
ACH-P	1/22/2026	CINTAS SANI CLEAN #163	\$654.89	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260039	1/29/2026	HERITAGE BROKERAGE SERVICES	\$5,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260040	1/29/2026	MASSEY SERVICE, INC.	\$336.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260041	1/29/2026	SDW LITIGATION SERVICES, P.C.	\$750.00	ARBITRATOR
260042	1/29/2026	VALBRIDGE PROPERTY ADVISORS	\$6,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260043	1/29/2026	HENRY, JAMES	\$1,005.00	DEPUTY SHERIFF
260044	1/29/2026	ORDONEZ, GORGE	\$990.00	DEPUTY SHERIFF
260045	1/29/2026	GSO ARCHITECTS	\$27,640.00	PROFESSIONAL SERVICES (ARCHITECH)
260046	1/29/2026	QUALITY PERSONNEL SERVICE	\$4,214.06	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260047	1/29/2026	VALLEY VIEW CONSULTING, LLC	\$5,264.25	PROFESSIONAL SERVICES (INVESTMENT ADVISORS)
7156	1/30/2026	AFLAC - BB570	\$7,351.87	EMPLOYEE BENEFITS
7157	1/30/2026	BLUECROSS BLUESHIELD OF TEXAS	\$170,677.41	EMPLOYEE BENEFITS
7158	1/30/2026	COLORIT GRAPHICS SERVICES	\$3,760.15	PRINTING AND/OR POSTAGE & DELIVERY
7159	1/30/2026	MEDIUM GIANT COMPANY, INC	\$2,520.00	PUBLICATIONS AND/OR RESEARCH
7160	1/30/2026	PERDUE, BRANDON, FIELDER, COLLINS	\$250.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
7161	1/30/2026	MP2 ENERGY TEXAS(SHELL ENERGY SOLUTIONS)	\$5,979.83	UTILITIES
7162	1/30/2026	SHI GOVERNMENT SOLUTIONS	\$4,262.32	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7163	1/30/2026	CARD SERVICE CENTER	\$19,903.53	CREDIT CARD MERCHANT
7164	1/31/2026	CITY OF MCKINNEY	\$1,051.35	UTILITIES
7165	1/31/2026	DEX IMAGING	\$4,772.21	EQUIPMENT LEASE OR MAINTENANCE
7166	1/31/2026	MYPRINTCHOICE	\$140.00	PRINTING AND/OR POSTAGE & DELIVERY
7167	1/31/2026	PAPERTONE ENTERPRISES LLC	\$345.56	SUPPLIES OR MISC G&A SERVICES
7168	1/31/2026	SPECTRUM ENTERPRISE	\$1,356.12	UTILITIES
7169	1/31/2026	STAPLES BUSINESS CREDIT	\$542.25	SUPPLIES OR MISC G&A SERVICES
7170	1/31/2026	PLANO OFFICE SUPPLY	\$2,536.15	SUPPLIES OR MISC G&A SERVICES
			<u>\$2,096,810.24</u>	

Board of Directors Check Detail Report (Operating Account)

February 2026

Num	Date	Name	Amount	Description
260048	2/3/2026	DECK, RANDALL	\$240.00	DEPUTY SHERIFF
260049	2/3/2026	PENSON, OLIVIA K	\$510.00	DEPUTY SHERIFF
260050	2/3/2026	CUSHMAN & WAKEFIELD	\$6,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260051	2/3/2026	QUALITY PERSONNEL SERVICE	\$1,049.80	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260052	2/3/2026	RING CENTRAL, INC.	\$3,832.83	UTILITIES
7171	2/5/2026	CDW-G	\$17,793.28	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7172	2/5/2026	CYPRESS VALLEY LANDSCAPING	\$1,379.92	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7173	2/5/2026	GREAT AMERICA FINANCIAL SERVICES	\$1,963.00	EQUIPMENT LEASE OR MAINTENANCE
7174	2/5/2026	GRIFFITH JR, BOBBY	\$1,350.00	ARBITRATOR
7175	2/5/2026	HOLT CAT	\$704.50	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7176	2/5/2026	LEGAL SHIELD / ID SHIELD	\$1,762.05	EMPLOYEE BENEFITS
7177	2/5/2026	SHI GOVERNMENT SOLUTIONS	\$2,420.80	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260053	2/5/2026	ESEI	\$3,334.55	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260054	2/5/2026	MC PURE CLEANING, LLC	\$6,000.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260055	2/5/2026	NICKELL, CHRISTOPHER	\$2,840.00	TAXPAYER LIASON OFFICER
260056	2/5/2026	SAUNDERS & WALSH, PLLC	\$168,106.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260057	2/5/2026	JOHNSON, SERMANDO	\$750.00	DEPUTY SHERIFF
260058	2/5/2026	VISOR, JASON	\$450.00	ARBITRATOR
260059	2/5/2026	WANGER, DIANE	\$750.00	ARBITRATOR
260060	2/5/2026	ZELLER, TY	\$1,000.00	ARBITRATOR
ACH-P	2/5/2026	PITNEY BOWES SUPPLIES	\$733.50	SUPPLIES OR MISC G&A SERVICES
ACH-P	2/5/2026	PITNEY BOWES SUPPLIES	\$508.50	SUPPLIES OR MISC G&A SERVICES
ACH	2/6/2026	ADP INC	\$5,402.98	PAYROLL, TAXES, OR FEES
ACH-P	2/6/2026	AT&T - MAIN LOCAL	\$252.25	UTILITIES
ACH-P	2/6/2026	CINTAS FIRST AID	\$91.23	SUPPLIES OR MISC G&A SERVICES
ACH-P	2/6/2026	CINTAS FIRST AID	\$240.00	EQUIPMENT LEASE OR MAINTENANCE
JE 3668	2/6/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$7,015.00	EMPLOYEE BENEFITS
JE 3668	2/6/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$3,790.00	EMPLOYEE BENEFITS
ACH-P	2/6/2026	SAM'S CLUB	\$136.36	SUPPLIES OR MISC G&A SERVICES
ACH	2/6/2026	TSYS MERCHANT SOLUTIONS LLC	\$50.00	CREDIT CARD MERCHANT
JE 3667	2/6/2026	ADP INC	\$459,176.59	PAYROLL, TAXES, OR FEES
JE 3669	2/6/2026	ADP INC	\$60,760.93	PAYROLL, TAXES, OR FEES
7178	2/10/2026	CYPRESS VALLEY LANDSCAPING	\$1,379.92	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7179	2/10/2026	JUST FOIA	\$11,306.76	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7180	2/10/2026	VEHICLE RECORDS LLC (JUST TEXAS)	\$14,075.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7181	2/10/2026	SHI GOVERNMENT SOLUTIONS	\$7,389.38	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7182	2/10/2026	SWINGLE COLLINS & ASSOCIATES	\$3,250.00	EMPLOYEE BENEFITS
7183	2/10/2026	TML-IRP	\$7,136.00	INSURANCE (GENERAL LIAB AND W/C)
260061	2/10/2026	BORTON, BRIAN K	\$495.00	DEPUTY SHERIFF
260062	2/10/2026	JEFFCOAT, JARROD	\$510.00	DEPUTY SHERIFF
260063	2/10/2026	ORDONEZ, GORGE	\$495.00	DEPUTY SHERIFF
260064	2/10/2026	PENSON, OLIVIA K	\$450.00	DEPUTY SHERIFF
260065	2/10/2026	ZEGADLO, MARC	\$495.00	DEPUTY SHERIFF
260066	2/10/2026	CARAHSOFT TECHNOLOGIES CORP	\$1,561.32	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260067	2/10/2026	INTEX ELECTRICAL CONTRACTORS, INC	\$1,025.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260068	2/10/2026	QUALITY PERSONNEL SERVICE	\$5,368.01	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260069	2/10/2026	VARIVERGE LLC	\$1,310.64	PRINTING AND/OR POSTAGE & DELIVERY
7184	2/12/2026	BLUECROSS BLUESHIELD (LIFE&STLT)	\$12,360.63	EMPLOYEE BENEFITS
7185	2/12/2026	DELL MARKETING LP	\$21,840.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7186	2/12/2026	INDECO SALES, INC.	\$577.06	FURNITURE, CUBICALS, SMALL EQUIPMENT
7187	2/12/2026	INSURICA EXPRESS	\$300.00	SUPPLIES OR MISC G&A SERVICES
7188	2/12/2026	MYPRINTCHOICE	\$70.00	PRINTING AND/OR POSTAGE & DELIVERY
7189	2/12/2026	SHI GOVERNMENT SOLUTIONS	\$393.90	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7190	2/12/2026	TAAD	\$151.00	NEW HIRE AND/OR TESTING RELATED
7191	2/12/2026	COSTAR REALTY INFORMATION INC	\$6,735.87	PUBLICATIONS AND/OR RESEARCH
260070	2/12/2026	KAMILA HENDERSON LAW FIRM	\$750.00	ARBITRATOR
260071	2/12/2026	VARIVERGE LLC	\$19,929.42	PRINTING AND/OR POSTAGE & DELIVERY
260072	2/12/2026	WEX HEALTH INC	\$20,000.00	EMPLOYEE BENEFITS
ACH	2/15/2026	TCDRS	\$225,434.51	EMPLOYEE BENEFITS
ACH-P	2/18/2026	CINTAS FIRST AID	\$2,147.38	EDUCATION, TRAVEL, OR TRAINER (STAFF TRAINING)
ACH-P	2/18/2026	CINTAS SANI CLEAN #163	\$654.89	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7192	2/18/2026	FRONTIER WASTE - MCKINNEY	\$626.66	UTILITIES
7193	2/18/2026	IN BLOOM	\$87.00	SUPPLIES OR MISC G&A SERVICES
7194	2/18/2026	JOPLIN'S	\$2,726.10	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7195	2/18/2026	SUPERIOR VISION OF TEXAS	\$1,795.48	EMPLOYEE BENEFITS

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Num	Date	Name	Amount	Description
260073	2/18/2026	DAVIS, MARISA	\$510.00	DEPUTY SHERIFF
260074	2/18/2026	HENRY, JAMES	\$510.00	DEPUTY SHERIFF
260075	2/18/2026	ORDONEZ, GORGE	\$480.00	DEPUTY SHERIFF
260076	2/18/2026	PENSON, OLIVIA K	\$540.00	DEPUTY SHERIFF
260077	2/18/2026	POLK, MATTHEW	\$495.00	DEPUTY SHERIFF
260078	2/18/2026	CUSHMAN & WAKEFIELD	\$3,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260079	2/18/2026	HERITAGE BROKERAGE SERVICES	\$8,250.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260080	2/18/2026	JOHNSON, SERMANDO	\$450.00	DEPUTY SHERIFF
260081	2/18/2026	QUALITY PERSONNEL SERVICE	\$6,232.25	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260082	2/18/2026	SWANSON, BRIAN	\$601.65	EMPLOYEE REIMBURSEMENT
ACH-P	2/18/2026	PITNEY BOWES LEASE	\$7,796.01	EQUIPMENT LEASE OR MAINTENANCE
ACH-P	2/19/2026	AT&T - FIBER	\$106.46	UTILITIES
ACH-P	2/19/2026	AT&T - MOBILITY	\$5,221.58	UTILITIES
ACH-P	2/19/2026	IRON MOUNTAIN, INC	\$480.34	FACILITIES MAINTENANCE, REPAIRS, REMODEL
JE 3686	2/20/2026	ADP INC	\$411,188.71	PAYROLL, TAXES, OR FEES
JE 3687	2/20/2026	ADP INC	\$61,859.19	PAYROLL, TAXES, OR FEES
JE 3690	2/20/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$7,065.00	EMPLOYEE BENEFITS
JE 3690	2/20/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$3,740.00	EMPLOYEE BENEFITS
7196	2/24/2026	AFLAC - BB570	\$7,351.87	EMPLOYEE BENEFITS
7197	2/24/2026	BLUECROSS BLUESHIELD OF TEXAS	\$171,634.04	EMPLOYEE BENEFITS
7198	2/24/2026	CITY OF MCKINNEY	\$793.80	UTILITIES
7199	2/24/2026	LEGAL SHIELD / ID SHIELD	\$1,772.00	EMPLOYEE BENEFITS
7200	2/24/2026	SPECTRUM ENTERPRISE	\$1,356.12	UTILITIES
7201	2/24/2026	UNUM LIFE INSURANCE CO OF AMERICA	\$1,032.00	EMPLOYEE BENEFITS
7202	2/24/2026	BRENNAN, KEVIN	\$65.98	EMPLOYEE REIMBURSEMENT
7203	2/24/2026	IN BLOOM	\$94.00	SUPPLIES OR MISC G&A SERVICES
7204	2/24/2026	INDECO SALES, INC.	\$973.02	FURNITURE, CUBICALS, SMALL EQUIPMENT
260083	2/24/2026	HENRY, JAMES	\$495.00	DEPUTY SHERIFF
260084	2/24/2026	NEVAREZ, ALEJANDRO	\$495.00	DEPUTY SHERIFF
260085	2/24/2026	POLK, MATTHEW	\$480.00	DEPUTY SHERIFF
260086	2/24/2026	ZEGADLO, MARC	\$495.00	DEPUTY SHERIFF
260087	2/24/2026	CUSHMAN & WAKEFIELD	\$7,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260088	2/24/2026	CUSHMAN & WAKEFIELD	\$7,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260089	2/24/2026	HARRIS GOVERN	\$1,005.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260090	2/24/2026	QUALITY PERSONNEL SERVICE	\$5,513.46	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260091	2/24/2026	ROCKIN G DRYWALL & CONSTRUCTION	\$2,900.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260092	2/24/2026	VAIL & PARK, P.C.	\$1,500.00	PROFESSIONAL SERVICES (CPA)
ACH	2/25/2026	ADP INC	\$1,292.70	PAYROLL, TAXES, OR FEES
7205	2/26/2026	CARD SERVICE CENTER	\$12,382.73	CREDIT CARD MERCHANT
7206	2/26/2026	AFLAC - AGC0004875136	\$2,080.06	EMPLOYEE BENEFITS
7207	2/26/2026	DSS	\$1,479.00	BUILDING EQUIPMENT
260093	2/26/2026	GREAU, PHILLIP	\$1,389.53	EMPLOYEE REIMBURSEMENT
260094	2/26/2026	HARRIS GOVERN	\$61,285.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260095	2/26/2026	VARIVERGE LLC	\$1,122.44	PRINTING AND/OR POSTAGE & DELIVERY
260096	2/26/2026	JORDAN, RENEE	\$450.00	ARBITRATOR
260097	2/26/2026	VALBRIDGE PROPERTY ADVISORS	\$6,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
			<u>\$1,951,684.94</u>	

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Num	Date	Name	Amount	Description
7208	3/3/2026	COLORIT GRAPHICS SERVICES	\$30.00	PRINTING AND/OR POSTAGE & DELIVERY
7209	3/3/2026	DEX IMAGING	\$2,316.74	EQUIPMENT LEASE OR MAINTENANCE
7210	3/3/2026	PLANO OFFICE SUPPLY	\$2,995.06	SUPPLIES OR MISC G&A SERVICES
7211	3/3/2026	SHI GOVERNMENT SOLUTIONS	\$581.56	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7212	3/3/2026	STAPLES BUSINESS CREDIT	\$1,289.70	SUPPLIES OR MISC G&A SERVICES
7213	3/3/2026	MYPRINTCHOICE	\$70.00	PRINTING AND/OR POSTAGE & DELIVERY
7214	3/3/2026	CYPRESS VALLEY LANDSCAPING	\$1,379.92	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260098	3/3/2026	BORTON, BRIAN K	\$480.00	DEPUTY SHERIFF
260099	3/3/2026	DAVIS, MARISA	\$495.00	DEPUTY SHERIFF
260100	3/3/2026	DECK, RANDALL	\$510.00	DEPUTY SHERIFF
260101	3/3/2026	NEVAREZ, ALEJANDRO	\$510.00	DEPUTY SHERIFF
260102	3/3/2026	ORDONEZ, GORGE	\$510.00	DEPUTY SHERIFF
260103	3/3/2026	HARRIS GOVERN	\$80.25	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260104	3/3/2026	ESEI	\$3,334.55	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260105	3/3/2026	GSO ARCHITECTS	\$3,890.00	PROFESSIONAL SERVICES (ARCHITECH)
260106	3/3/2026	IDERA	\$906.72	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260107	3/3/2026	INTEX ELECTRICAL CONTRACTORS, INC	\$1,055.25	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260108	3/3/2026	MURLEY PLUMBING, LLC	\$699.88	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260109	3/3/2026	RING CENTRAL, INC.	\$3,856.09	UTILITIES
260110	3/3/2026	BASKARAN, RUPA	\$450.00	ARBITRATOR
260111	3/3/2026	ROWE, MITCHELL	\$450.00	ARBITRATOR
260112	3/3/2026	QUALITY PERSONNEL SERVICE	\$6,216.72	EMPLOYMENT AGENCY (SEASONAL TEMPS)
TRNSF	3/3/2026	CCAD	\$6,985.50	FUNDS TO COVER ARB PAYROLL
7215	3/5/2026	CDW-G	\$751.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7216	3/5/2026	PARKS COFFEE (FKA PROSTAR)	\$1,231.77	SUPPLIES OR MISC G&A SERVICES
7217	3/5/2026	SHRED-IT USA LLC	\$279.42	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260113	3/5/2026	MASSEY SERVICE, INC.	\$336.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260114	3/5/2026	MC PURE CLEANING, LLC	\$6,120.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260115	3/5/2026	MURLEY PLUMBING, LLC	\$731.10	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260116	3/5/2026	VALBRIDGE PROPERTY ADVISORS	\$6,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260117	3/5/2026	SAUNDERS & WALSH, PLLC	\$179,064.55	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
JE 3725	3/6/2026	ADP INC	\$459,639.85	PAYROLL, TAXES, OR FEES
JE 3726	3/6/2026	ADP INC	\$60,990.89	PAYROLL, TAXES, OR FEES
JE 3727	3/6/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$7,065.00	EMPLOYEE BENEFITS
JE 3727	3/6/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$3,980.00	EMPLOYEE BENEFITS
7218	3/10/2026	COLORIT GRAPHICS SERVICES	\$650.00	PRINTING AND/OR POSTAGE & DELIVERY
7219	3/10/2026	GREAT AMERICA FINANCIAL SERVICES	\$1,963.00	EQUIPMENT LEASE OR MAINTENANCE
7220	3/10/2026	PERDUE, BRANDON, FIELDER, COLLINS	\$269.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
7221	3/10/2026	PARKS COFFEE (FKA PROSTAR)	\$359.85	SUPPLIES OR MISC G&A SERVICES
7222	3/10/2026	SHI GOVERNMENT SOLUTIONS	\$3,487.80	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260118	3/10/2026	BORTON, BRIAN K	\$495.00	DEPUTY SHERIFF
260119	3/10/2026	BUNDICK, FRANK	\$495.00	DEPUTY SHERIFF
260120	3/10/2026	DAVIS, MARISA	\$495.00	DEPUTY SHERIFF
260121	3/10/2026	ORDONEZ, GORGE	\$540.00	DEPUTY SHERIFF
260122	3/10/2026	ZEGADLO, MARC	\$495.00	DEPUTY SHERIFF
260123	3/10/2026	QUALITY PERSONNEL SERVICE	\$6,973.07	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260124	3/10/2026	WEX HEALTH INC	\$163.50	EMPLOYEE BENEFITS
260125	3/10/2026	JOHNSON, SERMANDO	\$450.00	DEPUTY SHERIFF
ACH-P	3/10/2026	AT&T - FIBER	\$1,606.89	UTILITIES
ACH-P	3/10/2026	HOME DEPOT	\$13.96	SUPPLIES OR MISC G&A SERVICES
ACH-P	3/10/2026	SAM'S CLUB	\$76.76	SUPPLIES OR MISC G&A SERVICES
TRNSF	3/10/2026	CCAD	\$11,161.00	FUNDS TO COVER ARB PAYROLL
ACH-P	3/11/2026	AT&T - MAIN LOCAL	\$255.02	UTILITIES
ACH-P	3/11/2026	CINTAS FIRST AID	\$358.38	SUPPLIES OR MISC G&A SERVICES
ACH-P	3/11/2026	CINTAS SANI CLEAN #163	\$654.89	FACILITIES MAINTENANCE, REPAIRS, REMODEL
ACH	3/13/2026	ADP INC	\$5,698.11	PAYROLL, TAXES, OR FEES
ACH	3/15/2026	TCDRS	\$197,224.15	EMPLOYEE BENEFITS
7223	3/16/2026	BATTERIES PLUS	\$274.01	SUPPLIES OR MISC G&A SERVICES
7224	3/16/2026	BRENNAN, KEVIN	\$65.98	EMPLOYEE REIMBURSEMENT
7225	3/16/2026	COSTAR REALTY INFORMATION INC	\$6,735.87	PUBLICATIONS AND/OR RESEARCH
7226	3/16/2026	FISH WINDOW CLEANING	\$211.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7227	3/17/2026	FRONTIER WASTE - MCKINNEY	\$574.62	UTILITIES
7228	3/17/2026	LEGAL SHIELD / ID SHIELD	\$1,772.00	EMPLOYEE BENEFITS
7229	3/17/2026	MOORE, ERIC	\$699.00	EMPLOYEE REIMBURSEMENT
7230	3/17/2026	PARKS COFFEE (FKA PROSTAR)	\$4,317.05	SUPPLIES OR MISC G&A SERVICES
7231	3/17/2026	SUPERIOR VISION OF TEXAS	\$1,793.52	EMPLOYEE BENEFITS
260126	3/17/2026	BUNDICK, FRANK	\$525.00	DEPUTY SHERIFF
260127	3/17/2026	DECK, RANDALL	\$990.00	DEPUTY SHERIFF

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Num	Date	Name	Amount	Description
260128	3/17/2026	NEVAREZ, ALEJANDRO	\$495.00	DEPUTY SHERIFF
260129	3/17/2026	PENSON, OLIVIA K	\$510.00	DEPUTY SHERIFF
260130	3/17/2026	NICKELL, CHRISTOPHER	\$2,200.00	TAXPAYER LIASON OFFICER
260131	3/17/2026	QUALITY PERSONNEL SERVICE	\$5,937.76	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260132	3/17/2026	ROCKIN G DRYWALL & CONSTRUCTION	\$2,100.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260133	3/17/2026	TRUE PRODIGY TECH SOLUTIONS LLC	\$6,772.69	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260134	3/17/2026	VARIVERGE LLC	\$2,960.68	PRINTING AND/OR POSTAGE & DELIVERY
260135	3/17/2026	CORSENTINO, SHARON	\$1,350.00	ARBITRATOR
260136	3/17/2026	RAO, SHASHANK	\$450.00	ARBITRATOR
260137	3/17/2026	WILSCHETZ, PRESTON	\$100.00	EMPLOYEE REIMBURSEMENT
ACH	3/18/2026	TSYS MERCHANT SOLUTIONS LLC	\$50.00	CREDIT CARD MERCHANT
JE 3731	3/20/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$7,065.00	EMPLOYEE BENEFITS
JE 3731	3/20/2026	NATIONWIDE RETIREMENT SOLUTIONS	\$3,930.00	EMPLOYEE BENEFITS
JE 3732	3/20/2026	ADP INC	\$60,383.84	PAYROLL, TAXES, OR FEES
JE 3733	3/20/2026	ADP INC	\$404,862.29	PAYROLL, TAXES, OR FEES
7232	3/24/2026	DALLAS MORNING NEWS	\$530.02	PUBLICATIONS AND/OR RESEARCH
7233	3/24/2026	FIRST STOP HEALTH, LLC	\$2,036.65	EMPLOYEE BENEFITS
7234	3/24/2026	FIRST STOP HEALTH, LLC	\$2,036.65	EMPLOYEE BENEFITS
7235	3/24/2026	FIRST STOP HEALTH, LLC	\$2,061.95	EMPLOYEE BENEFITS
7236	3/24/2026	ARKANSAS PUBLIC SERVICE COMMISSION	\$1,200.00	REIMBURSEMENT (EDUCATION RELATED)
7237	3/24/2026	ARKANSAS PUBLIC SERVICE COMMISSION	\$600.00	REIMBURSEMENT (EDUCATION RELATED)
7238	3/24/2026	IAAO	\$10,350.00	MEMBERSHIP, DUES, LICENSES, ETC.
7239	3/24/2026	IN BLOOM	\$112.00	SUPPLIES OR MISC G&A SERVICES
7240	3/24/2026	PARKS COFFEE (FKA PROSTAR)	\$197.90	SUPPLIES OR MISC G&A SERVICES
7241	3/24/2026	SALAZAR, ISABEL	\$71.00	EMPLOYEE REIMBURSEMENT
7242	3/24/2026	SPECTRUM ENTERPRISE	\$1,356.12	UTILITIES
7243	3/24/2026	U.S. POSTAL SERVICE	\$370.00	PRINTING AND/OR POSTAGE & DELIVERY
7244	3/24/2026	GRIFFITH JR, BOBBY	\$1,800.00	ARBITRATOR
7245	3/24/2026	CITY OF MCKINNEY	\$1,433.55	UTILITIES
7246	3/24/2026	UNUM LIFE INSURANCE CO OF AMERICA	\$1,032.00	EMPLOYEE BENEFITS
260138	3/24/2026	DAVIS, MARISA	\$495.00	DEPUTY SHERIFF
260139	3/24/2026	NEVAREZ, ALEJANDRO	\$510.00	DEPUTY SHERIFF
260140	3/24/2026	PENSON, OLIVIA K	\$525.00	DEPUTY SHERIFF
260141	3/24/2026	POLK, MATTHEW	\$495.00	DEPUTY SHERIFF
260142	3/24/2026	ZEGADLO, MARC	\$495.00	DEPUTY SHERIFF
260143	3/24/2026	CAPITOL APPRAISAL GROUP, LLC	\$5,862.75	PROFESSIONAL SERVICES (UTILITIES APPRAISAL SRVS)
260144	3/24/2026	INTEX ELECTRICAL CONTRACTORS, INC	\$1,062.50	FACILITIES MAINTENANCE, REPAIRS, REMODEL
260145	3/24/2026	QUALITY PERSONNEL SERVICE	\$6,523.97	EMPLOYMENT AGENCY (SEASONAL TEMPS)
260146	3/24/2026	VARIVERGE LLC	\$197,000.00	PRINTING AND/OR POSTAGE & DELIVERY
260147	3/24/2026	CORSENTINO, SHARON	\$450.00	ARBITRATOR
260148	3/24/2026	SDW LITIGATION SERVICES, P.C.	\$750.00	ARBITRATOR
7247	3/26/2026	BLUECROSS BLUESHIELD OF TEXAS	\$172,846.76	EMPLOYEE BENEFITS
7248	3/26/2026	COLORIT GRAPHICS SERVICES	\$120.00	PRINTING AND/OR POSTAGE & DELIVERY
7249	3/26/2026	CYPRESS VALLEY LANDSCAPING	\$1,379.92	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7250	3/26/2026	EXPERIAN MARKETING SOLUTIONS	\$8,642.53	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7251	3/26/2026	MP2 ENERGY TEXAS(SHELL ENERGY SOLUTIONS)	\$13,670.71	UTILITIES
7252	3/26/2026	SHI GOVERNMENT SOLUTIONS	\$8,262.50	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7253	3/26/2026	TDLR	\$100.00	MEMBERSHIP, DUES, LICENSES, ETC.
260149	3/26/2026	BAUM, FABIANA	\$450.00	ARBITRATOR
260150	3/26/2026	CUSHMAN & WAKEFIELD	\$14,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260151	3/26/2026	HERITAGE BROKERAGE SERVICES	\$3,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
260152	3/26/2026	VARIVERGE LLC	\$51,227.45	PRINTING AND/OR POSTAGE & DELIVERY
7254	3/31/2026	ARMSTRONG & ARMSTRONG, P.C.	\$13,476.35	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
7255	3/31/2026	AFLAC - AGC0004875136	\$1,040.03	EMPLOYEE BENEFITS
7256	3/31/2026	AFLAC - BB570	\$7,418.07	EMPLOYEE BENEFITS
7257	3/31/2026	DSS	\$98.88	UTILITIES
7258	3/31/2026	SHI GOVERNMENT SOLUTIONS	\$5,659.20	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
7259	3/31/2026	STAPLES BUSINESS CREDIT	\$5,809.09	SUPPLIES OR MISC G&A SERVICES
7260	3/31/2026	FILGO OIL COMPANY, LTD	\$676.53	FACILITIES MAINTENANCE, REPAIRS, REMODEL
7261	3/31/2026	CARD SERVICE CENTER	\$12,751.51	CREDIT CARD MERCHANT
7262	3/31/2026	DEX IMAGING	\$3,138.82	EQUIPMENT LEASE OR MAINTENANCE
7263	3/31/2026	PLANO OFFICE SUPPLY	\$2,033.94	SUPPLIES OR MISC G&A SERVICES
260153	3/31/2026	DECK, RANDALL	\$495.00	DEPUTY SHERIFF
260154	3/31/2026	NEVAREZ, ALEJANDRO	\$1,005.00	DEPUTY SHERIFF
260155	3/31/2026	PENALOZA, CHRIS	\$495.00	DEPUTY SHERIFF
260156	3/31/2026	PENSON, OLIVIA K	\$510.00	DEPUTY SHERIFF
260157	3/31/2026	PICTOMETRY	\$383,350.00	AERIAL PHOTOGRAPHY
260158	3/31/2026	QUALITY PERSONNEL SERVICE	\$2,357.57	EMPLOYMENT AGENCY (SEASONAL TEMPS)

Board of Directors Check Detail Report (Operating Account)

March 2026

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Description</u>
260159	3/31/2026	WAITWHILE, INC.	\$12,477.00	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
260160	3/31/2026	VALBRIDGE PROPERTY ADVISORS	\$6,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
			<u>\$2,489,142.13</u>	

COMPILED FINANCIAL STATEMENTS
Collin Central Appraisal District
For the One Month Ended January 31, 2026

Collin Central Appraisal District

Compiled Financial Statements

For the One Month Ended January 31, 2026

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Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

Management is responsible for the accompanying financial statements of the business-type activities of the Collin Central Appraisal District (the "District") as of January 31, 2026 and for the one month ended January 31, 2026, which collectively comprise the District's basic financial statements as listed in the table of contents, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has elected to omit the government-wide financial statements, substantially all the disclosures, and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted government-wide financial statements, disclosures, and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted the discussion and analysis, schedule of changes in net pension liability and related ratios, and schedule of contributions that the Governmental Accounting Standards Board requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Vail + Park, P.C.

Frisco, Texas

February 19, 2026

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Net Position - Proprietary Fund
January 31, 2026

Assets	
Current Assets:	
Cash & Cash Equivalents	\$ 12,928,711
Certificates of Deposit	22,872,472
Other Receivable	7,789
Prepaid Items	392,950
Total Current Assets	<u>36,201,922</u>
Noncurrent Assets:	
Land	1,387,232
Building	8,836,495
Computer Equipment	1,218,494
Furniture & Equipment	550,330
Software	797,859
Right-to-Use Assets	201,660
SBITA Assets	626,457
Less Accumulated Depreciation and Amortization	(5,754,646)
Net Pension Asset	<u>4,485,314</u>
Total Noncurrent Assets	<u>12,349,195</u>
Total Assets	<u>48,551,117</u>
Deferred Outflows of Resources	
Deferred Outflow Related to TCDRS	<u>3,599,827</u>
Total Deferred Outflows of Resources	<u>3,599,827</u>
Liabilities	
Current Liabilities:	
Accounts Payable	275,626
Accrued Liability	163,955
Accrued Wages Payable	403,878
Unearned Revenue - Entities	5,363,488
Compensated Absences Payable, Current	192,387
Operating Lease Liabilities, Current	41,467
SBITA Liabilities, Current	174,284
Total Current Liabilities	<u>6,615,085</u>
Noncurrent Liabilities:	
Operating Lease Liabilities, Net of Current Portion	53,839
SBITA Liabilities, Net of Current Portion	110,945
Compensated Absences Payable, Net of Current Portion	577,160
Total Noncurrent Liabilities	<u>741,944</u>
Total Liabilities	<u>7,357,029</u>
Deferred Inflow of Resources	
Deferred Inflow Related to TCDRS	<u>286,783</u>
Total Deferred Inflows of Resources	<u>286,783</u>
Net Position	
Net Investment in Capital Assets	7,483,346
Unrestricted - Designated	34,340,000
Unrestricted - Undesignated	2,683,786
Total Net Position	<u>\$ 44,507,132</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund
For the One Month Ended January 31, 2026

	One Month Ended January 31, 2026	Budget Fiscal Year 2026	Percentage of Budget	Remaining Budget
Operating Revenues				
Local Support	\$ 2,341,712	\$ 28,100,500	8.33%	\$ 25,758,788
Business Personal Property				
Rendition Penalty Revenue	15,989	-		(15,989)
Miscellaneous Revenue	1,273	-		(1,273)
Total Revenues	2,358,974	28,100,500	8.39%	25,741,526
Operating Expenses				
Salaries - Full Time	1,111,790	15,443,600	7.20%	14,331,810
Salaries - Part Time and Temp	10,762	600,000	1.79%	589,238
Overtime	1,468	140,000	1.05%	138,532
Payroll Taxes	16,903	234,700	7.20%	217,797
Auto Allowance	69,389	931,000	7.45%	861,611
Workers' Compensation	4,587	70,000	6.55%	65,413
Group Insurance	392,287	3,342,000	11.74%	2,949,713
Employee Retirement	147,507	2,144,300	6.88%	1,996,793
Unemployment Compensation	-	50,000	0.00%	50,000
Aerial Photography	-	500,000	0.00%	500,000
Appraisal Review Board	20,776	1,200,000	1.73%	1,179,224
Audit & Accounting	12,750	40,000	31.88%	27,250
Board of Directors - Meetings	-	9,000	0.00%	9,000
Board of Directors - Professional Services	-	200,000	0.00%	200,000
Building Maintenance & Repairs	15,573	760,000	2.05%	744,427
Computer Maintenance	23,135	425,000	5.44%	401,865
Contract Services	7,752	150,000	5.17%	142,248
Equipment Repair & Maintenance	2,854	52,000	5.49%	49,146
General Insurance	5,423	80,000	6.78%	74,577
Legal Notices & Advertising	2,520	37,000	6.81%	34,480
Legal Services	198,050	3,000,000	6.60%	2,801,950
Postage	21,190	520,000	4.08%	498,810
Professional Services	11,127	500,000	2.23%	488,873
Registration & Dues	537	60,000	0.90%	59,463
Rent-Equipment	1,963	100,000	1.96%	98,037
Security	8,265	165,000	5.01%	156,735
Supplies & Materials	25,106	570,000	4.40%	544,894
Telephone, Internet, Data Cloud	12,405	250,000	4.96%	237,595
Travel & Education	2,187	100,000	2.19%	97,813
Utilities	7,593	181,900	4.17%	174,307
Equipment & Software - Non-Capital	50,518	1,445,000	3.50%	1,394,482
Depreciation and Amortization	21,681	-		(21,681)
Contingency	-	400,000	0.00%	400,000
Buy Down of Pension	-	400,000	0.00%	400,000
Total Operating Expenses	2,206,098	34,100,500	6.47%	31,894,402
Operating Income (Loss)	152,876	(6,000,000)	-2.55%	(6,152,876)
Nonoperating Income (Expenses)				
Interest Income	77,436	-		(77,436)
Total Nonoperating Revenues & Expenses	77,436	-		(77,436)
Change in Net Position	230,312	\$ (6,000,000)	-3.84%	\$ (6,230,312)
Net Position, Beginning of Period	44,276,820			
Net Position, End of Period	\$ 44,507,132			

See Independent Accountants' Compilation Report.

COMPILED FINANCIAL STATEMENTS

Collin Central Appraisal District

For the One and Two Months Ended February 28, 2026

Collin Central Appraisal District

Compiled Financial Statements

For the One and Two Months Ended February 28, 2026

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Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

Management is responsible for the accompanying financial statements of the business-type activities of the Collin Central Appraisal District (the “District”) as of February 28, 2026 and for the one and two months ended February 28, 2026, which collectively comprise the District’s basic financial statements as listed in the table of contents, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

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Vail + Park, P.C.

Frisco, Texas

March 18, 2026

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Net Position - Proprietary Fund
February 28, 2026

Assets	
Current Assets:	
Cash & Cash Equivalents	\$ 14,262,847
Certificates of Deposit	22,903,583
Other Receivable	7,789
Prepaid Items	562,197
Total Current Assets	<u>37,736,416</u>
Noncurrent Assets:	
Land	1,387,232
Building	8,836,495
Computer Equipment	1,218,494
Furniture & Equipment	550,330
Software	797,859
Right-to-Use Assets	201,660
SBITA Assets	626,457
Less Accumulated Depreciation and Amortization	(5,794,077)
Net Pension Asset	4,485,314
Total Noncurrent Assets	<u>12,309,764</u>
Total Assets	<u>50,046,180</u>
Deferred Outflows of Resources	
Deferred Outflow Related to TCDRS	3,599,827
Total Deferred Outflows of Resources	<u>3,599,827</u>
Liabilities	
Current Liabilities:	
Accounts Payable	204,930
Accrued Liability	163,955
Accrued Wages Payable	403,878
Unearned Revenue - Entities	6,268,169
Compensated Absences Payable, Current	192,387
Operating Lease Liabilities, Current	39,659
SBITA Liabilities, Current	174,937
Total Current Liabilities	<u>7,447,915</u>
Noncurrent Liabilities:	
Operating Lease Liabilities, Net of Current Portion	55,647
SBITA Liabilities, Net of Current Portion	92,776
Compensated Absences Payable, Net of Current Portion	577,160
Total Noncurrent Liabilities	<u>725,583</u>
Total Liabilities	<u>8,173,498</u>
Deferred Inflow of Resources	
Deferred Inflow Related to TCDRS	286,783
Total Deferred Inflows of Resources	<u>286,783</u>
Net Position	
Net Investment in Capital Assets	7,461,431
Unrestricted - Designated	34,340,000
Unrestricted - Undesignated	3,384,295
Total Net Position	<u>\$ 45,185,726</u>

COLLIN CENTRAL APPRAISAL DISTRICT
 Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund
 For the One and Two Months Ended February 28, 2026

	One Month Ended February 28, 2026	Two Month Ended February 28, 2026	Budget Fiscal Year 2026	Percentage of Budget	Remaining Budget
Operating Revenues					
Local Support	\$ 2,341,708	\$ 4,683,420	\$ 28,100,500	16.67%	\$ 23,417,080
Business Personal Property					
Rendition Penalty Revenue	162	16,151	-		(16,151)
Miscellaneous Revenue	217	1,490	-		(1,490)
Total Revenues	<u>2,342,087</u>	<u>4,701,061</u>	<u>28,100,500</u>	<u>16.73%</u>	<u>23,399,439</u>
Operating Expenses					
Salaries - Full Time	965,762	2,077,552	15,443,600	13.45%	13,366,048
Salaries - Part Time and Temp	16,318	27,080	600,000	4.51%	572,920
Overtime	8,185	9,653	140,000	6.90%	130,347
Payroll Taxes	14,890	31,793	234,700	13.55%	202,907
Auto Allowance	69,794	139,183	931,000	14.95%	791,817
Workers' Compensation	4,589	9,176	70,000	13.11%	60,824
Group Insurance	72,842	465,129	3,342,000	13.92%	2,876,871
Employee Retirement	129,047	276,554	2,144,300	12.90%	1,867,746
Unemployment Compensation	-	-	50,000	0.00%	50,000
Aerial Photography	-	-	500,000	0.00%	500,000
Appraisal Review Board	20,776	20,776	1,200,000	1.73%	1,179,224
Audit & Accounting	1,500	14,250	40,000	35.63%	25,750
Board of Directors - Meetings	-	-	9,000	0.00%	9,000
Board of Directors - Professional Services	-	-	200,000	0.00%	200,000
Building Maintenance & Repairs	20,406	35,979	760,000	4.73%	724,021
Computer Maintenance	23,136	46,271	425,000	10.89%	378,729
Contract Services	8,865	16,617	150,000	11.08%	133,383
Equipment Repair & Maintenance	2,105	4,959	52,000	9.54%	47,041
General Insurance	5,424	10,847	80,000	13.56%	69,153
Legal Notices & Advertising	2,520	2,520	37,000	6.81%	34,480
Legal Services	204,057	402,107	3,000,000	13.40%	2,597,893
Postage	458	21,648	520,000	4.16%	498,352
Professional Services	11,906	23,033	500,000	4.61%	476,967
Registration & Dues	3,225	3,762	60,000	6.27%	56,238
Rent-Equipment	9,999	11,962	100,000	11.96%	88,038
Security	7,695	15,960	165,000	9.67%	149,040
Supplies & Materials	36,447	61,553	570,000	10.80%	508,447
Telephone, Internet, Data Cloud	10,463	22,868	250,000	9.15%	227,132
Travel & Education	3,943	6,130	100,000	6.13%	93,870
Utilities	1,644	9,237	181,900	5.08%	172,663
Equipment & Software - Non-Capital	72,765	123,283	1,445,000	8.53%	1,321,717
Depreciation and Amortization	21,680	43,361	-		(43,361)
Contingency	-	-	400,000	0.00%	400,000
Buy Down of Pension	-	-	400,000	0.00%	400,000
Total Operating Expenses	<u>1,750,441</u>	<u>3,933,243</u>	<u>34,100,500</u>	<u>11.53%</u>	<u>30,167,257</u>
Operating Income (Loss)	591,646	767,818	(6,000,000)	-12.80%	(6,767,818)
Nonoperating Income (Expenses)					
Interest Income	63,652	141,088	-		(141,088)
Total Nonoperating Revenues & Expenses	<u>63,652</u>	<u>141,088</u>	<u>-</u>		<u>(141,088)</u>
Change in Net Position	655,298	908,906	<u>\$ (6,000,000)</u>	<u>-15.15%</u>	<u>\$ (6,908,906)</u>
Net Position, Beginning of Period	44,530,428	44,276,820			
Net Position, End of Period	<u>\$ 45,185,726</u>	<u>\$ 45,185,726</u>			

See Independent Accountant's Compilation Report.

COMPILED FINANCIAL STATEMENTS

Collin Central Appraisal District

For the One and Three Months Ended March 31, 2026

Collin Central Appraisal District

Compiled Financial Statements

For the One and Three Months Ended March 31, 2026

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Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

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Vail + Park, P.C.

Frisco, Texas

April 09, 2026

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Net Position - Proprietary Fund
March 31, 2026

Assets

Current Assets:

Cash & Cash Equivalents	\$ 15,375,719
Certificates of Deposit	23,057,352
Prepaid Items	494,323
Total Current Assets	<u>38,927,394</u>

Noncurrent Assets:

Land	1,387,232
Building	8,836,495
Computer Equipment	1,218,494
Furniture & Equipment	550,330
Software	797,859
Right-to-Use Assets	201,660
SBITA Assets	626,457
Less Accumulated Depreciation and Amortization	(5,833,509)
Net Pension Asset	4,485,314
Total Noncurrent Assets	<u>12,270,332</u>
Total Assets	<u>51,197,726</u>

Deferred Outflows of Resources

Deferred Outflow Related to TCDRS	3,599,827
Total Deferred Outflows of Resources	<u>3,599,827</u>

Liabilities

Current Liabilities:

Accounts Payable	209,619
Accrued Liability	165,755
Accrued Wages Payable	403,878
Unearned Revenue - Entities	7,478,944
Compensated Absences Payable, Current	192,387
Operating Lease Liabilities, Current	37,845
SBITA Liabilities, Current	175,593
Total Current Liabilities	<u>8,664,021</u>

Noncurrent Liabilities:

Operating Lease Liabilities, Net of Current Portion	57,461
SBITA Liabilities, Net of Current Portion	74,603
Compensated Absences Payable, Net of Current Portion	577,160
Total Noncurrent Liabilities	<u>709,224</u>
Total Liabilities	<u>9,373,245</u>

Deferred Inflow of Resources

Deferred Inflow Related to TCDRS	286,783
Total Deferred Inflows of Resources	<u>286,783</u>

Net Position

Net Investment in Capital Assets	7,439,516
Unrestricted - Designated	34,340,000
Unrestricted - Undesignated	3,358,009
Total Net Position	<u>\$ 45,137,525</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund
For the One and Three Months Ended March 31, 2026

	One Month Ended March 31, 2026	Three Months Ended March 31, 2026	Budget Fiscal Year 2026	Percentage of Budget	Remaining Budget
Operating Revenues					
Local Support	\$ 2,341,708	\$ 7,025,128	\$ 28,100,500	25.00%	\$ 21,075,372
Business Personal Property					
Rendition Penalty Revenue	97	16,248	-		(16,248)
Miscellaneous Revenue	(844)	646	-		(646)
Total Revenues	<u>2,340,961</u>	<u>7,042,022</u>	<u>28,100,500</u>	<u>25.06%</u>	<u>21,058,478</u>
Operating Expenses					
Salaries - Full Time	963,683	3,041,235	15,443,600	19.69%	12,402,365
Salaries - Part Time and Temp	11,622	38,702	600,000	6.45%	561,298
Overtime	1,895	11,548	140,000	8.25%	128,452
Payroll Taxes	14,779	46,572	234,700	19.84%	188,128
Auto Allowance	69,794	208,977	931,000	22.45%	722,023
Workers' Compensation	4,588	13,764	70,000	19.66%	56,236
Group Insurance	226,307	691,436	3,342,000	20.69%	2,650,564
Employee Retirement	127,940	404,494	2,144,300	18.86%	1,739,806
Unemployment Compensation	-	-	50,000	0.00%	50,000
Aerial Photography	383,350	383,350	500,000	76.67%	116,650
Appraisal Review Board	18,328	39,104	1,200,000	3.26%	1,160,896
Audit & Accounting	1,500	15,750	40,000	39.38%	24,250
Board of Directors - Meetings	-	-	9,000	0.00%	9,000
Board of Directors - Professional Services	-	-	200,000	0.00%	200,000
Building Maintenance & Repairs	16,460	52,439	760,000	6.90%	707,561
Computer Maintenance	31,779	78,050	425,000	18.36%	346,950
Contract Services	8,193	24,810	150,000	16.54%	125,190
Equipment Repair & Maintenance	3,351	8,310	52,000	15.98%	43,690
General Insurance	5,423	16,270	80,000	20.34%	63,730
Legal Notices & Advertising	2,520	2,520	37,000	6.81%	34,480
Legal Services	230,309	632,416	3,000,000	21.08%	2,367,584
Postage	238,529	260,177	520,000	50.03%	259,823
Professional Services	18,234	41,267	500,000	8.25%	458,733
Registration & Dues	3,331	7,093	60,000	11.82%	52,907
Rent-Equipment	2,203	14,165	100,000	14.17%	85,835
Security	12,570	28,530	165,000	17.29%	136,470
Supplies & Materials	41,360	102,913	570,000	18.05%	467,087
Telephone, Internet, Data Cloud	12,356	35,224	250,000	14.09%	214,776
Travel & Education	15,777	21,907	100,000	21.91%	78,093
Utilities	16,207	25,444	181,900	13.99%	156,456
Equipment & Software - Non-Capital	77,104	200,387	1,445,000	13.87%	1,244,613
Depreciation and Amortization	21,681	65,042	-		(65,042)
Contingency	-	-	400,000	0.00%	400,000
Buy Down of Pension	-	-	400,000	0.00%	400,000
Total Operating Expenses	<u>2,581,173</u>	<u>6,511,896</u>	<u>34,100,500</u>	<u>19.10%</u>	<u>27,588,604</u>
Operating Income (Loss)	(240,212)	530,126	(6,000,000)	-8.84%	(6,530,126)
Nonoperating Income (Expenses)					
Interest Income	189,491	330,579	-		(330,579)
Total Nonoperating Revenues & Expenses	<u>189,491</u>	<u>330,579</u>	<u>-</u>		<u>(330,579)</u>
Change in Net Position	(50,721)	860,705	<u>\$ (6,000,000)</u>	<u>-14.35%</u>	<u>\$ (6,860,705)</u>
Net Position, Beginning of Period	<u>45,188,246</u>	<u>44,276,820</u>			
Net Position, End of Period	<u>\$ 45,137,525</u>	<u>\$ 45,137,525</u>			

See Independent Accountant's Compilation Report.



Collin Central Appraisal District

Date: 4/16/2026

To: Board of Directors

From: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright".

Subject: Budgeted expenditures requiring signature of Board Officer

ITEM	DESCRIPTION	\$ AMOUNT
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As of this date, there are no budgeted expenditures that require the signature of a Board Officer.



Collin Central Appraisal District

Date: 04/16/2026

To: Board of Directors

From: Marty Wright, Chief Appraiser

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser

For: January 2026

ITEM	DATE	DESCRIPTION	\$ AMOUNT
260008	1/7/26	Just Appraised (annual pymt)	\$94,500.00
260011	1/7/26	Saunders and Walsh (monthly pymt)	\$148,732.50
260012	1/7/26	The Exemption Project (quarterly pymt)	\$42,375.00
ACH	1/9/26	ADP (payroll and taxes)	\$505,877.78
ACH	1/15/26	TCDRS (monthly pymt)	\$196,498.83
ACH	1/23/26	ADP (payroll and taxes)	\$617,322.20
260045	1/29/26	GSO Architects (progress billing)	\$27,640.00
Ck 7157	1/30/26	Blue Cross and Blue Shield (monthly pymt)	\$170,677.41



Collin Central Appraisal District

Date: 4/16/2026

To: Board of Directors

From: Marty Wright, Chief Appraiser

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser

For: February 2026

ITEM	DATE	DESCRIPTION	\$ AMOUNT
260056	2/5/26	Saunders & Walsh (monthly pymt)	\$168,106.00
ACH	2/6/26	ADP (payroll and taxes)	\$519,937.52
ACH	2/15/26	TCDRS (monthly pymt)	\$225,434.51
ACH	2/20/26	ADP (payroll and taxes)	\$473,047.90
Ck 7197	2/24/26	Blue Cross and Blue Shield (monthly pymt)	\$171,634.04
260094	2/26/26	Harris Govern (quarterly PACS pymt)	\$61,285.00



Collin Central Appraisal District

Date: 4/16/2026

To: Board of Directors

From: Marty Wright, Chief Appraiser

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser

For: March 2026

ITEM	DATE	DESCRIPTION	\$ AMOUNT
260117	3/5/26	Saunders and Walsh (monthly pymt)	\$179,064.55
ACH	3/6/26	ADP (payroll and taxes)	\$520,630.74
ACH	3/15/26	TCDRS (monthly pymt)	\$197,224.15
ACH	3/20/26	ADP (payroll and taxes)	\$465,246.13
260146	3/24/26	Variverge (pre-pymt for postage; mailing of appraised values)	\$197,000.00
Ck 7247	3/26/26	Blue Cross and Blue Shield (monthly pymt)	\$172,846.76
260152	3/26/26	Variverge (printing and postage pymt; various required mailings)	\$51,227.45
260157	3/31/26	Pictometry (annual pymt)	\$383,350.00

F.1.
Receive 2025 Financial Audit from Vail & Park
P.C.

April 23, 2026

Annual Financial Report
Collin Central Appraisal District
Fiscal year ended December 31, 2025

COLLIN CENTRAL APPRAISAL DISTRICT
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INDEPENDENT AUDITOR’S REPORT

Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

Opinions

We have audited the accompanying financial statements of the business-type activities and the major fund of the Collin Central Appraisal District (the "District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the major fund of the District, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As described in Note 11 to the financial statements, a prior period adjustment was recorded to adjust beginning fund balance and net position in the prior year. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 4-8), budgetary comparison statement (pages 30-31), schedule of changes in net pension liability and related ratios (pages 32-33), and schedule of contributions (pages 34-35) information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 15, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Vail + Park, P.C." The signature is written in a cursive, flowing style.

Frisco, Texas

April 15, 2026

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2025

As management of the Collin Central Appraisal District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025. All amounts, unless otherwise indicated, are expressed in actual dollars.

Financial Highlights

The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$45,365,788 (Net Position). Of this amount, \$38,055,620 (Unrestricted Net Position), may be used to meet the District's ongoing obligations to citizens and creditors.

The District's Total Net Position increased by \$3,536,086. The increase is attributable to increased revenue from local support, pension income, and other miscellaneous income. Expenses and revenue remained historically consistent with prior years.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the District's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the District that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The business-type activity of the District is an appraisal service.

The government-wide financial statements include only the District itself (known as the primary government).

The government-wide financial statements can be found on pages 10-11 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The only fund of the District is a proprietary fund.

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2025

Proprietary Fund. The District maintains one proprietary fund. The proprietary fund is used to report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the appraisal service, which is considered to be a major fund.

The basic proprietary fund financial statements can be found on pages 12-14 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 15-27 of this report.

Final budget compared to actual results. The required supplementary information provides a budgetary comparison statement for the proprietary fund. This statement can be found on pages 30-31 of this report. The District's increase in Net Position is due to higher than budgeted revenues in these categories: Interest Income, Misc Revenue, and Pension Income. Additionally, Net Position was higher due to lower than budgeted expenditures in 1) Payroll (Wages and Benefits) due to unfilled positions and salary variances due to attrition, 2) Building Modifications and all IST related expenses due to delayed timing in purchases, 3) Telephone/Internet/Data Cloud, Postage, and Supplies (including printing) due to efficiencies and innovations.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$45,365,788 at the close of the most recent fiscal year.

A portion of the District's net position (16 percent) reflects its investment in capital assets (e.g. computers, furniture, and equipment) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The remaining balance of *unrestricted net position* \$38,055,620 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the District is able to report positive balances in both categories of net position for the government as a whole.

COLLIN CENTRAL APPRAISAL DISTRICT - Net Position

	2025	2024 (restated)
Current & Other Assets	\$ 44,580,907	\$ 39,873,894
Capital Assets	7,716,081	8,004,151
Total Assets	52,296,988	47,878,045
Deferred Outflows of Resources	3,092,068	3,599,827
Current & Other Liabilities	8,145,300	8,137,859
Noncurrent Liabilities	1,243,281	1,223,528
Total Liabilities	9,388,581	9,361,387
Deferred Inflows of Resources	634,687	286,783
Net Position:		
Net Investment in Capital Assets	7,310,168	7,487,827
Unrestricted	38,055,620	34,341,875
Total Net Position	\$ 45,365,788	\$ 41,829,702

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2025

Business-Type Activities

The following key elements influenced the changes in Net Position from the prior year:

The District's Total Net Position increased by \$3,536,086. The increase in revenues in comparison to prior fiscal year is mainly attributable to budgeted increase in local entity billing to cover increase in overall budget.

COLLIN CENTRAL APPRAISAL DISTRICT - Change in Net Position

	2025	2024 (restated)
Revenue:		
Program Revenue:		
Charges for Services	\$ 27,690,100	\$ 26,094,600
General Revenue:		
Investment Earnings	1,516,062	1,620,206
Miscellaneous	81,856	73,928
Total Revenue	<u>29,288,018</u>	<u>27,788,734</u>
Expense:		
Appraisal Service	<u>25,751,932</u>	<u>23,100,026</u>
Total Expense	<u>25,751,932</u>	<u>23,100,026</u>
Increase (Decrease) in Net Position	3,536,086	4,688,708
Net Position - Beginning	<u>41,829,702</u>	<u>37,140,994</u>
Net Position - Ending	<u>\$ 45,365,788</u>	<u>\$ 41,829,702</u>

The increase in expenses was primarily related to a \$803,599 in salaries, \$250,303 in employer related retirement expense due to increased salaries, increase of \$321,473 in group insurance expense, increase of \$232,473 in appraisal review board expense, increase of \$522,409 in legal service expenses and a \$293,439 increase in repairs and maintenance expenses. The overall retirement expense also includes \$1,351,885 of pension gain.

The salary increase was primarily due to the addition of full-time, part-time, and seasonal employees, as well as an increase in accrued compensated absences. The increase in TCDRS employee retirement expenses (\$112,032) was mainly due to the salary increase, while the decrease in pension gain (\$138,271) was primarily due to the change in pension assets, deferred inflow and deferred outflow. The group insurance increase was related mainly due to the rise in insurance premium. The rise in legal expenses was largely attributed to a 6.97% increase in protests. The increase in appraisal review board expense is mainly due to increased compensation to the appraisal review board due to handling more protests for the current fiscal year. Repairs and maintenance expenses were mainly due to work related to the feasibility study and preliminary expansion planning.

Revenue growth was mainly due to an increase in budgeted expenditures and agrees to budget amounts. The increase in revenue was mainly due to the increase of \$1,595,500 in local support revenue. The \$104,144 decrease in interest income was mainly due to lower interest rates. As interest rates declined, returns on the District's interest-bearing accounts decreased, resulting in reduced interest income.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2025

Proprietary Fund. The District's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

The Net Position of the Proprietary Fund at the end of the year was \$45,365,788, with \$34,340,000 designated for specific purposes. The total increase in the Net Position of the Proprietary Fund was \$3,536,086. The financial factors affecting this fund have already been discussed in the section on the District's business-type activities.

Capital Assets

Capital Assets: The District's investment in capital assets for its business-type activities as of December 31, 2025, amounts to \$7,716,081 (net of accumulated depreciation and amortization). This investment in capital assets includes computers, software, furniture, equipment, land, building, Right-to-Use Assets, and Subscription-Based Information Technology Arrangements (SBITA) Assets.

Major capital asset events during the current fiscal year included the following:

- No major net activity for each asset class.

Additional information on the District's capital assets can be found on page 20 of the notes to the financial statements.

Economic Factors and Next Year's Budgets & Rates

The 2026 adopted budget will increase by \$2,710,400, representing a 8.63% rise compared to the 2025 budget. The designated funds for the 2026 budget buy-down are \$6,000,000, which is an increase of \$2,300,000 compared to 2025. The 2026 Grand Total Funded after the buydown is \$28,100,500, representing an increase of 1.48% over 2025.

Below are the percentage changes for the Budget Summary Expenditures from 2025 to 2026:

- **Salaries & Wages for full-time employees, including overtime, FICA taxes, workers' compensation, and unemployment compensation:** Budgeted to increase by \$855,300 (5.45%), allowing for salary/wage performance reviews and the addition of seven new full-time positions. The changes in staff count include one new AEL staff position, two new Appraisal staff positions, two new Customer Service staff positions, and one new ARB, Agent & Research Services staff position. In addition, one part-time Admin position was converted to a full-time position, increasing the full-time count by one. The total staff count for 2026 is 178 full-time positions and zero part-time positions.
- **Employee Insurance, Retirement Benefits, and Retiree COLA Funding:** Budgeted to increase by \$475,400 (8.79%).
- **Auto Allowances:** Budgeted to increase by \$43,200 (4.87%).
- **Professional Services, Contract Services, and Audit/Accounting Services:** Budgeted to increase by \$15,000 (2.22%).
- **Debt Service Expense:** Budgeted to remain at \$0, as the District does not have any debt service expenses as of the 2026 budget date.
- **Appraisal Review Board Expenses:** Budgeted to increase by \$200,000 (20.00%).
- **Legal Expenses:** Budgeted to increase by \$500,000 (20.00%).
- **Computer Software Licenses & Subscriptions, Computer Software and Hardware Maintenance, and Computer Equipment:** Budgeted to increase by \$300,000 (20.34%).
- **Contingency Expenses:** Budgeted to increase by \$100,000 (33.33%).

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2025

- **Board of Directors–Related Expenses:** Budgeted at \$209,000, an increase of \$201,500. Board of Directors Meeting expenses increased from \$7,500 to \$9,000 (20.00%), and a new line item for Board of Directors Professional Services was added with a budget of \$200,000 per Board request.
- **Operational Services, including Building Repairs & Maintenance:** Budgeted to increase by \$20,000 (0.58%).

All of these factors were considered in preparing the District's budget for the 2026 fiscal year.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Appraiser, 250 Eldorado Parkway, McKinney, Texas 75069.

FINANCIAL STATEMENTS

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

December 31, 2025

	<u>Primary Government Business-Type Activities</u>
Assets	
Cash & Cash Equivalents	\$ 14,543,185
Investments	22,764,277
Other Receivables	79,698
Prepaid Items	500,885
Noncurrent Assets (Net of Accumulated Depreciation/Amortization):	
Land	1,387,232
Building	5,504,312
Computer Equipment	344,533
Furniture & Equipment	58,174
Software	34,456
Right-to-Use Assets	102,811
SBITA Assets	284,563
Net Pension Asset	6,692,862
Total Assets	<u>52,296,988</u>
Deferred Outflows of Resources	
Deferred Outflows - Pension	<u>3,092,068</u>
Total Deferred Outflows of Resources	<u>3,092,068</u>
Total Assets & Deferred Outflow of Resources	<u>\$ 55,389,056</u>
Liabilities	
Accounts Payable	\$ 458,214
Accrued Wages Payable	403,878
Unearned Revenue	7,283,208
Noncurrent Liabilities:	
Due Within One Year	324,471
Due in More than One Year	918,810
Total Liabilities	<u>9,388,581</u>
Deferred Inflows of Resources	
Deferred Inflows - Pension	<u>634,687</u>
Total Deferred Inflows of Resources	<u>634,687</u>
Total Liabilities & Deferred Inflow of Resources	<u>10,023,268</u>
Net Position	
Net Investment in Capital Assets	7,310,168
Unrestricted	38,055,620
Total Net Position	<u>\$ 45,365,788</u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Activities

For the Year Ended December 31, 2025

	<u>Expenses</u>	<u>Program Revenue Charges For Services</u>	<u>Net (Expense) Revenue and Changes in Net Position Primary Government Business-Type Activities</u>
Functions/Programs			
Primary Government:			
Business-Type Activities:			
Appraisal Service	\$ 25,751,932	\$ 27,690,100	\$ 1,938,168
Total Business-Type Activities	<u>25,751,932</u>	<u>27,690,100</u>	<u>1,938,168</u>
Total Primary Government	<u>\$ 25,751,932</u>	<u>\$ 27,690,100</u>	<u>1,938,168</u>
General Revenues:			
Unrestricted Investment Earnings			1,516,062
Miscellaneous Revenue			<u>81,856</u>
Total General Revenues			<u>1,597,918</u>
Change in Net Position			3,536,086
Net Position - Beginning (restated)			<u>41,829,702</u>
Net Position - Ending			<u>\$ 45,365,788</u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

Proprietary Fund

December 31, 2025

Assets

Current Assets:

Cash & Cash Equivalents	\$ 14,543,185
Investments	22,764,277
Other Receivables	79,698
Prepaid Items	500,885
Total Current Assets	<u>37,888,045</u>

Noncurrent Assets:

Land	1,387,232
Building	8,836,495
Computer Equipment	878,875
Furniture & Equipment	550,330
Software	797,859
Right-to-Use Assets	200,055
SBITA Assets	617,899
Less Accumulated Depreciation and Amortization	(5,552,664)
Net Pension Asset	6,692,862
Total Noncurrent Assets	<u>14,408,943</u>
Total Assets	<u>52,296,988</u>

Deferred Outflows of Resources

Deferred Outflows - Pension	3,092,068
Total Deferred Outflows of Resources	<u>3,092,068</u>

Liabilities

Current Liabilities:

Accounts Payable	458,214
Accrued Wages Payable	403,878
Unearned Revenue	7,283,208
Compensated Absences Payable, Current	107,571
Lease Liabilities, Current	43,267
SBITA Liabilities, Current	173,633
Total Current Liabilities	<u>8,469,771</u>

Noncurrent Liabilities:

Compensated Absences Payable, Net of Current Portion	729,797
Lease Liabilities, Net of Current Portion	59,544
SBITA Liabilities, Net of Current Portion	129,469
Total Noncurrent Liabilities	<u>918,810</u>
Total Liabilities	<u>9,388,581</u>

Deferred Inflows of Resources

Deferred Inflows - Pension	634,687
Total Deferred Inflows of Resources	<u>634,687</u>

Net Position

Net Investment in Capital Assets	7,310,168
Unrestricted - Designated	34,340,000
Unrestricted - Undesignated	3,715,620
Total Net Position	<u>\$ 45,365,788</u>

The notes to the financial statements are an integral part of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Revenue, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2025

	Business-Type Activities
Operating Revenues	
Local Support	\$ 27,690,100
Miscellaneous Revenue	81,856
Total Revenues	27,771,956
Operating Expenses	
Salaries	12,804,987
Overtime	94,423
Payroll Taxes	188,703
Auto Allowance	824,558
Workman's Compensation	48,223
Group Insurance	2,584,336
Employee Retirement	254,011
Aerial Photography	383,460
Appraisal Review Board	1,004,591
Audit & Accounting	41,869
Board of Directors Meeting	7,337
Building Maintenance & Repairs	446,438
Computer Maintenance	369,163
Contract Services	92,383
Equipment Repair & Maintenance	39,542
General Insurance	62,871
Legal Notices & Advertising	33,852
Legal Services	3,084,707
Postage	483,340
Professional Services	298,858
Registration & Dues	28,614
Rent-Equipment	2,778
Security	136,360
Supplies & Materials	363,861
Telephone, Internet, Data Cloud	155,881
Travel & Education	76,460
Utilities	113,021
Equipment & Software - Non-Capital	619,403
Depreciation and Amortization	707,902
Buy Down of Pension Unfunded Actuarial Liability	400,000
Total Operating Expenses	25,751,932
Operating Income (Loss)	2,020,024
Nonoperating Revenues (Expenses)	
Interest Income	1,516,062
Total Nonoperating Revenues & Expenses	1,516,062
Change in Net Position	3,536,086
Net Position, January 1 (restated)	41,829,702
Net Position, December 31	\$ 45,365,788

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Cash Flows

Proprietary Fund

December 31, 2025

Cash Flows from Operating Activities:	
Cash Received from Customers	\$ 27,751,361
Cash Paid to Suppliers	(12,881,128)
Cash Paid to Employees	(13,555,441)
Net Cash Provided by/(Used in) Operating Activities	<u>1,314,792</u>
Cash Flows from Capital and Financing Activities:	
Acquisition of Capital Assets	(419,833)
Net Cash Provided by/(Used in) Capital Activities	<u>(419,833)</u>
Cash Flows from Investing Activities:	
Proceeds from Maturities of Investments	18,578,247
Purchase of Investments	(22,764,277)
Interest on Deposits	1,516,062
Net Cash Provided by/(Used in) Investing Activities	<u>(2,669,968)</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	(1,775,009)
Cash and Cash Equivalents, Beginning of Year	<u>16,318,194</u>
Cash and Cash Equivalents, End of Year	<u>\$ 14,543,185</u>

Reconciliation of Operating Income (Loss) to Net Cash Provided by/(Used in) Operating Activities

Operating Income (Loss)	\$ 2,020,024
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by/(Used in) Operating Activities	
Depreciation and Amortization	707,902
(Increase)/Decrease in Other Receivables	(20,595)
(Increase)/Decrease in Prepays	(67,849)
(Increase)/Decrease in Net Pension Asset	(2,207,548)
(Increase)/Decrease in Deferred Outflows of Resources	507,759
Increase/(Decrease) in SBITA Liability	(61,492)
Increase/(Decrease) in Lease Liability	(48,918)
Increase/(Decrease) in Accounts Payable	86,285
Increase/(Decrease) in Wages Payable	38,363
Increase/(Decrease) in Compensated Absences Payable	130,164
Increase/(Decrease) in Unearned Revenue	(117,207)
Increase/(Decrease) in Deferred Inflows of Resources	347,904
Net Cash Provided by/(Used in) Operating Activities	<u>\$ 1,314,792</u>

Noncash investing, capital, and financing activities:	
Right-to-Use and SBITA Assets acquired through Lease and SBITA Liabilities	\$ 144,584

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Collin Central Appraisal District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

Reporting Entity

The Collin Central Appraisal District (the "District"), formerly known as Central Appraisal District of Collin County, is a political subdivision of the State of Texas created on January 1, 1980, by authority of the 1979 State Legislature, to provide uniform ad valorem appraisals to the various taxing entities within Collin County. Operations began on April 1, 1980. All cities, school districts, special districts such as hospitals, community college districts, etc. within Collin County which levy an ad valorem tax are required to fund the annual budget of the District. Senate Bill 621 specifies that the formula for determining each member's contribution to the District's budget will be based on the percent of tax levy each unit collects to the total tax levy of the county.

Government-Wide & Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. *Business-type activities* rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Interest and other items not properly included among program revenues are reported instead as *general revenues*.

Separate fund financial statements are provided for proprietary funds.

Measurement Focus, Basis of Accounting & Financial Statement Presentation

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The District has no governmental funds.

The District reports the following proprietary fund:

The *Proprietary fund* is used to account for those operations that are financed and operated in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District's proprietary fund is for appraisal service.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Measurement Focus, Basis of Accounting & Financial Statement Presentation (continued)

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of Governmental Accounting Standards Board. Governments also have the *option* of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

Amounts reported as *program revenues* include charges to customers for services provided.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the proprietary fund are charges to customers for services. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Liabilities & Net Position

Deposits & Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with an original maturity date within three months of the date acquired by the District. Other short-term investments are included in investments. Investments are recorded as fair value.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond year end are recorded as prepaid items.

Capital Assets

Property and equipment is recorded at cost. The District capitalizes all assets with a cost greater than \$5,000. Depreciation is provided over the estimated useful lives of the respective assets on a straight-line basis beginning when the asset is placed in service as follows:

<u>Class of Property</u>	<u>Estimated Life</u>
Furniture and Equipment	5-20 Years
Building	10-40 Years
Computer Equipment	5 Years
Software	2-5 Years

Income Taxes

The District, a political subdivision of the State of Texas, is exempt from Federal Income Taxes.

Unearned Revenues

Unearned revenues represent payments by users for services to be rendered during the next fiscal year that were received by the District prior to the current year end.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Assets, Liabilities & Net Position *(continued)*

Compensated Absences

In accordance with GASB Statement No. 101, Compensated Absences, the District recognizes a liability for compensated absences for the following:

Vacation Leave - The District allows employees to accumulate earned but unused vacation benefits to with no maximum. Vested or accumulated vacation and sick leave is recorded as an expense and liability of the proprietary fund as the benefits accrue to employees. Upon termination in good standing, the District pays employees with over one year of service, up to their tenure's maximum for vacation, and up to 360 hours of vacation leave. Vacation leave in excess of the employee's hour maximum is not paid upon termination.

Sick Leave - The District allows employees to accumulate earned but unused sick benefits with no maximum. Vested or accumulated vacation and sick leave is recorded as an expense and liability of the proprietary fund as the benefits accrue to employees. The District employees may receive payment for one half of the current year's accumulated but unused sick leave. The "current year" calendar for this calculation is December 1 through November 30. Upon termination, the District does not pay out any accumulated sick leave.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activity, or proprietary fund type statement of net position.

Leases

The District is a lessee for noncancellable leases of property and equipment. The District recognizes a lease liability, reported with noncurrent liabilities, and a right-to-use (RTU) asset, reported with other capital assets, in the government-wide and proprietary fund financial statements.

The District recognizes lease liabilities with an initial individual value of \$5,000 or more for a lease term greater than one year. At the commencement of the lease, the District measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

Subscription-Based Information Technology Arrangements (SBITA)

The District has noncancellable contracts with SBITA vendors for the right to use information technology software, alone or in combination with tangible capital assets. The District recognizes a subscription liability, reported with noncurrent liabilities, and a right to use subscription asset, reported with other capital assets, in the government-wide financial statements.

The District recognizes subscription liabilities with subscription term greater than one year and no variable payments. At the commencement of SBITA, the District initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently the subscription liability is reduced by the principal portion of SBITA payments made.

Designated Net Position

Designated Net Position represents tentative plans for future use of financial resources.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Assets, Liabilities & Net Position *(continued)*

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Upcoming and Newly Implemented Accounting Pronouncements

The GASB has issued the following statements:

GASB issued Statement No. 102, "Certain Risk Disclosures," that clarifies the definitions & disclosure guidance for risks due to concentration or constraint. The Statement defines a concentration as a lack of diversity related to an aspect of a significant inflow or outflow of resources and a constraint as a limitation imposed by an external party or formal action of the government's highest level of decision-making authority. The Statement requires the government to assess whether a concentration or constraint makes the primary reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of substantial impact, and whether an event associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin within the 12 months after the date the financial statements are issued. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2024. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

GASB issued Statement No. 103, "Financial Reporting Model Improvements," that attempts to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement expands requirements for the management discussion & analysis, presentation of proprietary fund statement of revenues, expenses & changes in fund net position, and information related to major component units & budgetary comparisons. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2025. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

GASB issued Statement No. 104, "Disclosure of Certain Capital Assets," to clarify the disclosure requirements related to capital assets. This Statement requires separate disclosure of capital assets arising from leases, public-private & public-public partnerships & availability payment arrangements, and subscription-based information technology arrangements, and additional disclosures for capital assets held for sale. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2025. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

GASB issued Statement No. 105, "Subsequent Events," to improve the financial reporting requirements for subsequent events and to enhance consistency in their application. This Statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued and clarifies the determination of that issuance date. The Statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2026. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2025

NOTE 2: STEWARDSHIP, COMPLIANCE & ACCOUNTABILITY

Budgetary Information

The District adopts an annual budget on the cash basis of accounting. This departs from accounting principles generally accepted in the United States of America by not budgeting depreciation expense and by budgeting for capital assets.

The budget process begins in April each year. The budget is approved by the Board and the entities. The Board formally approves the budget in June for the following fiscal year. The budget was not amended during the year, but did have line item changes.

NOTE 3: DEPOSITS & INVESTMENTS

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits, for safekeeping and trust with the District's agent bank, approved pledged securities in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") Insurance.

At December 31, 2025, the District's deposits and investments balance includes \$14,543,185 of cash, and \$22,764,277 of investments. Of the deposits and investments balance, the balances held at the financial institutions at December 31, 2025 were \$37,661,993, \$1,000,000 of which was covered by federal depository insurance and the remaining balance was covered by collateral held by the pledging financial institution's trust department or agent in the District's name.

In compliance with the Public Funds Investment Act, the District has adopted a deposit and investment policy. That policy addresses the following risks:

Credit Risk is the risk that a security issuer may default on an interest or principal payment. The District is not exposed to credit risk for its investments.

Custodial Credit Risk is the risk that, in the event of the failure of a depository financial institution or counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover its deposits, value of its investments, or collateral securities that are in the possession of an outside party. The PFIA, the government's investment policy, and Government Code Chapter 2257 "Collateral for Public Funds" contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits and investments. The District is not exposed to custodial risk, as all funds are deposited and invested under terms of a depository contract with amounts greater than the FDIC insurance coverage protected by approved pledged securities held on behalf of the District.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the District's investment in a single issuer (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent or more in the securities of a single issuer. It is the District's policy to not allow for a concentration of credit risk.

Investments issued by the U. S. Government and investments in investment pools are excluded from the 5 percent disclosure requirement. The government is not exposed to concentration of credit risk.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the District manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than one year from the time of purchase. The weighted average maturity for the District's investment in external investment pools is less than 60 days.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 3: DEPOSITS & INVESTMENTS *(continued)*

Foreign Currency Risk is the potential for loss due to fluctuations in exchange rates. The District's policy does not allow for any direct foreign investments, and therefore the District is not exposed to foreign currency risk.

As of December 31, 2025, the District's investments are as follows.

Description	Carrying Amount
Certificates of Deposits	<u>\$22,764,277</u>

NOTE 4: CAPITAL ASSETS

A summary of changes in capital assets follows:

	12/31/2024 (restated)	Additions	Retirements	12/31/25
Capital Assets Not Being Depreciated:				
Land	\$1,387,232	\$ -	\$ -	\$1,387,232
Total Capital Assets Not Being Depreciated	<u>1,387,232</u>	<u>-</u>	<u>-</u>	<u>1,387,232</u>
Capital Assets Being Depreciated:				
Building	8,799,372	37,123	-	8,836,495
Computer Equipment	992,278	226,216	(339,619)	878,875
Furniture & Equipment	538,420	11,910	-	550,330
Software	797,859	-	-	797,859
Right-to-use Assets	201,660	-	(1,605)	200,055
SBITA Assets	639,463	144,584	(166,148)	617,899
Less: Accumulated Depreciation and Amortization	<u>(5,352,133)</u>	<u>(707,902)</u>	<u>507,372</u>	<u>(5,552,664)</u>
Total Capital Assets Being Depreciated and Amortized	<u>6,616,919</u>	<u>(288,069)</u>	<u>-</u>	<u>6,328,849</u>
Total Capital Assets	<u>\$8,004,151</u>	<u>\$ (288,069)</u>	<u>\$ -</u>	<u>\$7,716,081</u>

NOTE 5: LONG-TERM LIABILITIES

A summary of changes in long-term liabilities follows:

	Balance at 12/31/2024 (restated)	Additions	Retirements	Balance at 12/31/2025	Due Within One Year
Lease Liability	\$ 151,730	\$ -	\$ (48,919)	\$ 102,811	\$ 43,267
SBITA Liability	364,594	144,584	(206,076)	303,102	173,633
Total	<u>\$ 516,324</u>	<u>\$ 144,584</u>	<u>\$ (254,995)</u>	<u>\$ 405,913</u>	<u>\$ 216,900</u>

NOTE 6: LEASES

The District implemented GASB No.87, Leases, which required recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

During the fiscal year 2025, the District entered into various equipment leases for copiers and mailing systems. As of December 31, 2025, RTU assets, net of accumulated amortization, and lease liabilities were \$102,811.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2025

NOTE 6: LEASES (continued)

The following table presents future lease payments that is related to RTU asset under noncancelable operating as of December 31, 2025. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

<u>Year Ending December 31,</u>	<u>Operating Lease</u>
2026	\$ 46,891
2027	31,188
2028	31,187
2029	-
Thereafter	-
Total	109,266
Imputed Interest	(6,455)
Lease Liability	<u>\$ 102,811</u>

The following table presents lease costs for fiscal year 2025:

RTU Lease Costs	\$ 54,744
Short-Term Lease Costs	\$ 6,017
Amortization of RTU Assets	\$ 48,917

The following table presents statistical information related to the District's right to Right-of-Use leases. The information presented is as of the balance sheet date.

<u>Weighted-Average Remaining Lease</u>	<u>Weighted-Average Discount Rate</u>
2.72	4.50%

NOTE 7: SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

GASB has issued GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* (GASB 96). GASB 96 provides guidance on financial reporting for subscription-based information technology arrangements (SBITA) for government end users. SBITA results in a right-to-use subscription asset and related liability.

The District has entered into a SBITA that allows the right to use the SBITA vendor's data storage over the subscription term. The District is required to make annual payments for the SBITA. As of December 31, 2025, SBITA assets, net of accumulated amortization, and SBITA liabilities were \$303,102.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2025

NOTE 7: SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS *(continued)*

The following table presents future lease payments that is related to SBITA as of December 31, 2025. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

Year Ending December 31,	SBITA Liability
2026	\$ 183,720
2027	131,864
Total	<u>315,584</u>
Imputed Interest	<u>(12,482)</u>
SBITA Liability	<u>\$ 303,102</u>

The following table presents SBITA costs for fiscal year 2025:

SBITA Cost	\$ 233,144
Short-Term Subscription Costs	\$ 493,273
Amortization of SBITA Assets	\$ 199,896

The following table presents statistical information related to the District’s SBITA. The information presented is as of the balance sheet date.

Weighted-Average Remaining Liability	Weighted-Average Discount Rate
<u>0.79</u>	<u>4.50%</u>

NOTE 8: COMPENSATED ABSENCES

A summary of changes in compensated absences follows:

	Balance at 12/31/24	Net Changes	Balance at 12/31/25	Due Within One Year
Compensated Absences	<u>\$ 707,204</u>	<u>\$ 130,164</u>	<u>\$ 837,368</u>	<u>\$ 107,571</u>

NOTE 9: DESIGNATED NET POSITION

Net Position has been designated for the following purposes:

	Authorized Designations
Building Capital	<u>\$15,240,000</u>
TCDRS Pension Related	2,000,000
Litigation	2,200,000
Technology	1,500,000
Ongoing Operations & Disaster Recovery	1,200,000
Insurance	500,000
Future Election Services	2,000,000
2025 Budget Buy Down	3,700,000
2026 Budget Buy Down	<u>6,000,000</u>
Total Designated Net Position	<u>\$34,340,000</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 10: RETIREMENT PLAN

Plan Description - The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of nearly 890 nontraditional defined benefit pension plans. TCDRS in the aggregate issues a comprehensive annual financial report on a calendar year basis. The annual financial report is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the employer, within the options available in the Texas State statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 8 or more years of service, with 30 years of service regardless of age, or when the sum of their age and years of service equals 75 or more. Members are vested after 8 years of service but must leave their accumulated contributions in the plan to receive any employer financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by their employer.

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

Funding Policy - The employer has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members.

Employees Covered by Benefits Terms - At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefits terms:

Inactive employees or beneficiaries currently receiving benefits	75
Inactive employees entitled to but not yet receiving benefits	83
Active employees	162
Total	<u>320</u>

Contributions – Employees of the District were required to contribute 7.00% of their annual gross earnings during the fiscal year. The contribution rates for the District were 13.25% in both calendar years 2025 and 2024. The District's contributions to TCDRS for the year ended December 31, 2025, were \$2,005,896, which was \$400,000 more than the required contributions. This additional amount was a Board-approved decision to reduce the pension's unfunded actuarial liability and to proactively fund any potential future cost-of-living adjustments (COLAs).

Under the TCDRS Act, the employer's contribution rate is actuarially determined annually. The employee and employer contribution rates may be changed by the governing body of the employer within the options available in the TCDRS Act.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 10: RETIREMENT PLAN – Contributions *(continued)*

The required contribution was determined as part of the December 31, 2024 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2024, included (a) a 7.50% investment rate of return (net of administrative expenses) and (b) projected salary increases of 4.70%. Both (a) and (b) included an inflation component of 2.50%. The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a ten-year period. The unfunded actuarial accrued liability is being amortized as a level percentage of payroll on a closed basis.

Actuarial Valuation Information

Actuarial Valuation Date	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024
Actuarial Cost Method	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age
Actuarial Method	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed
Remaining Amortization	0 Years	0 Years	0 Years	0 Years	0 Years
Asset Valuation Method	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market
Actuarial Assumptions					
Investment Return*	8.00%	8.00%	7.50%	7.50%	7.50%
Projected Salary Increases*	4.90%	4.90%	4.70%	4.70%	4.70%
Inflation	2.75%	2.75%	2.50%	2.50%	2.50%

* Includes inflation at the stated rate.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 10: RETIREMENT PLAN *(continued)*

Actuarial Assumptions

Best estimates of geometric real rates of return for each major asset class included in the Systems target asset allocation as of December 31, 2025 are summarized below:

Asset Class	Benchmark	Target Allocation ⁽¹⁾	Geometric Real Rate of Return ⁽²⁾
US Equities	Dow Jones U.S. Total Stock Market Index	13.00%	5.35%
Global Equities	MSCI World (net) Index	4.00%	5.15%
International Equities - Developed	MSCI World Ex USA (net) Index	6.00%	4.75%
International Equities - Emerging	MSCI Emerging Markets (net) Index	0.00%	4.75%
Investment-Grade Bonds	Bloomberg U.S Aggregate Bond Index	3.00%	2.55%
Strategic Credit	FTSE High-Yield Cash-Pay Index	9.00%	3.70%
Direct Lending	Morningstar LSTA Leveraged Loan TR USD Index	16.00%	6.85%
Distressed Debt	Cambridge Associates Distressed Securities Index ⁽³⁾	4.00%	6.80%
REIT Equities	67% FTSE NAREIT All Equity REITs Index + 33% S&P Global REIT (net) Index	2.00%	3.95%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	4.95%
Commodities	Bloomberg Commodities Index	2.00%	1.00%
Private Real Estate Partnerships ⁽²⁾	Cambridge Associates Real Estate Index ⁽⁴⁾	6.00%	5.75%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index ⁽⁵⁾	25.00%	8.15%
Hedge Funds	Hedge Fund Research, Inc.(HFRI) Fund of Funds Composite index	6.00%	3.60%
Cash Equivalents	90-Day U.S. Treasury	2.00%	1.10%

⁽¹⁾ Target asset allocation adopted at the March 2025 TCDRS Board meeting.

⁽²⁾ Geometric real rates of return equal the expected return for the asset class minus the assumed inflation rate of 2.35%, per Cliffwater's 2025 capital market assi

⁽³⁾ Includes vintage years 2005-present of Quarter Pooled Horizon IRRs.

⁽⁴⁾ Includes vintage years 2007-present of Quarter Pooled Horizon IRRs.

⁽⁵⁾ Includes vintage years 2006-present of Quarter Pooled Horizon IRRs.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 10: RETIREMENT PLAN *(continued)*

Net Pension Liability (Asset)

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
	(a)	(b)	(a) - (b)
Balances as of December 31, 2023	\$57,349,905	\$61,835,219	\$ (4,485,314)
Changes for the year:			
Service cost	1,825,308	-	1,825,308
Interest	4,385,546	-	4,385,546
Difference between expected/actual experience	525,249	-	525,249
Changes of assumptions	-	-	-
Contributions - employer	-	1,893,864	(1,893,864)
Contributions - employee	-	789,211	(789,211)
Net Investment Income	-	6,296,399	(6,296,399)
Benefit payments, including refunds of employee contributions	(2,996,181)	(2,996,181)	-
Administrative expenses	-	(36,898)	36,898
Other charges	-	1,075	(1,075)
Net changes	3,739,922	5,947,470	(2,207,548)
Balances as of December 31, 2024	<u>\$61,089,827</u>	<u>\$67,782,689</u>	<u>\$ (6,692,862)</u>

Sensitivity of the Net Pension Liability (Asset) to Change in the Discount Rate - The following presents the net pension liability (asset) of the District, calculated using the discount rate of 7.6%, as well as what the District's net pension liability (asset) would have been if it were calculated using a discount rate that is 1 percentage point lower (6.6%) or 1 percentage point higher (8.6%) than the current rate.

	1% Decrease (6.6%)	Discount Rate (7.6%)	1% Increase (8.6%)
District's net pension liability (asset)	\$ 1,159,972	\$ (6,692,862)	\$ (13,280,959)

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2025

NOTE 10: RETIREMENT PLAN *(continued)*

Pension Expense & Deferred Outflows of Resources - For the year ended December 31, 2025, the District recognized pension gain in the amount of \$1,351,885. At December 31, 2025, the District reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience (net of current year amortization)	\$ 682,031	\$ -
Changes in actuarial assumptions	404,141	-
Net differences between projected and actual investment earnings (net of current year amortization)	-	634,687
Contributions subsequent to the measurement date	2,005,896	-
Total	\$ 3,092,068	\$ 634,687

\$2,005,896 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the subsequent year. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2025	\$ 37,261
2026	1,149,997
2027	(518,835)
2028	(216,938)
2029	-
Thereafter	-
	\$ 451,485

NOTE 11: RESTATEMENTS

During fiscal year 2025, the change due to an error correction resulted in a restatement of beginning net position, as follows:

Net Position Restatement	Amount
Net Position - As Originally Reported	\$ 41,847,358
SBITA accumulated depreciation, understatement	(152,404)
SBITA assets, understatement	13,006
SBITA liabilities, overstatement	121,742
Net Position as of September 30, 2024 - Restated	\$ 41,829,702

NOTE 12: EVALUATION OF SUBSEQUENT EVENTS

The District has evaluated subsequent events through April 15, 2026, the date which the financial statements were available to be issued. There are no matters to report with the evaluation.

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REQUIRED SUPPLEMENTARY INFORMATION (Unaudited)

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Revenues, Expenses and Changes in Fund Net Position
 Budgeted and Actual – Proprietary Fund
 For the Year Ended December 31, 2025
 (Unaudited)

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
OPERATING REVENUES				
Local Support	\$ 27,690,100	\$ 27,690,100	\$ 27,690,100	\$ -
Miscellaneous Revenue	-	-	81,856	81,856
Total Revenues	<u>27,690,100</u>	<u>27,690,100</u>	<u>27,771,956</u>	<u>81,856</u>
OPERATING EXPENSES				
Salaries	15,258,200	15,258,200	12,804,987	2,453,213
Overtime	140,000	140,000	94,423	45,577
Payroll Taxes	214,800	214,800	188,703	26,097
Auto Allowance	887,800	887,800	824,558	63,242
Workman's Compensation	70,000	70,000	48,223	21,777
Group Insurance	2,978,000	2,978,000	2,584,336	393,664
Employee Retirement	2,032,900	2,032,900	254,011	1,778,889
Aerial Photography	445,000	445,000	383,460	61,540
Appraisal Review Board	1,000,000	1,017,500	1,004,591	12,909
Audit & Accounting	25,000	42,500	41,869	631
Board of Directors Meeting	7,500	7,500	7,337	163
Building Maintenance & Repairs	760,000	760,000	446,438	313,562
Computer Maintenance	375,000	395,000	369,163	25,837
Contract Services	150,000	150,000	92,383	57,617
Equipment Repair & Maintenance	52,000	52,000	39,542	12,458
General Insurance	80,000	80,000	62,871	17,129
Legal Notices & Advertising	37,000	37,000	33,852	3,148
Legal Services	2,500,000	2,765,000	3,084,707	(319,707)
Postage	520,000	520,000	483,340	36,660
Professional Services	500,000	500,000	298,858	201,142
Registration and Dues	45,000	45,000	28,614	16,386
Rent-Equipment	115,000	115,000	2,778	112,222
Security	165,000	165,000	136,360	28,640
Supplies and Materials	570,000	570,000	363,861	206,139
Telephone, Internet, Data Cloud	300,000	300,000	155,881	144,119
Travel and Education	125,000	125,000	76,460	48,540
Utilities	141,900	141,900	113,021	28,879
Non-Capital - Computer Equipment	350,000	350,000	72,172	277,828
Non-Capital - Computer Software	750,000	730,000	505,040	224,960
Non-Capital - Furniture & Equipment	95,000	95,000	42,191	52,809
Contingency	300,000	-	-	-
Buy Down of Pension Unfunded				
Actuarial Liability	400,000	400,000	400,000	-
Total Expenses	<u>31,390,100</u>	<u>31,390,100</u>	<u>25,044,030</u>	<u>6,346,070</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Revenues, Expenses and Changes in Fund Net Position
Budgeted and Actual – Proprietary Fund
For the Year Ended December 31, 2025
(Unaudited)
(Continued)

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
Operating Income (Loss)	(3,700,000)	(3,700,000)	2,727,926	6,427,926
NONOPERATING REVENUES & EXPENSES				
Interest Income	-	-	1,516,062	1,516,062
Total Nonoperating Revenues	-	-	1,516,062	1,516,062
Changes in Net Position	(3,700,000)	(3,700,000)	4,243,988	7,943,988
Net Position, Beginning (restated)	41,829,702	41,829,702	41,829,702	-
Net Position, Ending	<u>\$ 38,129,702</u>	<u>\$ 38,129,702</u>	<u>\$ 46,073,690</u>	<u>\$ 7,943,988</u>

Budget/GAAP Reconciliation

The following schedule reconciles the amounts of the Statement of Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual amounts to the amounts on the Statement of Revenues, Expenses, and Changes in Fund Net Position - Proprietary Fund:

Net Position (Budget)	\$ 46,073,690
Depreciation and amortization	<u>(707,902)</u>
Net Position (GAAP)	<u>\$ 45,365,788</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Net Pension Liability and Related Ratios
Texas Count and District Retirement System
Last Ten Measured Years
(Unaudited)

	Plan Year Ended December 31,			
	2024	2023	2022	2021
Total Pension Liability				
Service cost	\$ 1,825,308	\$ 1,638,868	\$ 1,397,034	\$ 1,620,816
Interest (on the total pension liability)	4,385,546	4,131,556	3,792,689	3,635,302
Changes of benefit terms	-	-	-	-
Difference between expected and actual experience	525,249	421,291	1,394,808	(593,855)
Change of assumptions	-	-	286,125	(123,103)
Benefit payments, including refunds of employee contributions	(2,996,181)	(3,074,754)	(2,247,811)	(2,241,296)
Net Change in Total Pension Liability	<u>3,739,922</u>	<u>3,116,961</u>	<u>4,622,845</u>	<u>2,297,864</u>
Total Pension Liability - Beginning	<u>57,349,905</u>	<u>54,232,944</u>	<u>49,610,099</u>	<u>47,312,235</u>
Total Pension Liability - Ending (a)	<u>\$ 61,089,827</u>	<u>\$ 57,349,905</u>	<u>\$ 54,232,944</u>	<u>\$ 49,610,099</u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 1,893,864	\$ 1,710,653	\$ 1,632,186	\$ 1,525,409
Contributions - employee	789,211	692,421	627,295	605,989
Net investment income	6,296,399	6,187,657	(3,508,979)	10,790,388
Benefit payments, including refunds of employee contributions	(2,996,181)	(3,074,754)	(2,247,811)	(2,241,296)
Administrative expense	(36,898)	(32,288)	(33,030)	(32,375)
Other	1,076	(11,018)	51,651	10,432
Net Change in Plan Fiduciary Net Position	<u>5,947,471</u>	<u>5,472,671</u>	<u>(3,478,688)</u>	<u>10,658,547</u>
Plan Fiduciary Net Position - Beginning	<u>61,835,219</u>	<u>56,362,548</u>	<u>59,841,236</u>	<u>49,182,689</u>
Plan Fiduciary Net Position - Ending (b)	<u>\$ 67,782,690</u>	<u>\$ 61,835,219</u>	<u>\$ 56,362,548</u>	<u>\$ 59,841,236</u>
Net Pension Liability - Ending (a) - (b)	<u>\$ (6,692,862)</u>	<u>\$ (4,485,314)</u>	<u>\$ (2,129,604)</u>	<u>\$ (10,231,137)</u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	110.96%	107.82%	103.93%	120.62%
Covered Employee Payroll	\$11,274,444	\$9,891,722	\$8,961,352	\$ 8,656,991
Net Pension Liability as a Percentage of Covered Employee Payroll	-59.36%	-45.34%	-23.76%	-118.18%

Note: GASB Codification, Vol. 2, P20.183 requires that the information on this schedule be data from the period corresponding with the periods covered as of the measurement dates. For example: as of December 31, 2022 for fiscal year 2023.

2020	2019	2018	2017	2016	2015
\$ 1,337,928	\$ 1,228,042	\$ 1,210,442	\$ 1,100,051	\$ 1,059,166	\$ 997,345
3,421,845	3,193,400	2,973,543	2,735,976	2,520,480	2,561,819
-	-	271,383	-	-	(2,951,134)
80,263	266,539	24,590	227,064	(74,285)	(223,224)
2,572,581	-	-	288,228	-	421,295
(1,976,434)	(1,978,642)	(1,595,367)	(1,464,728)	(1,388,158)	(1,187,991)
5,436,183	2,709,339	2,884,591	2,886,591	2,117,203	(381,890)
41,876,052	39,166,713	36,282,122	33,395,531	31,278,328	31,660,218
<u>\$ 47,312,235</u>	<u>\$ 41,876,052</u>	<u>\$ 39,166,713</u>	<u>\$ 36,282,122</u>	<u>\$ 33,395,531</u>	<u>\$ 31,278,328</u>
\$ 1,397,166	\$ 1,378,171	\$ 1,352,077	\$ 2,504,666	\$ 942,682	\$ 979,369
626,952	570,600	533,163	495,639	447,815	408,658
4,603,606	6,293,963	(719,110)	4,765,385	2,235,667	(550,810)
(1,976,434)	(1,978,642)	(1,595,366)	(1,464,728)	(1,388,158)	(1,187,991)
(35,988)	(33,958)	(30,784)	(25,786)	(24,281)	(21,841)
5,826	5,186	12,531	20,336	64,986	66,973
4,621,128	6,235,320	(447,489)	6,295,512	2,278,711	(305,642)
44,561,561	38,326,241	38,773,730	32,478,218	30,199,507	30,505,149
<u>\$ 49,182,689</u>	<u>\$ 44,561,561</u>	<u>\$ 38,326,241</u>	<u>\$ 38,773,730</u>	<u>\$ 32,478,218</u>	<u>\$ 30,199,507</u>
<u>\$ (1,870,454)</u>	<u>\$ (2,685,509)</u>	<u>\$ 840,472</u>	<u>\$ (2,491,608)</u>	<u>\$ 917,313</u>	<u>\$ 1,078,821</u>
103.95%	106.41%	97.85%	106.87%	97.25%	96.55%
\$ 8,956,454	\$ 8,151,427	\$ 7,616,616	\$ 7,080,551	\$ 6,397,353	\$ 5,837,971
-20.88%	-32.95%	11.03%	-35.19%	14.34%	18.48%

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Pension Contributions
Texas Count and District Retirement System
Last Ten Fiscal Years
(Unaudited)

	Fiscal Year Ended December 31,			
	2025	2024	2023	2022
Actuarially determined contribution	\$ 1,605,896	\$ 1,493,864	\$ 1,310,653	\$ 1,010,840
Contributions in relation to actuarially determined contribution	<u>(2,005,896)</u>	<u>(1,893,864)</u>	<u>(1,710,653)</u>	<u>(1,632,186)</u>
Contribution deficiency (excess)	<u>\$ (400,000)</u>	<u>\$ (400,000)</u>	<u>\$ (400,000)</u>	<u>\$ (621,346)</u>
Covered employee payroll	\$ 12,119,969	\$ 11,274,444	\$ 9,891,722	\$ 8,961,352
Contributions as a percentage of covered employee payroll	16.55%	16.80%	17.29%	18.21%

Note:

Valuation date: Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates (Dec. 31, 2022 valuation for 2024 contributions:

Actuarial cost method Entry age (level percentage of pay)
Amortization method Level percentage of payroll, closed
Remaining amortization period 14.8 years (based on contribution rate calculated in 12/31/2024 valuation)
Asset valuation method 5-years smoothed market
Inflation 2.50%
Salary increases Varies by age and service. 4.7% average over career including inflation.
Investment rate of return 7.50% net of administrative and investment expenses, including inflation
Retirement age Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.

Mortality 135% of the Pub-2010 General Retirees Table for males and 120% of the Pub-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

Changes in Assumptions and Methods Reflected in the Schedule of Employer: 2015: New inflation, mortality and other assumptions were reflected.
2017: New mortality assumptions were reflected.
2019: New inflation, mortality and other assumptions were reflected.
2022: New investment return and inflation assumptions were reflected.

Changes in Plan Provisions Reflected in the Schedule of Employer Contributions: 2015: Employer contributions reflect that a 1% flat COLA was adopted.
2016: Employer contributions reflect that a 1% flat COLA was adopted.
2017: New Annuity Purchase Rates were reflected for benefits earned after 2017.
2018: No changes in plan provisions were reflected in the Schedule.
2019: No changes in plan provisions were reflected in the Schedule.
2020: No changes in plan provisions were reflected in the Schedule.
2021: No changes in plan provisions were reflected in the Schedule.
2022: No changes in plan provisions were reflected in the Schedule.
2023: No changes in plan provisions were reflected in the Schedule.
2024: No changes in plan provisions were reflected in the Schedule.

Only changes that affect the benefit amount and that are effective 2015 and later are shown in the Notes to Schedule.

<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
\$ 745,367	\$ 789,959	\$ 707,544	\$ 644,366	\$ 683,981	\$ 564,247
<u>(1,525,409)</u>	<u>(1,397,166)</u>	<u>(1,378,171)</u>	<u>(1,352,077)</u>	<u>(2,504,665)</u>	<u>(942,683)</u>
<u>\$ (780,042)</u>	<u>\$ (607,207)</u>	<u>\$ (670,627)</u>	<u>\$ (707,711)</u>	<u>\$ (1,820,684)</u>	<u>\$ (378,436)</u>
\$ 8,656,991	\$ 8,956,454	\$ 8,151,427	\$ 7,616,616	\$ 7,080,551	\$ 6,397,353
17.62%	15.60%	16.91%	17.75%	35.37%	14.74%



**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the major fund of Collin Central Appraisal District (the “District”), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise The District’s basic financial statements and have issued our report thereon dated April 15, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered The District’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of The District’s internal control. Accordingly, we do not express an opinion on the effectiveness of The District’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether The District’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Vail + Park, P.C." The signature is written in a cursive, slightly slanted style.

Frisco, Texas

April 15, 2026



April 15, 2026

Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

We have audited the financial statements of the business-type activities and the major fund of Collin Central Appraisal District ("CCAD") for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 21, 2025, and in the addendum dated March 19, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by CCAD are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal year 2025. We noted no transactions entered into by CCAD during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There was no sensitive estimate affecting the CCAD's financial statements.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no sensitive disclosures affecting the CCAD's financial statements

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 15, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to CCAD’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as CCAD’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management’s discussion and analysis, budgetary comparison schedule for the proprietary fund, schedule of changes in net pension liability and related ratios, and schedule of contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the information and use of the Board and management of CCAD and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Vail + Park, P.C.

Collin Central Appraisal District FY 2025 Audit Results

December 31, 2025

Presented by:
Mike Vail, CPA
Tchi Phang, CPA

Agenda

- ◆ Objective and Scope of Audit
- ◆ Audit Results
- ◆ Financial Highlights
- ◆ Recommendations
- ◆ Q&A

Objective of Audit

- ◆ Texas Property Tax Code 6.063:

- ◆ Sec. 6.063. FINANCIAL AUDIT. (a) At least once each year, the board of directors of an appraisal district shall have prepared an audit of its affairs by an independent certified public accountant or a firm of independent certified public accountants.
- ◆ (b) The report of the audit is a public record. A copy of the report shall be delivered to the presiding officer of the governing body of each taxing unit eligible to vote on the appointment of district directors, and a reasonable number of copies shall be available for inspection at the appraisal office.

Scope of Audit

- ◆ We conducted the audit in accordance with auditing standards generally accepted in USA (US GAAS) and *Government Auditing Standards*, issued by the Comptroller General of the United States (the “Yellow Book”).
- ◆ We documented and assessed the accounting internal controls.
- ◆ We performed a risk assessment to determine the nature, extent and timing of our substantive audit procedures.
- ◆ We are required to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Audit Results

- ◆ We will issue two auditor's reports including:
 - ◆ Independent Auditor's Report on the financial statements - Unmodified Opinion (Clean Opinion) (pages 1-3).
 - ◆ Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in accordance with *Government Auditing Standards* - No Opinion (pages 36-37).

Financial Highlights

◆ Financial Statements

- ◆ Management's discussion and analysis (pages 4-8)
- ◆ Basic financial statements (pages 10-14)
- ◆ Notes to financial statements (pages 15-27)
- ◆ Required supplementary information (pages 30-35)

Financial Highlights

- ◆ Government-wide Financials comparison (page 5-6)
 - ◆ The District's assets exceeded liabilities by \$45.3M, an increase of \$3.5M:
 - ◆ Total Deferred Outflows decreased by about \$0.5M, related to TCDRS Pension Plan.
 - ◆ Total Deferred Inflows increased by about \$0.3M, also related to TCDRS Pension Plan.
 - ◆ Total Assets increased by about \$4.4M mainly due to increase in cash and investments and increase in Net Pension due to contributions, changes in actuarial assumptions and valuations.

Financial Highlights

- ◆ Liquidity ratios
- ◆ Cash and investment balance divided by total expenses ratio is:
 - ◆ 1.45 times (17.4 months) for the year ended 12/31/25.
 - ◆ 1.51 times (18.1 months) for the year ended 12/31/24.
- ◆ Current assets - current liabilities, divided by total expenses ratio is:
 - ◆ 1.14 (13.7 months) for the year ended 12/31/25.
 - ◆ 1.16 (14.0 months) for the year ended 12/31/24.
- ◆ These ratios show how long the District could go with no revenue and still keep the District's expenses paid.

Financial Highlights

- ◆ Budget to Actual (pages 30-31)
 - ◆ Revenues are slightly above budget (\$81.9K) mainly due to miscellaneous revenues from BPP Rendition Penalty.
 - ◆ Expenses are \$6.3M below budget due to various expenses that were below budget, mainly salaries (\$2.5M) and employee retirement (\$1.8M).
 - ◆ Interest income were \$1.5M above budget.

Recommendations and Other Required Communications

- ◆ Internal Controls on Financial Reporting:
 - ◆ No significant deficiency or material weakness noted
- ◆ Other Communications:
 - ◆ No disagreements with management
 - ◆ No non-compliance noted
 - ◆ No fraud identified
 - ◆ Management's accounting policies appear in accordance with GAAP

Recommendations and Other Required Communications

- ◆ Management Recommendation:
 - ◆ Budgeting - We recommend that Management budget interest income based on the prior year's actual interest income, adjusted for expected changes in interest rates and investment balances.

Thank You

- ◆ We would like to thank:
 - ◆ Brian Swanson, Assistant Chief Appraiser
 - ◆ Toni Bryan, Director of Finance

Brian, Toni, and their team were very responsive to our audit requests, and it was a pleasure to work with them on this audit.

**Thank you for the opportunity to be of
service to you!**

Any questions?

Contact information:

MIKE VAIL, CPA

mike.vail@vailcpas.com

TCHI PHANG, CPA

tchi.phang@vailcpas.com

972-234-3333



AUDIT
TAX
ADVISORY

F.2.
**Presentation and vote on new electricity
contract.**

April 23, 2026



Collin Central Appraisal District

April 16, 2026

TO: Board of Directors

FROM: Brian Swanson, Assistant Chief Appraiser 

RE: Request for new electricity contract

The Collin Central Appraisal District (CCAD) is currently under contract with MP2 Energy a Shell Energy North America Subsidiary that started December 2021 and runs through August 2026, or a period of fifty six (56) months. Given the contract length and price, we need your approval to sign a new contract for our energy services.

Josh Stern with Jasmahn Energy Consulting has provided us with the following bids from five different energy providers and the various terms based on the length of the contract:

Supplier	24 month	36 month	48 month	60 month
Shell Energy-Current	\$0.0446	\$0.0446	\$0.0446	\$0.0446
Shell Energy	\$0.06460	\$0.06534	\$0.06621	\$0.06689
NRG	\$0.06655	\$0.06687	\$0.06776	\$0.06898
Freepoint Energy	\$0.06105	\$0.06120	\$0.06198	\$0.06221
Constellation	\$0.06643	\$0.06765	\$0.068721	\$0.06986
TXU ENERGY	\$0.06988	\$0.07032	no bid	no bid

Attached to this letter is a copy of the current contract, as well as the proposed new contract. Our recommendation would be to change providers to Freepoint Energy as their rates are significantly lower than the others, and lock this in for a term of fifty eight (58) months starting August 2026 and ending June 2031 with the rate of \$0.06221/kWh. With the market volatility surrounding energy prices, having this price secured for the longest term possible is advantageous for budget purposes over the next five years.

CURRENT CONTRACT



MASTER ENERGY SALES AGREEMENT

This Master Energy Sales Agreement (the “MSA” or “Master Agreement”) is entered into by and between MP2 ENERGY LLC as authorized agent for its applicable licensed subsidiary in each instance (the applicable licensed subsidiary, the “Seller”), and CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (“Customer”). Seller and Customer are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

1.1 Form and Construction of Agreement. The terms of this MSA apply to all end-use sales of Energy by Seller to Customer (each sale a “Transaction”). Each Transaction shall be memorialized with a written confirm executed by the Seller and Customer (each a “Transaction Confirmation” or a “TC”). Each TC will include the commercial terms of the Transaction, including but not limited to the Delivery Period, Contract Price, contract quantities in MWh, costs and EDC Regulatory Charges, Delivery Points and any other special provisions agreed to between the Parties. Customer’s execution of a TC shall constitute an offer from Customer to Seller to purchase Energy on the terms set forth in the TC and the MSA. Upon Seller’s execution of the TC Seller shall sell, and Customer shall purchase and receive the Total Contract Quantity pursuant to the terms and conditions of this MSA and any applicable TC during the Delivery Period set forth on an applicable TC. Any conflict between the terms and conditions of this Agreement and a TC shall be resolved in favor of the applicable TC. This MSA, associated TC(s), and any amendments, addendums, annexes to either the MSA or a TC set forth the single integrated “Agreement” among the Parties with respect to the subject matter hereof and thereof, and supersede all prior or contemporaneous agreements and understandings (oral or otherwise) among the Parties with respect to the subject matter hereof and thereof. The Agreement may only be modified by a written agreement signed by both Parties.

1.2 Term. This MSA commences on the date when the first TC hereunder is executed by both Customer and Seller and continues until terminated in writing by both Parties or terminated under Sections 1.7 and 1.8 hereunder, it being the intent of the Parties that even if the MSA is terminated all Transactions between the Parties will be governed by the terms and conditions set forth in this MSA, as such MSA may be amended in writing from time to time and the termination of this MSA shall in no way release a Party from any obligations existing hereunder or under any effective TC prior to the end of a Delivery Period or Renewal Period. Upon expiration of a Delivery Period unless the Parties have executed a new TC with respect to the Delivery Points, Customer shall continue to purchase and receive the Energy delivered to the Delivery Points at the Hold-Over Rate for successive one-month terms (each a “Renewal Period”) until either Party notifies the other Party in writing of its intention to terminate the TC at least twenty (20) days prior to the end of each Renewal Period. Upon timely notice of termination being received by the non-terminating Party, the termination date shall be the next effective drop date after the notice period as permitted by the EDC. The Contract Price during the Renewal Period shall be the Hold-Over Rate set forth on the applicable TC. The terms of this MSA will govern during the Renewal Period(s).

1.3 Title, Risk of Loss and Taxes. Title, liability and risk of loss associated with the Energy purchased and sold hereunder shall pass to Customer at the Delivery Point(s) specified on the applicable TC. Seller is responsible for Taxes arising prior to the Delivery Point and Customer is responsible for Taxes arising at and after the Delivery Point. If Customer claims exemption from Taxes, Customer shall provide Seller a certificate of exemption.

1.4 Credit. Seller’s entry into this MSA and each Transaction is contingent upon Customer, any guarantor or any successor maintaining its creditworthiness during the term of any Transaction and any Renewal Period. If Customer’s payment history, credit or financial condition becomes unsatisfactory as determined by Seller in a commercially reasonable manner Seller may request, and Customer shall furnish Seller, Performance Assurance in a form and amount acceptable to Seller within three (3) Business Days of the request. In no event will the amount of the Performance Assurance be more than three (3) times Customer’s estimated largest monthly invoice amount.

1.5 Billing and Payment. The method of billing applicable to a Transaction will be as set forth on a TC and will be either Utility Consolidated Billing (“UCB”), Dual Bill Option (“DBO” or “Dual Billing”) or Supplier Consolidated Billing (“SBO”). If Customer elects UCB Customer’s EDC will invoice Customer monthly for a) the Energy supplied by Seller under this Agreement, b) the EDC Regulatory Charges, and c) any applicable Taxes and payment will be made directly to the EDC by the date specified on the UCB invoice. If Customer elects DBO Customer will instead receive both a monthly invoice from Seller for Energy and a separate monthly invoice from the EDC for EDC Regulatory Charges and Taxes, then following each meter



read date, Seller will deliver to Customer an invoice setting forth the charges due for Energy. If available and Customer elects SBO Customer will receive one invoice from Seller for i) Energy supplied by Seller under this Agreement, ii) the EDC Regulatory Charges, and iii) any applicable Taxes and payment will be made directly to Seller by the date specified on the SBO invoice. In the event that Seller does not receive usage data from the EDC, Seller may reasonably estimate Customer's use and such estimate shall be adjusted when the actual consumption is received from the EDC. In the event of SBO or Dual billing, Seller's invoice will be sent via email or mail to Customer. In the case of SBO or DBO the day the invoice is sent is hereafter referred to as the "Sent Date." Payment shall be made by ACH, wire transfer, or check within 30 days of the Sent Date and unless directed otherwise by Seller. Overdue invoices will accrue interest at the statutory rate referenced for governmental entities in the state in which the Delivery Points are located. With respect to all forms of billing and invoices, Customer is responsible for all reasonable costs and fees incurred by Seller in collecting payment. If Customer disputes any amount on an invoice in good faith, Customer will contact Seller promptly in writing, stating the basis for the dispute and shall pay the undisputed amount by the due date; the amount in dispute may be withheld until the dispute is resolved. If the amount disputed is determined to be correct, it shall be paid (plus interest accrued under the above calculation method) within five (5) Business Days of such determination.

1.6 Force Majeure. If a Party is unable because of Force Majeure to perform its obligations hereunder and that Party gives notice of the event to the other Party as soon as practicable after its occurrence, then the obligations of the Party affected by the event (other than payment for Energy received and performance of other transactions or other obligations incurred before the Force Majeure event) will be suspended for the duration of the Force Majeure event. "Force Majeure" means a material, unavoidable occurrence beyond a Party's control, but shall not include inability to pay, an increase or decrease in Taxes or the cost of Energy, the economic hardships of a Party, or the full or partial closure of Customer's facilities, unless such closure itself is due to Force Majeure.

1.7 Events of Default. "Default" means any one of the following: (a) the failure by either Party to make, when due, any payment required under the Agreement and such failure is not remedied within five (5) Business Days after written notice; (b) any assignment or general arrangement for the benefit of creditors made by either Party; or the Bankruptcy or Insolvency of either Party or its guarantor; (c) any unauthorized assignment of a Party's rights or obligations hereunder; (d) failure of a Party to provide Performance Assurance pursuant to the terms of the Agreement and such failure is not remedied within five (5) Business Days after written notice; (e) either Party consolidates or merges into or transfers all or substantially all of its assets to another entity and the resulting transferee or surviving entity fails to assume the obligations of such party under the Agreement; (f) Customer switches to another supplier or otherwise terminates a TC after the date Seller accepts a TC and before the Estimated Start Date as indicated on a TC or Customer switches to another supplier or otherwise terminates a TC after the Estimated Start Date and prior to the end of the Delivery Period; (g) Customer fails to receive all of part of the Total Contract Quantity pursuant to a Transaction and such failure is not excused by Seller's failure to perform or by Force Majeure; or (h) any breach of this Agreement by either Party and such breach is not cured within seven (7) Business Days after written notice. If an event of Default listed in subsection (b) above occurs, the Default will be deemed to have automatically occurred just prior to such event.

1.8 Remedies Upon an Event of Default. In the event of a Default, the non-defaulting Party shall have the right to: (a) accelerate any or all amounts owing between the Parties and liquidate and terminate any and all Transactions hereunder and/or this MSA; (b) withhold any payments due to the defaulting Party; (c) immediately suspend performance under this Agreement; and/or (d) calculate an Early Termination Fee ("ETF"). The ETF shall be due from the defaulting Party to the non-defaulting Party within (5) days of written notice of the ETF ("ETF Notice") being delivered by the non-defaulting Party to the defaulting Party. In the case where Customer is the defaulting Party the ETF is the sum of the positive dollar amount obtained by multiplying (i) Contract Price minus the Underlying Value by (ii) the remaining amount of the Total Contract Quantity that would have been delivered under this Agreement had it not been terminated early plus amounts owed for Energy delivered but not paid plus fees and expenses, including reasonable attorneys' fees incurred by Seller in connection with collecting all amounts due under this Agreement. In the case where Seller is the defaulting Party the ETF is the sum of the net sum of the positive dollar amount obtained by multiplying (i) Underlying Value minus the Contract Price by (ii) the remaining amount of the Total Contract Quantity that would have been delivered under this Agreement had it not been terminated early less amounts owed for Energy delivered, but not paid plus fees and expenses, including reasonable attorneys' fees incurred by Customer in connection with collecting all amounts due under this Agreement. The provisions of this section shall be without prejudice and



shall be in addition to any right of setoff, combination of accounts, lien or other right to which any Party is at any time otherwise entitled (whether by operation of law, contract or otherwise). If Customer has elected to terminate this Agreement due to Seller's Default such termination shall be rescinded and of no force and effect if Shell Energy North America (US), L.P. (SENA) elects, during the cure period afforded Seller under this Agreement, to cure the Default or to take an assignment of this Agreement and assume Seller's duties and obligations under this Agreement. The Parties agree that the ETF constitutes a reasonable approximation of damages and is not a penalty or punitive in any respect. Seller may, but is not required to, physically liquidate a Transaction or enter into a replacement transaction to determine the ETF.

1.9 Limitation of Liability. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR INDIRECT DAMAGES IN TORT, CONTRACT OR OTHERWISE.

1.10 Representations and Warranties. As a material inducement to entering into this MSA and each Transaction hereunder, each of the following is made upon execution of this Agreement and are deemed to be repeated each time a TC or additional agreement is entered into by the Parties:

A. Each Party, with respect to itself, represents and warrants to the other Party that: (a) it is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation and is qualified to conduct its business in those jurisdictions necessary to perform this Agreement; (b) the execution, delivery and performance of this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms or conditions in its governing documents or any contract to which it is a party or any law, rule, regulation, order, writ, judgment, decree or other legal or regulatory determination applicable to it; (c) this Agreement constitutes its legally valid and binding obligation enforceable against it in accordance with its terms, subject to any equitable defenses; (d) it is not Bankrupt or Insolvent and there are no reorganization, receivership or other arrangement proceedings pending or being contemplated by it, or to its knowledge threatened against it.

B. Customer further represents and warrants to Seller as follows: (a) Customer's claims of exemption from Taxes, if any, are consistent with the laws and regulations of the applicable taxing authorities; (b) it fully understands its rights and obligations under this Agreement; (c) the Person executing this MSA and each TC is expressly authorized to enter into and bind Customer; (d) it shall provide Seller all information reasonably required to substantiate its usage requirements, which in substantial part form the basis for the calculation of charges for the Transactions entered into hereunder and execution of this MSA constitutes an authorization for release of Customer's information from the EDC or other applicable third parties including but not limited to the Utility Account Number(s), data about meter readings, rate class and electric usage, the Customer's name, address(es) and telephone number; (e) any usage information and utility class information provided is true and accurate as of the date furnished and as of the effective date of the Agreement; and (f) it is the intended end-use customer for all Energy purchased under this Agreement and it has entered into this Agreement for non-speculative purposes, and will not resell any of the Energy purchased under this Agreement.

C. Customer further affirms, represents and warrants that it is not a residential or small commercial customer (as those terms are defined in the jurisdiction(s) applicable to the Transaction) and the Delivery Points hereunder are not classified as such.

1.11 Confidentiality. Unless in response to a request under a public records act of the state in which the Delivery Points are located, neither Party shall disclose, unless authorized in writing by the other Party, the terms of this Agreement except that: a) a Party may disclose the terms of this Agreement to any of its employees, consultants and advisors who have a reasonable need to know the information in order to allow the Party to perform its obligations under this Agreement; and b) Seller may disclose the terms of this Agreement to its affiliates, including but not limited to Shell Energy North America (US), LP ("SENA").

1.12 Material Regulatory Changes. In the event that after the date of execution of this MSA, any new charges, fees, obligations, and/or requirements, are imposed by any Regulatory Body or if there is a change in law, administrative regulation, change in market design, or material change to the applicable capacity rate or transmission rate used to determine Customer's Capacity Charge or Transmission Charge by the EDC/ISO, where applicable (each a "Material Regulatory Change" or "MRC"), and as a result of the MRC, Seller incurs material incremental costs in order to maintain the same level, location and/or quantity of services contemplated under this Agreement, Seller shall pass through the cost of such MRC, without markup, to Customer and Customer shall pay such cost to Seller.



1.13 On-site Generation and Material Adverse Change ("Material Adverse Change" or "MAC"). (a) Customer hereby represents and warrants that it has disclosed and accounted for all current or planned "behind-the-meter" distributed generation, storage, and net metering at its place of business and/or with respect to any Delivery Point location. Customer also covenants and agrees to promptly notify Seller if, after the Effective Date hereof, Customer adds, removes, increases or decreases "behind-the-meter" distributed generation, storage, and net metering at its place of business and/or with respect to any Delivery Point.

(b) Further, if there is change in Customer's business operations for any reason that produces a MAC in Customer's usage pattern and that usage pattern materially impacts Seller's ability to provide electric service to Customer, including, but not limited to, material increases in the costs to serve the Customer, then, in its sole discretion, acting reasonably, Seller may either (i) pass through such increased in costs to Customer without mark-up; provided such costs are documented and verifiable or (ii) provide 60 days' prior written notice to Customer of Seller's termination of this Agreement.

1.14 Governing Law. The Agreement between the Parties shall be governed by and construed in accordance with the laws of the State set forth on the applicable TC, without reference to principles of conflict of laws.

1.15 Waiver of Jury Trial. EACH PARTY HEREBY WAIVES ITS RESPECTIVE RIGHT TO A JURY TRIAL WITH RESPECT TO ANY LITIGATION ARISING UNDER OR IN CONNECTION WITH THIS MSA AND ANY TRANSACTION HEREUNDER.

1.16 Severability; Counterparts; Electronic Signature. In the event any provision of this MSA or any TC is found to be invalid or unenforceable, such provision shall be invalid and unenforceable only to the extent of such invalidity or unenforceability without invalidating or rendering unenforceable any other provision. This MSA and any TC may be executed in multiple counterparts and exchanged via email or facsimile and shall be construed as one as of the date it is executed by both Parties.

1.17 Survival. The applicable provisions of the Agreement shall continue in effect and survive the termination of the Agreement to the extent necessary to provide for final accounting, invoicing, billing, billing adjustments, resolution of any billing disputes, realization of any collateral or other performance assurance, set-off, final payments, or payments pertaining to liability obligations arising from acts or events that occurred in connection with the Agreement prior to termination.

1.18 Assignment. The Agreement shall be binding upon and shall inure to the benefit of, and may be performed by, the successors and assigns of the Parties, except that, no assignment by either Party shall operate to release the assignor from any of its obligations under the Agreement, unless: (a) the other Party consents in writing to such assignment and releases, the assignor from any of its obligations hereunder (such assignment not to be unreasonably withheld or delayed); or (b) such transfer is incident to a merger or consolidation with, or transfer of all, or substantially all, of the assets of the transferor to another Person that shall have the financial capability to assume, and who does assume all of the obligations of the assignor under the Agreement. Customer acknowledges that under some circumstances MP2 may be required to assign MP2's future interests, rights, and obligations in the Agreement to SENA, and Customer hereby consents to any such assignment.

1.19 Forward Contract; Master Netting Agreement. Each Party acknowledges and agrees (a) that this Agreement constitutes a forward contract and a master netting agreement as defined by the United States Bankruptcy Code (the "Code"); (b) each Party is a "forward contract merchant" within the meaning of the United States Bankruptcy Code; (c) Seller is not a "utility" as defined in Section 366 of the Code; (d) each Party waives and agrees not to assert the applicability of the provision of such Section 366 in any bankruptcy proceeding wherein such Party is a debtor; and (e) this is an agreement for the sale and purchase of a commodity and nothing in this Agreement shall be construed as creating any other relationship between the Parties other than that of independent contractors.

1.20 Anti-Corruption. Each Party represents, warrants and covenants to the other that: (i) it will comply with the Anti-Corruption Laws (as defined herein) with respect to all transactions under this Agreement; (ii) it has not made and will not make, offer, authorize, or accept any payment, gift, or other benefit, directly or indirectly (whether via its affiliates, agents, contractors or other third parties), to or from any government official or any other Person for the purpose of facilitating or



carrying out any transaction hereunder which would violate the Anti-Corruption Laws; (iii) it will promptly notify the other Party if it becomes aware of any violation of the Anti-Corruption Laws in connection with any transaction hereunder, subject to the preservation of legal privilege; and (iv) except as the other Party may agree in writing, all payments payable to a Party pursuant to this Agreement shall be made only to the account of such Party, and not to the account of any other Person.

1.21 Notices. All notices will be made in writing and may be delivered by hand delivery, first class mail (postage prepaid), overnight courier service or facsimile to the address set forth below each Parties' signature and shall be effective upon receipt; provided however, that any notice of termination may only be sent by hand or by overnight courier service and, if Customer terminates the Agreement due to an alleged breach by Seller, a copy must be simultaneously delivered to SENA, 1000 Main, Level 12 Houston, Texas 77002 Attn: Contracts North America, Facsimile: 713-767-5414. Either Party may change its address for notice by advising the other Party in writing. In the event Customer fails to add its address below its signature on this MSA, Customer agrees that the billing address of the Customer shall be the legal notices address and hereby waives any objection to that address as the legal notices address and any claim that the address is not the proper legal notice address.

1.22 Additional Definitions. The following definitions shall apply hereunder whether stated in the singular or plural. Any capitalized terms not defined in this Master Agreement are defined in the TC or shall have the meaning set forth in the applicable EDC /utility rules, tariffs or other governmental regulations, or if such term is not defined therein then it shall have the well-known and generally accepted technical or trade meaning customarily attributed to it in the electricity industry.

"Anti-Corruption Laws" mean (a) the United States Foreign Corrupt Practices Act of 1977; (b) the United Kingdom Bribery Act 2010; and (c) all applicable laws that prohibit money laundering, or otherwise dealing in the proceeds of crime, or the bribery of, or the providing of unlawful gratuities, facilitation payments, or other benefits to any government official or any other Person, or tax evasion.

"Bankrupt" or "Bankruptcy" means with respect to any entity, such entity (i) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under a bankrupt, Insolvent, reorganization or similar law, or has any such petition filed or commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or Insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets, or (v) is generally unable to pay its debts as they fall due.

"Business Day" means any day except a Saturday, Sunday, or a Federal Reserve Bank holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business. The relevant Party, in each instance unless otherwise specified, shall be the Party to whom the notice, payment or delivery is being sent and by whom the notice or payment or delivery is to be received. Any reference to "days" means calendar days.

"Capacity Charge" means the product of the applicable capacity rate and capacity quantity for the utility account as determined by the EDC/ISO or otherwise.

"Contract Price" means that "Contract Price" set forth on a TC.

"Delivery Point" means each of Customer's meters associated with the "Utility Account Number" as listed on a TC, or any replacement account number issued by the ISO/ EDC/utility from time to time.

"Delivery Period" means the period during which Seller has agreed to sell and Customer has agreed to buy Energy for the Delivery Point(s) as set forth on a TC.

"EDC" means the utility or entity that has control of the transmission and / or distribution system and associated metering that is connected to a Utility Account Number.

"EDC Regulatory Charges" means those costs listed on a TC as "Pass-through charges" which are levied by an EDC and taxing authorities and shall be invoiced to Customer on an actual cost basis without any markup.

"Energy" means electric energy and related products and services and includes transmission and capacity in certain markets.

"Estimated Start Date" shall have the meaning set forth on a TC.



“Hold-over Rate” means the applicable rate set forth on a TC, that Customer agrees to pay for Energy delivered to the Delivery Points during the automatic Renewal Period.

“Insolvent” or **“Insolvency”** means with respect to any Party, when such Party shall be unable to pay liabilities as they mature, or such entity shall admit in writing its inability to pay its debts generally as they become due.

“ISO” means the applicable Independent System Operator as identified on each TC.

“Performance Assurance” means collateral in the form of cash, irrevocable standby letter(s) of credit, corporate guaranty, or other security all as reasonably acceptable to Seller.

“Person” means any natural person, corporation, general partnership, limited partnership, limited liability company, proprietorship, other business organization, trust, union, association, governmental authority or agency or other form or legal entity.

“Regulatory Body” means any ISO, EDC, state utility commission, FERC, CFTC or other similar body or federal, state, local, municipal or other governmental, regulatory or administrative agency, commission or any authority lawfully exercising or entitled to exercise jurisdiction over the Parties or any Transaction.

“Taxes” means any and all sales, use, gross receipts, ad valorem, franchise, excise, or any other taxes or similar charges imposed by any governmental authority on, or with respect to the Energy or other products sold hereunder but excluding income taxes imposed on the respective Parties.

“Total Contract Quantity” means Customer’s total forecasted usage for all contracted Delivery Points for the Delivery Period as set forth on a TC.

“Transmission Charge” means the product of the applicable transmission rate and transmission quantity for the utility account as determined by the EDC/ISO or otherwise.

“Underlying Value” means the price a third-party who is active in the Energy market would transact (sell or purchase as applicable) for Energy and related services.



IN WITNESS WHEREOF, the Parties, by their respective duly authorized representatives, have executed this Agreement.

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY

MP2 ENERGY LLC, as agent for its applicable licensed subsidiary

By: Bo Daffin Digitally signed by Bo Daffin
Date: 2021.04.22 15:26:47 -05'00'

By: Jeffrey W. Colvin
Jeffrey W. Colvin (Apr 30, 2021 06:08 CDT)

Name: Bo Daffin
Title: Chief Appraiser
Date: April 22, 2021

Name: Jeffrey W. Colvin
Title: Authorized Signatory
Date: April 23, 2021

Address for Notices:
Collin Central Appraisal District
250 Eldorado Pkwy.
McKinney, TX 75069-8023
Attn: Business Manager

Address for Notices:
MP2 Energy LLC
21 Waterway Ave., Suite 450
The Woodlands, Texas 77380
Attn: General Counsel

In the event Customer is executing through an Agent, the Agent must sign below:

_____ (“Agent”) represents and warrants that it has the authority to enter into this transaction on behalf of the Customer and that the Agent’s signature on this document and any associated TC serves to bind the Customer to the terms and conditions of this transaction. Agent understands that MP2 is relying on such representations and Agent hereby agrees to indemnify and hold harmless MP2 and its affiliates from and against all claims, losses, expenses, damages, causes of actions or suits of any kind arising out of or relating to a claim by Customer that the Agent lacked authority to enter into this Agreement on behalf of such Customer.

NAME OF AGENT
By: _____



Billing & Contact Information

Completion Required

Date: 4/22/2021

Legal Entity Name: CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY

Contact Information:

Your Name	<u>Bo Daffin</u>
Phone Number	<u>469.742.9223</u>
Email Address	<u>bo.daffin@cadcollin.org</u>

Billing Information

Billing Company Name	<u>Collin Central Appraisal District</u>
Billing Contact Name	<u>Toni Bryan</u>
Billing Contact Phone	<u>469.742.9237</u>
Billing Address Line 1	<u>250 Eldorado Pkwy</u>
Billing Address Line 2	<u></u>
Billing City, State	<u>McKinney, TX</u>
Billing Zip + 4	<u>75069-8023</u>
Billing Contact Email 1	<u>toni.bryan@cadcollin.org</u>
Billing Contact Email 2	<u>robert.waldrop@cadcollin.org</u>
Billing Contact Email 3	<u>tamera.glass@cadcollin.org</u>

MP2 will send Customer invoices via email by default in order to reduce paper waste, U.S. Postal Service hydrocarbon waste, and to improve efficiency. If Customer prefers to receive invoices via the US Postal Service, please check the appropriate box below.

- Paperless Invoice Preferred
- Paper Invoice Preferred
- Paper & Electronic Invoice Preferred

If the below are applicable, please select, by initialing in the spaces provided. We will set up the account accordingly upon proper documentation received.

xx My accounts are Tax Exempt

If one or all of your ESI IDs are tax exempt, you must provide a current and completed Sales Tax Exemption form. MP2 Energy will only place exemptions on file once form is received.

 Summary Invoices

By default, you will receive individual invoices per ESI ID. Provide support documentation on how you wish your ESI IDs to be grouped if Summary is chosen.



Addendum to Master Energy Sales Agreement

This Addendum is entered into pursuant to and in accordance with the Master Energy Sales Agreement entered into between MP2 Energy LLC, as agent for MP2 Energy Texas LLC (“Seller”) and CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (“Customer”) of even date herewith (the “MSA”) and constitutes part of and is subject to all of the terms and provisions of such MSA. Terms used but not defined herein shall have the meanings ascribed to them in the MSA.

1. **Compliance with Texas Government Code Section 2270.002.** Seller hereby verifies that it does not boycott Israel and agrees that, during the term of the MSA, it shall not boycott Israel.
2. **Compliance with Texas Government Code Section 2252.** Seller hereby certifies to customer that neither it, nor any affiliate, subsidiary, or parent company, if any (the “Companies”) is a listed company under the list prepared and maintained by the Texas Comptroller or the State Pension Review Board under Texas Government Code Sections 806.051, 807.051, or 2252.153.

MP2 Energy LLC
As Agent for MP2 Energy Texas LLC

CENTRAL APPRAISAL DISTRICT OF
COLLIN COUNTY

By: Jeffrey W. Colvin
Jeffrey W. Colvin (Apr 30, 2021 06:08 CDT)
Title: Authorized Signatory

By: Bo Daffin
Digitally signed by Bo Daffin
Date: 2021.04.22 15:26:12 -05'00'
Title: Chief Appraiser



TRANSACTION CONFIRMATION

This Transaction Confirmation confirms the transaction between the Parties agreed to as of the date accepted by MP2 Energy Texas LLC (“MP2” or “Seller”) below pursuant to and in accordance with the Master Energy Sales Agreement entered into between MP2 and CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (“Customer”) dated on or about (the “Master Agreement” or “MSA”) and constitutes part of and is subject to all of the terms and provisions of such Master Agreement. Terms used but not defined herein shall have the meanings ascribed to them in the Master Agreement.

04-23
-2021

EXHIBIT A Terms			
Estimated Start Date*:	On or after 12/1/2021	Product Type:	Fixed Price
Delivery Period:	56 months	Contract Price (\$/MWh):	44.60
Governing Law:	State of Texas		
ISO:	ERCOT		

*The Estimated Start Date is an approximation based upon Seller’s best estimation as to the date on which the applicable Utility/EDC will have completed the process necessary to permit Seller to begin or discontinue providing the services hereunder. Seller shall not be liable to Customer in any way relating to this estimation including for any lost savings or lost opportunity.

Total Contract Quantity: 3,831 MWh

Annual Contract Quantity: 821 MWh

Monthly Contract Quantity**

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2021												31
2022	58	55	61	56	67	75	84	96	87	67	58	57
2023	59	55	61	55	69	75	84	96	86	68	58	56
2024	60	58	59	58	69	73	88	94	86	68	54	58
2025	60	55	58	59	67	74	88	92	88	67	53	59
2026	59	55	59	59	67	76	88	48				

**usage values in the above table are represented in MWh

Special Provisions:

CUSTOMER AFFIRMS IT IS NOT A RESIDENTIAL CUSTOMER OR SMALL COMMERCIAL RETAIL CUSTOMER AS DEFINED BY THE PUCT, AND THEREFORE IS NOT ENTITLED TO ANY SPECIAL PROTECTIONS, RIGHTS OR PRIVILEGES PROVIDED SPECIFICALLY FOR RESIDENTIAL CUSTOMERS OR SMALL COMMERCIAL RETAIL CUSTOMERS UNDER TEXAS LAW, AND AFTER CONSULTING AN ATTORNEY OF CUSTOMER’S OWN SELECTION CUSTOMER HEREBY VOLUNTARILY WAIVES TO THE GREATEST EXTENT PERMISSIBLE UNDER TEXAS LAW, THE APPLICATION OF, AND ALL PROTECTIONS OF, THE TEXAS CUSTOMER PROTECTION RULES, WITH RESPECT TO (i) THE MSA AND THIS TC AND (ii) THE RELATIONSHIP BETWEEN THE PARTIES.

Material Consumption Variance. The contract quantities (Total, Annual and Monthly) reflected on this TC are agreed by the Parties to be reflective of Customer’s forecasted Energy consumption. If during the Delivery Period, Customer’s actual metered consumption during three (3) consecutive months increases or decreases from the Monthly Contract Quantity for the applicable months reflected on this TC by 100% or more (in each instance a “Material Consumption Variance” or “MCV”), then Seller may charge Customer for the purchase of, or liquidation of, Energy and related services including transmission and capacity, bought or sold as a result of the MCV and Customer agrees to pay same.



Definitions: Terms not otherwise defined in this TC or the MSA shall have the respective meaning given such terms in the ISO/Utility/EDC rules, tariffs or other governmental regulations, or if such term is not defined therein then it shall have the well-known and generally accepted technical or trade meaning customarily attributed to it in the Texas electricity industry as applicable.

“Hold-Over Rate” means the applicable real-time LMP plus all applicable pass through charges, plus \$10/MWh. Pass-through charges are all costs incurred by MP2 to supply Energy to Customer hereunder regardless of whether such costs were included in Contract Price or treated as a Pass-through charge prior to the Renewal Period.

“LMP” (Locational Marginal Price) means the offer and/or bid based marginal cost of serving the next increment of load at an electrical bus, which marginal cost is produced by the real-time process.

“Market Index Rate” means the applicable real-time LMP plus all costs listed in Exhibits B and C below whether designated as included in contract price or passed through at cost.

“ERCOT” means the Electric Reliability Council of Texas.

“PUCT” means the Public Utility Commission of Texas.

EXHIBIT B Costs included in Contract Price		
-Wholesale price of energy	-Regulation Service (Reg Up, Reg Down)	-Reliability Must Run (RMR) Reserve Service
-Capacity/Demand Charges	-Responsive Reserve Service	-Black Start Service
-PUCT Credit Requirements	-Non-Spinning Reserve Service	-Voltage Support Service
-REP Administration and Margin Fees	-Reliability Unit Commitment (RUC) for non-LMP contracts	-Charge for Emergency Power Increase
-TDSP line losses	-Real Time Revenue Neutrality Adjustment (RTRNA)	-Emergency Response Services (ERS)
-Unaccounted for Energy (UFE)	-Renewable Portfolio Standard Obligations	-ERCOT System Administration Fee
		-ERCOT ISO Fee
		-ERCOT Reliability Charge
		-Other ERCOT Charges
		-Monthly CRR Settlement

EXHIBIT C Pass-through Charges (passed to Customer at cost)		
TDSP Charges - regulated by Public Utility Commission of Texas and imposed by the TDSP(s)		
-Customer Charges	-Utility-imposed Reactive Power Charges	-Trade Hub to Load Zone Basis (Interzonal Congestion)
-Metering Charges	-Charges for services, repairs, and equipment	
-Transmission & Distribution Charges	-Other TDSP charges	
-System Benefit Fund Charges	-Municipal Franchise Fees	
-Nuclear Decommissioning Charges	-Advanced Metering Charge	
-Competitive Transition Charges	-Gross Receipts Tax (if applicable)	
-Transition Charges	-Sales Tax	
-Excess Mitigation Credits	-Public Utility Assessment (PUCA)	

EXHIBIT D Delivery Points							
Delv. Pt#	ESI ID	Service Address	City, State, Zip	Utility	Load Zone	Method of Billing	Meter Read Date/Special Date
1	10443720008587697	250 W ELDORADO PKWY	MCKINNEY, TX 75069	Oncor	North	Supplier Consolidated - Bill Ready	12/15/2021



**CENTRAL APPRAISAL DISTRICT OF
COLLIN COUNTY**

MP2 ENERGY TEXAS LLC

By: Bo Daffin Digitally signed by Bo Daffin
Date: 2021.04.22 15:25:37
-05'00'

By: Jeffrey W. Colvin
Jeffrey W. Colvin (Apr 30, 2021 06:08 CDT)

[Signature]

[Signature]

Name: Bo Daffin

Name: Jeffrey W. Colvin

Title: Chief Appraiser

Title: Authorized Signatory

Date: April 22, 2021

Date Accepted by MP2: April 23, 2021

In the event Customer is executing through an Agent, the Agent must sign below:

_____ (“Agent”) represents and warrants that it has the authority to enter into this transaction on behalf of the Customer and that the Agent’s signature on this document and any associated TC serves to bind the Customer to the terms and conditions of this transaction. Agent understands that MP2 is relying on such representations and Agent hereby agrees to indemnify and hold harmless MP2 and its affiliates from and against all claims, losses, expenses, damages, causes of actions or suits of any kind arising out of or relating to a claim by Customer that the Agent lacked authority to enter into this Agreement on behalf of such Customer.

NAME OF AGENT

By: _____

In the event of an emergency, power outage or wires and equipment service needs, contact your applicable Utility at:

<u>ISO</u>	<u>STATE</u>	<u>UTILITY</u>	<u>OUTAGE/ EMERGENCY CONTACT</u>
<u>ERCOT</u>	<u>TX</u>	<u>AEP</u>	<u>877-373-4858</u>
<u>ERCOT</u>	<u>TX</u>	<u>CenterPoint</u>	<u>800-332-7143</u>
<u>ERCOT</u>	<u>TX</u>	<u>Oncor</u>	<u>888-313-4747</u>
<u>ERCOT</u>	<u>TX</u>	<u>TNMP</u>	<u>888-866-7456</u>
<u>ERCOT</u>	<u>TX</u>	<u>Nueces</u>	<u>800-632-9288</u>

PROPOSED CONTRACT



**ELECTRICITY SUPPLY CONFIRMATION (ERCOT)
Coversheet**

This Electricity Supply Confirmation, together with the Coversheet, the Facility Attachment, the Special Provisions, and any addenda hereto (collectively, the “Confirmation”) is made pursuant to, forms part of and is subject to the Master Electricity Supply Agreement (the “Master Agreement”) entered into by and between Freepoint Energy Solutions LLC (“Seller”) and the customer party identified below (“Customer”) on or about 4/15/2026. This Confirmation will be effective as of the date it is executed by Customer and Seller. The Master Agreement, this Confirmation and any exhibits, attachments and addenda hereto shall be collectively referred to as the “Agreement”. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Master Agreement.

Customer Information:

Customer Name (<i>legal entity name</i>): Central Appraisal District of Collin County <i>(Required)</i>	DBA (<i>if applicable</i>):	Federal Tax ID:
Customer Contact: Name: <i>(Required)</i>	Title: <i>(Required)</i>	
Phone: <i>(Required)</i>	Email: <i>(Required)</i>	Fax:
Address for Notices: Street: <i>(Required)</i>	City: <i>(Required)</i>	State: <i>(Required)</i> Zip: <i>(Required)</i>

Electricity Supply Selection:

Price: \$0.06221/kWh	Cost Components Included in the Price (<i>check if included</i>): <input checked="" type="checkbox"/> Energy <input checked="" type="checkbox"/> Hub to Zone Basis <input checked="" type="checkbox"/> Ancillary Services <input checked="" type="checkbox"/> Renewables <input checked="" type="checkbox"/> ERCOT Administrative Fees <input checked="" type="checkbox"/> Line Losses <input checked="" type="checkbox"/> Administrative Fee <input checked="" type="checkbox"/> CRR
Estimated Start Date: see Facility Attachment	Term: 58 months
Broker: Jasmahn Energy Consulting	

Seller reserves the right to not enter into this Confirmation in its sole discretion including if: (i) information provided by Customer or its representative (broker/agent) to Seller is incomplete or inaccurate, (ii) the Price listed was not authorized by Seller or rates have changed based on market conditions, (iii) transfer of Customer account(s) is denied or significantly delayed by the relevant Utility, or (iv) Customer does not meet Seller’s credit approval criteria. Customer acknowledges and agrees that, in order for Seller to process a Confirmation submitted by Customer, Customer must deliver the signed Confirmation to Seller before 3:00 pm Eastern Time on the day it has received an executable version of such Confirmation from Seller. The Price includes the Cost Components marked above as included in the Price and will not change except for Change in Usage Charges or Regulatory Charges, as set forth in this Confirmation and Section 6 of the Master Agreement. Change in Usage Charges and Regulatory Charges may impact any or all of the charges described in this Agreement, including, but not limited to, any Cost Component specified on this Coversheet, whether described as “fixed,” “variable,” “included in the Price,” “passed through” or otherwise.

Customer agrees that is has an affirmative obligation to notify Seller if it is a transmission voltage opt out customer. Upon notification by Customer that it has opted out of the Securitization Uplift Charges in Project No. 52364 of the Texas Public Utility Commission, and provision of any evidence thereof reasonably required by Seller, Seller agrees not to pass through (and agrees to refund any Securitization Uplift Charges paid by Customer to Seller during the term hereof prior to Customer’s providing such notice) the Securitization Uplift Charges.



Customer hereby agrees to purchase its full requirements of electricity from Seller for each of the Facilities listed on the Facilities Attachment and authorizes Seller to become its new retail electric provider and to act as its agent to perform the necessary tasks to establish electric service for the locations set forth in the Facility Attachment, including to obtain information from the Utility that includes but is not limited to Customer's billing and payment history, historical and expected electricity usage, meter-readings and characteristics of electricity service. Seller may use the contact information provided above to contact Customer including by e-mail, autodialed calls, text messages or calls that use artificial or prerecorded voice regarding any billing, service or account-related matter.

If the number of months in the "Term" of the Electricity Supply Selection table does not match up with the number of months from the Estimated Start Date through the Service End Date listed on the Facility Attachment, the number of months, beginning with the Service Start Date, will be utilized in determining the Initial Term. At the end of the Initial Term of this Confirmation, Seller may continue to provide electricity supply to the Facilities on a month-to-month basis at market-based pricing as per Section 3 Customer Charges of the Master Agreement, unless and until terminated by either Party upon providing the other Party with 30 days' prior Notice.

Change in Usage. With respect to any Transaction, Customer shall provide Seller with timely Notice of any material change in the attributes or use of any Facility (including any event) that is likely to result in a load change of one hundred percent (100%) or more across all the Facilities included in this Confirmation (the "**Load Change Percentage**"), as compared to the Forecasted Volume. Customer shall be responsible for payment of the losses, costs and/or charges in excess of the Load Change Percentage including additional ISO or Utility Charges (collectively, "**Change in Usage Charges**").

The undersigned represents that each of the following is true and accurate: (i) I have read and understand the Agreement, including the Master Agreement; (ii) I am at least 18 years of age and legally authorized to select or change retail electric providers for Customer for the service address(s) listed in the Facility Attachment hereto; (iii) the execution of this Confirmation has been duly authorized by all necessary action and does not violate Customer's governing documents;(iv) Customer is in agreement and will comply with all terms and conditions of the Agreement.

This Confirmation shall not become binding and effective until it is executed or verbally authorized via TPV by Customer and executed by Seller.

Customer: Central Appraisal District of Collin County

FREEPOINT ENERGY SOLUTIONS LLC

Signature: _____ Date: _____
 Name: _____
 Title: _____

Signature: _____ Date: _____
 Name: _____
 Title: _____

Quote No.: 712111-22



ELECTRICITY SUPPLY CONFIRMATION

Facility Attachment

This Facility Attachment supplements and forms a part of the Confirmation.

Customer Name: Central Appraisal District of Collin County
Collin County

Tax Exempt*: Central Appraisal District of

Bill Option: Seller will generate an invoice either as Account Level Billing or as Summary Billing, as selected by Customer below. If no selection is made or if no Billing Address is provided, Seller will use Account Level Billing.

Account-Level Billing (“ALB”) – each Facility will have a separate invoice generated and sent to each Facility’s service address or e-mail address (if provided), unless a Billing Address and mail option is specified below.

Summary Billing (“SB”) – one invoice for all Facilities sent to the Billing Address specified below or e-mail address (if provided), unless the mail option is selected.

Billing Address: Street: City: State: Zip:

Please check this box if you wish to receive invoices by mail.

Facilities

	Facility Name	Utility Name	ESI ID	Service Address	Estimated Start Date**	Service End Date	Transaction Type***	
							Switch	Move-In
1	COLLIN COUNTY CENTRAL APPRAISAL	Oncor	10443720008587697	250 W ELDORADO PKWY, MCKINNEY, TX 75069	08/14/2026	06/18/2031	Accelerated Switch	

*Tax exemption certificate needs to be provided by Customer to receive the applicable tax exemption on its electricity invoices.

The Service Start Date is estimated to occur to occur on the calendar date specified above (“Calendar Date**”) or the meter read date during or after the month specified above (“**Meter Read Date**”), depending on the Start Date Type selected by Customer. If Customer has selected a Calendar Date for the Estimated Start Date, Seller must receive the signed Confirmation at least 4 Business Days before such date. If no selection is made, Seller will process the Agreement as if a Meter Read Date had been selected. Notwithstanding the foregoing and for the avoidance of doubt, the Parties agree that the actual Service Start Date is the date when the applicable Utility has completed all required enrollment processes enabling Seller to start the supply of electricity to the Facility.

***Transaction Type: Utility Charges may apply for a Move-In Request. If no selection is made, Seller will process the Agreement as a Switch Request, unless different information is made available by the Utility. “**Switch Request**” means the process by which a person changes REPs without changing premises. “**Move-In Request**” means a request for service to a new premise where a customer of record is initially established or to an existing premise where the customer of record changes.

Forecasted Volume

Month	Summary Forecasted Volume (kWh)
8/2026	50,844.91
9/2026	74,236.50
10/2026	60,716.71
11/2026	49,496.14
12/2026	61,568.42
1/2027	59,253.85
2/2027	50,266.71
3/2027	50,859.19
4/2027	53,344.69
5/2027	66,911.65
6/2027	88,377.56
7/2027	88,755.71
8/2027	90,208.90
9/2027	74,191.48
10/2027	59,436.94
11/2027	51,710.87
12/2027	59,307.99
1/2028	60,487.02
2/2028	52,372.07
3/2028	51,045.26
4/2028	51,168.61
5/2028	69,479.82
6/2028	88,234.36
7/2028	87,322.85
8/2028	91,713.14
9/2028	72,792.21
10/2028	60,745.09
11/2028	51,457.67
12/2028	57,911.03
1/2029	61,600.14
2/2029	50,279.05
3/2029	50,122.82
4/2029	52,224.37
5/2029	69,584.54
6/2029	86,805.11
7/2029	88,698.67
8/2029	91,540.35
9/2029	71,613.78
10/2029	62,020.61
11/2029	51,117.77
12/2029	58,829.99
1/2030	61,608.94
2/2030	50,293.21
3/2030	49,112.58
4/2030	53,427.05
5/2030	69,454.51
6/2030	85,453.10
7/2030	90,168.45
8/2030	90,212.94
9/2030	72,827.07
10/2030	62,066.93
11/2030	49,797.47
12/2030	60,022.46



1/2031	61,364.90
2/2031	50,137.80
3/2031	49,248.74
4/2031	53,662.05
5/2031	68,676.59
6/2031	48,233.08
Total	3,804,422.34

By signing below or by verbal authorization via TPV, Customer confirms that all information set forth in this Facility Attachment is true, complete and accurate.

Customer: Central Appraisal District of Collin County

FREEPOINT ENERGY SOLUTIONS LLC

Signature: _____ Date: _____

Signature: _____ Date: _____

Name: _____

Name: _____

Title: _____

Title: _____

Quote No.: 712111-22

ELECTRICITY SUPPLY CONFIRMATION

Special Provisions Applicable to Facilities Located in Texas

Seller is licensed as a retail electric provider by the Commission under license no. 10248. The name and energy service for which the Customer is solicited is shown on this Confirmation. Seller is not representing or acting on behalf of a Utility, any governmental body (unless the Seller has entered into a contractual arrangement with the governmental body and has been authorized by the governmental body to make such statements) or any consumer group. Seller will not deny service, require a prepayment or deposit for service or otherwise discriminate based on a customer's race, creed, color, national origin, ancestry, sex, marital status, lawful source of income, disability, familial status or location in an economically distressed geographic area. **Customer hereby waives its rights under the Substantive PUCT Protection Rules for retail electric service with the exception of the provisions in the Substantive Rules 25.481, 25.485(a)-(b) and 25.495.** Switching to Seller will not impact the customer's electric service reliability. Seller makes no representations about guaranteed savings. With respect to electricity sales in Texas, Customer represents and warrants that it is not a residential customer or a Protected Class Customer. Seller reserves the right to pass through Non-recurring Charges, at cost, without markup. If Customer is a "government entity" as defined in the Prompt Payment Act, Tex. Government Code, Chapter 2251 ("PPA"), then any payment or billing related matters, including payment terms, billing disputes, overdue payments and interests on overdue payments will be addressed as provided in the PPA. If Customer is a multi-family housing customer and this Confirmation includes a master metered account or any other account meter that is sub-metered at any time during the term of this Confirmation, Customer shall pay Seller any losses, costs and/or charges reasonably associated with such sub-metering (such charges, "**Sub-metering Charges**"). If Customer is under a deferred payment plan with Seller and Customer has not paid the amount due by the payment date, Customer's account(s) may be placed on a "switch-hold". If a switch-hold is placed on an account, Customer will not be able to switch the electric service to that account to another retail electric provider until Customer has paid in full the outstanding balance due. Seller has the right to disconnect Customer's electric service on the grounds permitted by PUCT Substantive Rule 25.483 - www.puc.texas.gov/agency/rulesnlaws/subrules/electric/25.483/25.483.pdf. The Utility is responsible for the distribution charges shown on each bill, as well as any emergencies and electric outages. **In an electrical emergency or a power outage, Customer should immediately contact the appropriate Utility:**

ONCOR: (888) 313-4747

ONCOR (FORMERLY SHARYLAND): (800) 545-4513

CENTERPOINT ENERGY: (800) 332-7143

AEP TEXAS NORTH and AEP TEXAS CENTRAL: (866) 223-8508

TEXAS NEW MEXICO POWER: (888) 866-7456

In the event of any dispute, complaint or other concern Customer may have concerning this Agreement or our services, please contact Customer Service using the contact information set forth in the Notice section of the Master Agreement. If Customer's complaint is not resolved after Customer has called Seller and/or Utility, Customer may contact the Commission for further assistance by phone at 1-888-782-8477(toll free), by e-mail at customer@puc.texas.gov or by mail at PUC - Customer Protection P.O. Box 13326, Austin, TX 78711-3326.

For each billing cycle during the term of a Confirmation, the amount to be charged to Customer by Seller for each Facility shall also include Non-recurring Charges, the PUC Assessment and Securitization Uplift Charges, and any applicable reliability must run charges.

With respect to Transactions for Facilities located in Texas, the following terms have the meanings set forth below and not as specified in Section 20 Definitions in the Master Agreement:

"Ancillary Services" means those services necessary to facilitate the transmission of electric energy including standby power, backup power and reactive power.

"Commission" means the Public Utility Commission of Texas.

"CRR" means congestion revenue rights as allocated by ERCOT and received by Seller.

"Energy" means the electrical energy at a specific ERCOT Hub.

"Energy Usage" means Customer's electricity consumption at the applicable Facility, measured in kWh or MWh, as applicable, as reported by the Utility for the applicable billing period or as reasonably estimated by Seller (if a meter reading is not available).

"ERCOT" means the Electric Reliability Council of Texas and any successor thereof.

"ERCOT Administrative Fees" include the ERCOT Administration Fee and any qualified scheduling entity fees.

"ERCOT Protocols" means the procedures developed by ERCOT to maintain the reliability of the regional electric network and account for the production and delivery of electricity among resources and market participants, as amended from time to time.

"Hub" is a designated settlement point as defined in the ERCOT Protocols.

"Line Losses" means the loss of Energy in the transmission and distribution of electricity from generation resource to load

"LMP" means the Real Time Settlement Point Price published by ERCOT in \$/MWh for the applicable Delivery Point.

"Hub" is a designated settlement point as defined in the ERCOT Protocols.

"Hub to Zone Basis" means the differences, calculated for each Settlement Interval, between the Real Time Settlement Point Price for the Load Zone and the Real Time Settlement Point Price for the Hub, in each case as reported by ERCOT for the Load Zone and the Hub where each relevant Facility is located.

“ESI ID” means the electric service identifier or account number used by ERCOT and the Utility to identify a Facility.

“Non-recurring Charges” means all non-recurring fees and charges relating to the purchase, sale, acquisition, delivery, transmission and/or distribution of electricity hereunder. Examples of non-recurring charges, including any service disconnection and reconnection fee or meter tampering charges.

“Protected Class Customer” means a non-residential customer that has a peak demand of less than 50 kilowatts during any 12-months period, unless the customer’s load is part of an aggregation program whose peak demand is in excess of 50 kilowatts during the same 12-month period.

“PUC Assessment” means the fee assessed by the PUCT for the administration of the Public Utility Regulatory Act.

“Real Time” is as defined in the ERCOT Protocols.

“Securitization Uplift Charges” means a recurring non-bypassable charge assessed by ERCOT that does not remain the same and is passed through to Customer.

“Settlement Interval” means a 15-minute settlement interval as set forth in the ERCOT Protocols.

“Utility” means the transmission and distribution utility that owns or operates equipment or facilities to transmit or distribute electricity.

“Utility Charges” means all recurring and non-recurring charges and fees payable to the Utility in connection with the transmission and distribution of electricity to the Facilities supplied hereunder, including all charges allowed or required by the Commission, ERCOT or any governmental entity and those related to establishing, disconnecting, reconnecting, testing, special meter readings, or maintaining electric service or equipment or meters.

MASTER ELECTRICITY SUPPLY AGREEMENT

This MASTER ELECTRICITY SUPPLY AGREEMENT ("**Master Agreement**") is entered into by and between Freepoint Energy Solutions LLC ("**Seller**") and the customer party identified below ("**Customer**"), effective as of the date this Master Agreement is executed by Seller (the "**Effective Date**"). Seller and Customer are sometimes referred to individually as a "Party" and collectively as the "Parties."

WHEREAS the Parties wish to provide the terms and conditions pursuant to which they may enter into transactions for the purchase and sale of electricity and related products and services to one or more of Customer's Facilities as agreed to from time to time (each a "**Transaction**").

NOW, THEREFORE, in consideration of their mutual covenants herein, the Parties, intending to be legally bound, agree as follows:

- Overview.** Each Transaction between the Parties will be governed by this Master Agreement. This Master Agreement (including all exhibits, schedules and any written supplements thereto) and any and all Transactions (including any Confirmations, as hereinafter defined) will form a single integrated agreement between the Parties (collectively, the "**Agreement**"). Any inconsistency between any terms of this Master Agreement and any terms of a Confirmation will be resolved in favor of the Confirmation, but only with respect to the Transaction for which such Confirmation was entered into. Should the Parties come to an agreement regarding a Transaction, the Parties shall enter into a written Confirmation, signed by the Parties. Nothing in this Master Agreement obligates either Party to enter into a Transaction at any time. During the term of a Confirmation, (i) Seller agrees to sell and Customer agrees to buy the quantity of electricity supply meeting Customer's full requirements at each Facility; (ii) the title and risk of loss to the electricity purchased thereunder shall pass from Seller to Customer at the relevant Delivery Point(s); and (iii) Seller will arrange for the delivery of electricity by the relevant Utility to each Facility. Customer hereby authorizes Seller to obtain all required account and usage information for the Facilities from the relevant Utility. As a condition precedent to Seller entering into this Master Agreement and any Confirmation, Customer shall satisfy Seller's contracting, credit, and applicable know-your-customer/anti-money laundering requirements.
- Term.** The term of this Master Agreement commences on its Effective Date and continues until terminated by either Party upon thirty (30) days' Notice; provided, however, that such termination shall not affect or excuse the performance of either Party under any provision of this Master Agreement that by its terms survives any such termination and, provided further, that this Master Agreement and any other documents executed and delivered hereunder shall remain in effect with respect to the Transaction(s) entered into prior to the effective date of such termination until both Parties have fulfilled all of their obligations with respect to such Transaction(s) or such Transaction(s) that have been terminated under Section 7 Early Termination of this Master Agreement. A Confirmation shall become effective on its Effective Date and Seller shall endeavor to start deliveries of electricity to the Facility(ies) on or after the Estimated Start Date specified therein. However, Customer acknowledges that (i) the Service Start Date is dependent upon the relevant Utility confirming to Seller that it has completed all required enrollment processes for the applicable Facility and (ii) if enrollment processes are completed by a Utility after the Estimated Start Date, the Service Start Date will occur as soon as practicable after the enrollment processes are completed by the Utility, without Seller incurring any liability for such delayed start. For the avoidance of doubt, the Parties agree that Seller shall not be liable for any Utility Charges. The initial term of each Confirmation will run from the Service Start Date through the Service End Date specified therein (the "**Initial Term**"), unless earlier terminated as provided herein. At the end of the Initial Term of a Confirmation Seller may continue to provide electricity on a month-to-month basis at market-based pricing as per Section 3 Customer Charges, unless and until terminated by either Party upon providing the other Party with 30 days' prior Notice.
- Customer Charges.** For each billing cycle during the term of a Confirmation, the amount to be charged to Customer by Seller for each Facility shall be the sum of (i) the Commodity Charges, (ii) the amount assessed by Seller for any Cost Components for such billing cycle that are not indicated as being included in the applicable Price for such Facility, (iii) all applicable Taxes (except for any Taxes that are expressly included in the Price), and (iv) any costs and charges assessed pursuant to the "Change in Usage Charges," "Change in Forecasted Load Charges" and/or "Calculation Adjustments" paragraph on a Confirmation, Section 6 Regulatory Change, or Section 19 Conversion hereof (collectively, the "**Seller Charges**"). After the expiration of the Initial Term, the Price per kWh will be an hourly variable rate based on the ISO-published LMP applicable to each account listed in any Electricity Supply Confirmation plus a margin and all other costs and charges associated with fulfilling the requirements under the Electricity Supply Confirmation; the Price may change monthly without prior notice and does not include the costs of distribution and other services provided by the relevant Utility (the "**Utility Charges**").
- Billing and Payment.** With respect to each Facility, Customer may receive one consolidated bill from the relevant Utility each bill cycle for both the Utility Charges and the Seller Charges (the "**Utility Consolidated Billing**" or "**UCB**"), and the bill will be sent to the billing address on file with the Utility. In such case, Customer agrees to remit payment for all amounts reflected on such invoice directly to the Utility in accordance with the Utility's payment terms. Alternatively, if the Utility does not provide consolidated billing or Seller does not participate in the Utility's consolidated billing program, Customer will, each bill cycle, receive one bill from the Utility for the Utility Charges (payable to the Utility) and a second bill from Seller for the Seller Charges (payable to Seller) (the "**Dual Billing**"). With respect to each Facility located in Texas, Customer will receive one consolidated bill from Seller each bill cycle for the Seller Charges and the Utility Charges (the "**Seller Consolidated Billing**" or "**SCB**"). Unless otherwise stated in a Confirmation, in case of Dual Billing or SCB, Customer agrees to remit payment of all amounts reflected on the invoice provided by Seller directly to Seller no later than 20 (twenty) days from the date of billing. All payments made by check to Seller are to be mailed to PO Box 733615, Dallas, TX 75373-3615. Seller reserves the right to pass through charges or fees incurred by Seller to process ACH or credit/debit card payments. All invoices will include amounts for applicable Taxes. If selected by Customer, any and all amounts due and payable pursuant to the Agreement may be processed via autopay. Depending on the bill format, charges assessed pursuant to the "Change in Usage Charges," "Change in Forecasted Load Charges" and/or "Calculation Adjustments" on a Confirmation, or Section 6 Regulatory Change hereof may appear on Customer's bill as a line item or Price adjustment. Regardless of billing method, invoices may cover multiple Facilities where applicable. If on Dual Billing or SCB and if an email address is provided, Seller will provide the invoice by email, unless Customer specifically opted to receive invoices by mail. Unpaid balances on Customer's account(s) not received by the due date specified on the invoice will be subject to a late charge of the lesser of 1.50% per month or the maximum permitted by Law (the "**Interest Rate**"). Seller will charge a \$35 return check fee for all returned checks. Seller is not responsible for notifying Customer of any failed or returned payments. Seller may apply any credit balance on a particular Facility to a balance owed on any other Facility supplied by Seller under the Agreement. Seller will include or cause

- to be included in any subsequent bill from Seller, adjustments related to previous billings, including estimates, billing or meter read errors, or other errors or omissions. If Customer disputes the Seller Charges on any bill, Customer must pay any undisputed portion of the bill by the applicable due date. If the unpaid, disputed portion of the bill is subsequently resolved in favor of Seller, the Interest Rate will be applied to such unpaid amounts. Customer will be responsible for the costs of all collection activity, including reasonable attorneys' fees and disbursements incurred by Seller in enforcing the terms of the Agreement.
5. **Taxes.** Customer shall pay all applicable Taxes that are associated with sales under, and/or performance of, the Agreement. The Price does not include gross receipts Tax or applicable state and local sales Tax, unless otherwise expressly set forth herein. Seller may collect Taxes payable by Customer by including them on any invoice. Where the Customer claims to be tax exempt, Customer shall provide written evidence of any tax exemption to Seller and each relevant Utility. With respect to a Transaction, Seller will recognize a lawful tax exemption on a prospective basis only after Customer provides proper documentation to Seller. Customer shall be liable for, and shall indemnify Seller against, any Taxes and associated interest or penalties assessed against Seller by any third party due to Customer's failure to timely provide or properly and accurately complete any such evidence.
 6. **Regulatory Change.** If there is a Regulatory Change which causes Seller to incur new or modified fees, costs or charges ("**Regulatory Charges**"), Seller reserves the right to pass through the Regulatory Charges to Customer without markup. For the avoidance of doubt, the Parties agree that a change in the rate classification of a Facility will be deemed a Regulatory Change. The changes described in this Section may impact any or all of the charges described in the Agreement, including, but not limited to, any Cost Component specified on the Confirmation's Coversheet, whether described as "fixed," "variable," "included in the Price," "passed through" or otherwise.
 7. **Early Termination.** If an Event of Default occurs and is continuing with respect to Customer, Seller shall have the right to designate an early termination date (the "**Early Termination Date**") to accelerate all amounts owing between the Parties and to liquidate and terminate any or all Transactions (each, a "**Terminated Transaction**"). Seller shall give prior Notice to Customer setting forth the Early Termination Date. In addition to the other remedies specified herein, upon the occurrence of an Event of Default with respect to Customer, Seller shall be permitted to switch Customer to receive Default Service at each Facility or, with respect to electricity sales in Texas, disconnect Customer's electric service. Subject to Seller's rights and remedies hereunder (including Section 8 Termination Payment Calculation below), Customer may terminate the Agreement by giving 30-day prior Notice to Seller (unless a different notice period is required by the applicable Law) and shall pay any amounts owed hereunder in connection with such termination and for the electricity supplied up to the Effective Termination Date. To the extent permitted by applicable law, Seller can terminate this Agreement, a Confirmation or a Facility(ies) from a Confirmation, at no cost to Seller, if: required/allowed by law; the relevant Utility is unable to service a Facility; a legislative or Regulatory Change materially alters Seller's ability to perform this Agreement; Customer is or becomes sanctioned; or performance under this Agreement would result in a violation of law by any person, including Seller. To the extent permitted by applicable law, Customer will be given thirty (30) calendar days prior notice of termination and an opportunity to cure; this thirty (30) calendar days notice and cure period applies to termination by Seller for the specific events listed in this paragraph and does not apply to any Event of Default.
 8. **Termination Payment Calculation.** On an Early Termination Date, Seller shall close out each Terminated Transaction so that each such Terminated Transaction is canceled and Seller shall calculate and aggregate the Early Termination Amount for all Terminated Transactions. The Parties agree that a Terminated Transaction will become effective after the Facility drop has been processed by the applicable Utility and the Facility is no longer supplied under the Agreement and, in case there are multiple Terminated Transactions, the effective termination date will be whichever Facility drop occurs last (the "**Effective Termination Date**"). Seller shall provide Customer with the amount of the Early Termination Amount as soon as reasonably practicable after the Early Termination Date (the "**Termination Payment Notice**"). In determining the Early Termination Amount, Seller (i) need not actually enter into replacement transactions, (ii) may utilize the Forecasted Volume or other Customer-related information it deems relevant to determine the quantity of electricity to be purchased by Customer for the remaining term of any Terminated Transactions, and (iii) may consider, among other valuations, any settlement prices of New York Mercantile Exchange electric energy futures contracts, internal curves, quotations from leading dealers in electric energy swap contracts, and other bona fide party bids and offers, which may include, on an arms' length basis, offers from Seller's affiliates, all adjusted for the remainder of the applicable term and basis differentials. Customer shall pay the Early Termination Amount within three (3) Business Days after receiving the Termination Payment Notice from Seller, provided that Seller may set off the amount of any Collateral received from Customer and held by it under the Agreement against the amount of the Early Termination Amount. If the Early Termination Amount is not paid when due, it shall accrue interest at the Interest Rate from its due date until paid. Irrespective of whether an Early Termination Amount is owed hereunder, Customer shall pay to Seller the Seller Charges incurred up to the Effective Termination Date and its Costs. Seller will refund any Collateral surplus after Customer's obligations to Seller have been paid in full. Customer acknowledges and agrees that any Early Termination Amount under the Agreement constitutes a reasonable approximation of harm or loss to Seller as a result of the Event of Default and is not a penalty or punitive in any respect. Seller reserves all rights, setoffs, counterclaims, combination of accounts, liens and other remedies and defenses which it has or may be entitled to (whether by operation of law or otherwise).
 9. **Credit.** Prior to entering into any Confirmation, Customer shall provide Seller with financial and other information as Seller may reasonably request to satisfy applicable know-your-customer rules and to complete its credit review and other contracting processes. If, at any time during the term of the Agreement, Seller determines that (a) Customer has failed to timely pay any amounts due under the Agreement, or (b) Seller has reasonable grounds for insecurity with respect to Customer's creditworthiness, Seller may require that Customer provide (in addition to any Collateral previously provided) Collateral for its obligations under the Agreement. Customer hereby grants to Seller, as security for the payment and performance of Customer's obligations under the Agreement, a first priority continuing lien and security interest in and to any Collateral (and proceeds and products thereof) that Customer has or may deliver to Seller. Any Collateral provided by Customer will be held in accordance with the applicable Law.
 10. **Limitation of Liability; Disclaimer of Warranties; Indemnity.** EXCEPT WITH RESPECT TO REMEDIES OTHERWISE EXPRESSLY PROVIDED FOR IN THE AGREEMENT, LIABILITY HEREUNDER IS LIMITED TO DIRECT DAMAGES AS THE SOLE AND EXCLUSIVE REMEDY AND ALL OTHER REMEDIES OR DAMAGES AT LAW OR IN EQUITY ARE EXPRESSLY WAIVED. FOR THE AVOIDANCE OF DOUBT, THE PARTIES AGREE THAT THE EARLY TERMINATION AMOUNT WILL CONSTITUTE DIRECT DAMAGES. IN NO EVENT SHALL

EITHER PARTY BE LIABLE TO THE OTHER FOR ANY INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR ANY BUSINESS INTERRUPTION DAMAGES. EACH PARTY AGREES THAT IT HAS A DUTY TO MITIGATE DAMAGES AND COVENANTS THAT IT WILL USE COMMERCIALY REASONABLE EFFORTS TO MINIMIZE ANY DAMAGES IT MAY INCUR AS A RESULT OF THE OTHER PARTY'S PERFORMANCE OR NON-PERFORMANCE OF THE AGREEMENT. CUSTOMER HEREBY WAIVES ANY RIGHT IT MAY HAVE TO PARTICIPATE AS A PLAINTIFF IN A CLASS ACTION LAWSUIT AGAINST SELLER IN CONNECTION WITH ANY CLAIM, CAUSE OF ACTION, ACTION OR PROCEEDING RELATING TO THE AGREEMENT. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES OTHER THAN THOSE EXPRESSLY SET FORTH IN THE AGREEMENT, AND EXPRESSLY DISCLAIMS AND NEGATES ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WITH RESPECT TO ELECTRICITY SOLD BY SELLER, CUSTOMER INDEMNIFIES, DEFENDS, AND HOLDS HARMLESS SELLER FROM ANY CLAIMS ARISING FROM ANY ACT OR INCIDENT OCCURRING AT OR AFTER DELIVERY OF ELECTRICITY TO CUSTOMER. TO THE EXTENT NOT PROHIBITED BY THE APPLICABLE LAW, CUSTOMER HEREBY WAIVES ITS RIGHTS UNDER ALL LAWS, RULES, REGULATIONS AND ORDERS PERTAINING TO RETAIL ELECTRICITY SUPPLY, INCLUDING RIGHTS RELATED TO CONTRACT RESCISSION, CUSTOMER DISCLOSURES, DELIVERY OF CUSTOMER CONTRACTS TO CUSTOMERS, SPANISH LANGUAGE, RECORD KEEPING, INTEREST PAID ON DEPOSITS AND CUSTOMER NOTICES.

11. **Governing Law.** This Master Agreement and the rights and duties of the Parties under this Master Agreement are governed by and construed in accordance with the laws of the State of New York without regard to its conflict of laws principles that would apply the laws of another jurisdiction. With respect to any Confirmation entered into or contemplated by the Parties, the Agreement and the rights and duties of the Parties under the Agreement are governed by the internal Law of the state where each Facility is located without regard to conflict of law principles. To the maximum extent possible under the Law, article 2 of the Uniform Commercial Code will apply to the electricity sold under the Agreement. EACH PARTY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY SUIT, ACTION OR PROCEEDING RELATING TO THIS MASTER AGREEMENT OR THE AGREEMENT.
12. **Assignment.** Customer shall not assign this Master Agreement, any Confirmation or any of its rights or obligations thereunder without Seller's prior written consent which shall not be unreasonably withheld or delayed. For the avoidance of doubt, the Parties agree that it shall be unreasonable for Seller to withhold its consent if the assignee meets Seller's commercially reasonable credit requirements and agrees to assume in writing all of assignor's obligations under the Master Agreement and/or the Confirmation(s), as applicable. Notwithstanding any other provision of the Agreement, Seller may assign this Master Agreement, any Confirmation and its rights and obligations thereunder without Customer's consent, upon Notice to Customer. Any assignee hereof shall be subject to all the provisions and conditions of this Master Agreement and, if applicable, the Confirmation(s), as applicable to its assignor to the same extent as though such assignee were an original Party to this Master Agreement and the applicable Confirmation(s). This Master Agreement and any Confirmation entered into in connection thereto will inure to the benefit of and be binding upon the Parties and their respective successors and permitted assigns. Any assignment in violation of this Section shall be void.
13. **Force Majeure.** Notwithstanding any other provision of the Agreement, if a Party is unable to carry out any obligation under the Agreement due to Force Majeure (other than a payment obligation relating to performance provided prior to or during the Force Majeure, which shall not be excused for Force Majeure), the Agreement will remain in effect but such obligation will be suspended for the duration of the Force Majeure, provided: (i) the claiming Party notifies the other Party as soon as practicable in writing of the particulars of the Force Majeure; (ii) suspension of performance is of no greater scope and duration than required by the Force Majeure; and (iii) the claiming Party uses commercially reasonable efforts to remedy its inability to perform. If the Force Majeure continues for a period of 30 days or more, where Customer is the claiming Party, then Seller may terminate the Agreement with respect to the Facilities adversely affected by the Force Majeure upon 15 days' prior Notice to Customer. It is expressly agreed by the Parties that the ability of Seller to sell the products and services provided under a Confirmation at a greater price, and the ability of Customer to purchase the products and services provided under a Confirmation for a lower price, than the price specified therein shall not constitute an event of Force Majeure. Seller is not responsible for transmitting or distributing electric energy. In the event of a power outage, Customer should contact the relevant Utility.
14. **Representations.** As of the Effective Date and the date of entering into each Transaction, each Party represents and warrants to the other Party that (i) it is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation and is qualified to conduct its business in those jurisdictions necessary to perform to this Master Agreement and any Confirmation; (ii) it has the power and authority to sign and perform this Master Agreement and any Confirmation, with respect to Customer only, to bind each Facility to the terms and conditions of the Agreement; (iii) the execution of this Master Agreement and any Confirmation is within its powers, has been duly authorized and does not violate any of the terms or conditions in its governing documents or any contract to which it is a party or any law applicable to it; (iv) it intends to be legally bound by this Master Agreement and any Confirmation and has caused the Master Agreement to be executed by its duly authorized officer or representative as of the date shown below; (v) it is not Bankrupt; (vi) it has knowledge and experience in business matters that enable it to evaluate the merits and risks of entering into this Master Agreement and any Confirmation; and (vii) all information provided by it to the other Party is true, correct and complete in all material respects. In connection with the negotiation and execution of this Master Agreement and any Confirmation, Customer represents and warrants to Seller that: (a) Seller is not acting as a fiduciary, commodity trading advisor or other advisor for Customer; (b) Customer understands the risks associated with the Agreement, has consulted with its own independent advisors and has made its own decisions with respect hereto based upon its own judgment and not upon any advice of Seller; (c) Seller has not made any representations to it concerning the advisability of entering into this Master Agreement, any Confirmation or any addenda thereto; (d) none of the Facilities for which it is purchasing electricity from Seller is a residence; (e) for all purposes that may impact its electricity usage, Customer will operate the Facilities in the same or substantially the same manner as it has in the last twelve (12) months preceding the date when the Agreement has become effective; (f) Customer has or will obtain, and will provide proof thereof upon request, all necessary budgetary approvals, appropriations and funding for all of its obligations under this Agreement, and the failure to do so will not be an excuse for Customer's performance or failure to perform hereunder; and (g) it is entering this Master Agreement and any Confirmation as principal and not as agent for any other party.
15. **Confidentiality.** The Parties agree to keep all terms and provisions of this Master Agreement, any Confirmation and all communications in

connection herewith, including pricing and other terms offered to Customer, confidential and to not disclose them to any third parties without the prior written consent of Seller, except as otherwise required by Law or judicial process. Customer hereby authorizes Seller to obtain from the Utility any account-related information including its account name, account number, billing address, billing and payment history, service address, telephone number, standard offer service type, rate classification, meter readings, historical usage information (including historical interval meter data) and peak electricity demand (individually and collectively, "**Customer Data**"). Seller may disclose any Customer Data to (i) the Utility, (ii) a third party energy consultant, broker or third party service provider engaged to provide services to a Party in connection with this Master Agreement or any Confirmation, (iii) Seller's affiliates or prospective purchasers of all or part of its business, who have agreed to keep such information confidential, or (iv) as required by Law or judicial process.

16. **Notices.** The Parties will send all notices relating to this Master Agreement and any Confirmation in writing by electronic mail, U.S. mail, overnight courier, or hand delivery (each, a "**Notice**"), provided that Seller may communicate or inquire about operational decisions by telephone and provided further that such telephone communications are immediately followed by an email confirmation. The Notices shall be delivered as specified below. Notice by electronic mail or hand delivery will be deemed received by close of the Business Day on the day it was transmitted or delivered (if transmitted or delivered after that close, it will be deemed received by the close of the next Business Day). Notice by overnight courier will be deemed received by close of the Business Day on the day delivered. Notice by U.S. mail will be deemed received by the close of the third Business Day after the date of mailing. A Party may change its address or contact information by providing Notice to the other Party in accordance herewith. Customer shall keep its contact information updated and provide Seller with prior Notice of any changes.

If Customer needs to send Seller a Notice or inquire about a service matter, Customer shall use the contact information below:

Freepoint Energy Solutions LLC
3050 Post Oak Blvd., Suite 1330
Houston, TX 77056
Attention: Freepoint Retail Operations
Our website: www.freepointsolutions.com
Customer Service Toll Free Number: 1-800-982-1670
Customer Service Fax Number: 1-713-583-9087
Customer Service Hours: Business Days 8:00AM to 5:00PM central time
Customer Service Email: CustomerRelations@freepointsolutions.com

Notices to Customer will be provided using the information set forth below or the information provided on the Confirmation, if no information is provided below.

Attention: Central Appraisal District of Collin County
Address:
Phone:
Fax:
Email:

17. **Miscellaneous.** This Master Agreement constitutes the entire agreement between the Parties and supersedes any prior or contemporaneous agreements or representations affecting the subject of this Master Agreement. Sections 2, 4, 5, 8, 10, 11, 15 and 17 hereof and all provisions in this Master Agreement regarding payments and indemnification shall survive the termination or expiration hereof until the expiration of the applicable statute of limitations. This Master Agreement and any Confirmations may be executed in several counterparts, each of which will be an original and all of which constitute one and the same instrument. Each Party may assume that all notices and emails sent from the other Party have been sent by an authorized representative of such other Party. Subject to the rights that may accrue to any successors or permitted assignees of the Parties, no provision of this Master Agreement or of any Confirmation is to be construed as creating any rights enforceable by a third party, and all third-party beneficiary rights are expressly negated. Customer agrees that compensation owed to any third party representing Customer in connection with any Transaction may be included in the Price and Customer will indemnify and defend Seller against, and hold Seller harmless from, any Claims made by any such third party (including for amounts owed to any such third party that are not included in the Price) and any costs incurred by Seller with respect to such Claims (including legal fees and disbursements). If the Price incorporates an index and the index is not announced or published on any day for any reason or if the Seller reasonably determines that a material change in the formula for or the method of determining the applicable ISO index has occurred, then Seller will use a commercially reasonable replacement price that is calculated by the Seller. Any provision or section of the Agreement declared or rendered unlawful by a court or regulatory agency or deemed unlawful because of a change in Law will not otherwise affect the remaining lawful obligations that arise under the Agreement. Except as otherwise provided in this Master Agreement, the rights, powers, remedies, and privileges provided in this Master Agreement are cumulative and not exclusive of any rights, power, remedies, and privileges provided by Law. No waiver by either Party of any breach of the Agreement by the other Party is effective unless expressly made in writing, and any such waiver is effective only in that instance and only for the purpose expressly stated in writing and (not to be construed as a waiver of any other breach. As used in the Agreement, the term "including" means "including without limitation." Any fee, charge, Cost Component or cost that is expressed in \$ per MWh may be converted to \$ per kWh for purposes of billing or any other calculation made hereunder. Customer acknowledges that Seller and its Affiliates are in the business of buying and selling electricity and related products within the various markets for their own respective accounts and that (i) such participation in such markets may affect the relevant market prices used to determine charges hereunder and (ii) nothing in the Agreement restricts Seller or any of its Affiliates from participating in activities that may affect market prices. Customer will not (a) withhold payment for any reason (subject to its right to dispute invoices); (b) resell any portion of the electricity purchased from Seller to a third party or (c) use any new or additional on-site

generation or battery storage capabilities, not disclosed on or before the Effective Date of a Confirmation, at any Facility during the term of the corresponding Confirmation. Customer warrants that it has disclosed all existing back-up and onsite generation prior to execution of each Confirmation.

18. **Acknowledgements.** Each Party agrees, understands and acknowledges that: (a) the Transactions entered into pursuant to this Master Agreement constitute a single integrated agreement that is a “forward contract” as defined in the United States Bankruptcy Code (the “Code”); (b) this Master Agreement constitutes a “master netting agreement” as defined by the Code; (c) the Agreement shall not be construed as creating an association, trust, partnership, or joint venture in any way between the Parties, nor as creating any relationship between the Parties other than that of independent contractors for the sale and purchase of a commodity; (d) Seller is not a “utility” as defined in the Code; (e) commodity supply will be provided by Seller under the Agreement, but delivery will be provided by the Customer’s Utility; and (f) Customer’s Utility, and not Seller, is responsible for responding to outages, leaks or emergencies should they occur.
19. **Conversion Option.** At any time during the Initial Term of a Confirmation, Customer may request Seller to provide new price quotes for its full electricity supply requirements or a part thereof, for the remaining Initial Term, a part thereof or an extended term (the “Conversion Option”). During normal trading hours, Seller shall endeavor to provide Customer non-binding quotes for the Conversion Option, provided that Seller does not guarantee staff availability for execution of any Conversion Option at a specific price or for a specific term, and provided further that Seller shall not be liable for failure to provide price quotes or execute any specific addendum therefor. No agreement for a Conversion Option will be deemed to exist between the Parties unless and until an addendum to the Confirmation or superseding electricity supply agreement is executed and delivered by the Parties. For the avoidance of doubt, the Parties agree that if no such addendum or superseding agreement is entered into by the Parties, the Parties’ respective rights and obligations will remain governed by and subject to the terms and conditions of the Agreement.
20. **Definitions.** As used in this Master Agreement, the following terms have the stated meanings, provided that capitalized terms in this Master Agreement not defined in this Section 20 will have the meaning ascribed thereto elsewhere in this Master Agreement and, provided further that in the event of any inconsistency between the definitions set forth in this Section 20 and the definitions set forth in the Special Provisions of a Confirmation, the definitions set forth in the Special Provisions of a Confirmation will prevail for the purpose of the relevant Transaction. The following example is provided for the sake of clarity, with respect to Facilities located in Texas the definition of “Energy” specified in the Special Provisions of the ERCOT Confirmation will take precedence over the definition of “Energy” specified in this Section 20(v). All definitions herein apply to singular and plural forms.
 - a. “**Administrative Fee**” means a fee charged by Seller for the electricity supply provided under a Confirmation.
 - b. “**Ancillary Services**” means those applicable ancillary services required to facilitate delivery of Energy as set forth in the applicable ISO Open Access Transmission Tariff.
 - c. “**ARR**” means auction revenue rights and associated congestion credits as allocated by PJM and received by Seller.
 - d. “**Balancing Congestion**” means the charges or credits imposed by the ISO when real-time constraints on the transmission system create an imbalance between real-time and day-ahead market load.
 - e. “**Bankrupt**” means with respect to a Party, such Party (i) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization or similar law, or has any such petition filed or proceeding commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets, or (v) is generally unable to pay its debts as they fall due.
 - f. “**Business Day**” means any day other than a Saturday, a Sunday or a day on which commercial banking institutions in Houston, Texas or New York, New York are authorized or required by Law to be closed.
 - g. “**Calculation Adjustments**” has the meaning ascribed to it as stated in a Confirmation.
 - h. “**Capacity**” means the costs and/or charges for fulfilling the capacity requirements for the Facility(ies) imposed by the ISO, Utility or otherwise.
 - i. “**Claim**” means all claims, demands, suits or actions of every name and nature, threatened or filed before or after the Agreement is terminated, both at law and in equity, and whether groundless, false, or fraudulent, whether directly or indirectly related to the subject matter of an indemnity contained in the Agreement, and any and all resulting losses, damages, penalties, fines, costs and expenses (including attorneys’ fees and expenses and court costs) however incurred.
 - j. “**Collateral**” means, with respect to a Party, cash margin, letter of credit or other credit support or collateral provided to secure such Party’s obligations under the Agreement, each in a form, from a bank, and in an amount acceptable to the Party requesting the Collateral.
 - k. “**Commodity Charges**” means a portion of Customer’s electricity bill for each Facility which shall be equal to Customer’s Energy Usage at such Facility multiplied by the applicable Price, unless otherwise specified herein or in any addenda hereto.
 - l. “**Confirmation**” means an Electric Supply Confirmation entered into between the Parties pursuant to the Master Agreement, including the Coversheet, the Facility Attachment, the Special Provisions, the Contract Summary (if applicable) and all exhibits, attachments and addenda, which sets forth the terms and conditions for a particular Transaction for the purchase and sale of electricity, including the Price, the Estimated Start Date and the Service End Date. The form of a Confirmation, as in effect from time to time, shall be issued to Customer for each applicable Transaction. Each executed Confirmation is incorporated by reference into the Agreement.
 - m. “**Contract Value**” means with respect to each Terminated Transaction, as of the Early Termination Date, the product of (a) the Price, and (b) the Remaining Usage (as reasonably determined by Seller based on its present value).
 - n. “**Costs**” means, and shall include (at the election of the non-defaulting Party but without duplication), any brokerage fees, commissions and other transactional and/or administrative costs, losses and expenses incurred by the non-defaulting Party as a result of the non-defaulting Party’s maintaining and/or liquidating any hedges or other risk management contracts and/or entering into new arrangements to replace the Terminated Transactions, and attorneys’ fees and expenses incurred by the non-defaulting Party by reason of the enforcement and protection of its rights under the Agreement or any Terminated Transaction.
 - o. “**Cost Component**” means the relevant electricity supply costs stated in the Confirmation or any addenda hereto which may be included in the Price as indicated in the Confirmation or any addenda hereto.
 - p. “**Default Service**” means default electric energy service as required by Law to be provided by the relevant Utility for any Facility.

- q. **"Delivery Point"** means the load zone associated with each Facility.
- r. **"Demand Determinants"** means the NSPL and PLC.
- s. **"Deration"** means the transmission loss deration cost as accounted for by the ISO for the applicable Utility.
- t. **"Early Termination Amount"** means, with respect to a Terminated Transaction, the value resulting from the Contract Value less the Market Value, as reasonably determined by Seller and discounted to present value as of the Early Termination Date.
- u. **"Effective Date"** means (i) as to a Confirmation, the date on which the Confirmation is signed by Seller and Customer and (ii) as to the Master Agreement, the Effective Date set forth in the preamble of this Master Agreement.
- v. **"Energy"** means the electrical energy at a specific ISO load zone, calculated based on costs that will include the LMP.
- w. **"Energy Usage"** means Customer's metered energy usage for each Facility measured in kWh, as reported by the Utility for the applicable period or as reasonably estimated by Seller.
- x. **"Estimated Start Date"** means the date specified on the Facility Attachment of a Confirmation.
- y. **"Event of Default"** means: (a) the failure of a Party to make timely payments of any amounts due under the Agreement; (b) any representation or warranty made by a Party in this Master Agreement or Confirmation proves to be false or misleading when made or repeated; (c) a Party fails to perform its material obligations under the Agreement and (to the extent not excused by Force Majeure) such failure is not cured within five (5) days of receiving the other Party's Notice thereof; (d) a Party becomes Bankrupt; or (e) with respect to Customer only, (A) the failure by Customer to utilize Seller as its sole supplier of electric energy for any of the Facilities specified in the Agreement (including having one or more Facilities disconnected from utility service by any Utility); (B) one or more Facilities fail to enroll; (C) Customer fails to provide Collateral hereof within three (3) Business Days of receiving Seller's written demand therefor; (D) Customer makes an unauthorized assignment of its rights and obligations under this Master Agreement or a Confirmation.
- z. **"Facility"** means each electric account meter located at each service address specified to receive electricity supply pursuant to the Agreement as set forth on the Facility Attachment of any Confirmation. For avoidance of doubt, accounts or meters at a facility that are not specified under the Facility Attachment are not included in the Agreement.
- aa. **"Force Majeure"** means an event (a) not within the reasonable control of the Party, (b) not caused by the negligence of the claiming Party, and (c) which, in the claiming Party's exercise of due diligence, the claiming Party is unable to overcome or for which the claiming Party is unable to obtain commercially reasonable substitute performance. Notwithstanding the foregoing, Force Majeure includes: (a) an event of Force Majeure affecting any relevant Utility or ISO; (b) a suspension, curtailment, or service interruption by the Utility or ISO or (c) a cyber incident affecting network security or computer systems, applications or data, including hacker and/or denial of service attacks, or propagation of malicious code affecting the claiming Party, the Utility or ISO.
- bb. **"Forecasted Volume"** means the Customer's expected electricity consumption for each month of the Initial Term as set forth on any Facility Attachment or addenda to a Confirmation or as reasonably determined by Seller based on historical usage information.
- cc. **"ISO"** means the applicable independent system operator.
- dd. **"Law"** means any constitution, law, statute, regulation, rule, ordinance, protocol, tariff, procedure, exchange rule, decision, writ, order, decree, or judgment, judicial decision, administrative order, ISO guideline or protocol, Utility guideline or protocol, nodal guideline or protocol, nodal definitions, zonal or boundary definitions, or any interpretation thereof by any Public Utility Commission, Public Service Commission or similar state commission or agency having jurisdiction over utilities or the electric distribution system, court, government agency, regulatory body, instrumentality or other jurisdictional authority.
- ee. **"Line Losses"** means the loss of Energy in the transmission and distribution of electricity from generation resources to load, excluding Deration and UFE.
- ff. **"LMP"** means the real time or day ahead (as applicable) locational marginal price for the Facility's applicable load zone, which is published by ERCOT, NYISO and PJM for each settlement interval and expressed in \$/MWh, provided that the LMP may be converted to \$/kWh for billing purposes.
- gg. **"Market Value"** means with respect to each Terminated Transaction, as of the Early Termination Date, the product of (i) the Remaining Usage and (ii) the market price(s) at which such Remaining Usage is commercially available to the non-defaulting Party (all, with respect to (i) and (ii), as reasonably determined by Seller based on their present value).
- hh. **"MLC"** means marginal loss credits and associated transmission loss credits as received by Seller.
- ii. **"NSPL"** means the Facility's network service peak load as defined by PJM and its value on the Effective Date will be as set forth on the Facility Attachment or as reported by the applicable Utility (if no value is included in the Facility Attachment).
- jj. **"Party"** or **"Parties"** means Seller and/or Customer, individually or together, as the case may be.
- kk. **"PJM"** means PJM Interconnection L.L.C., the regional transmission organization.
- ll. **"PLC"** means the Facility's peak load contribution as defined by PJM and its value on the Effective Date will be as set forth on the Facility Attachment or as reported by the applicable Utility (if no value is included in the Facility Attachment).
- mm. **"Price"** means, during the Initial Term, the unit price specified in the Confirmation or any addenda hereto, and, after expiration of the Initial Term, the market-based price determined by Seller in accordance with Section 3 hereof.
- nn. **"Regulatory Change"** means the introduction of any new, or any change in, Law, renewable portfolio standards or other renewable energy requirements, Cost Components, Utility or ISO/RTO operations, market structure, congestion zone design, Utility and/or ISO/RTO business practices, tariffs, rules or protocols.
- oo. **"Remaining Usage"** means the electricity supply which would have been provided by Seller under each Terminated Transaction during the remaining term of the Terminated Transaction had such Transaction not been terminated, as reasonably determined by Seller.
- pp. **"Renewables"** means the mix of renewable energy sources that Seller is required by Law to meet under the renewable portfolio, renewable electricity and similar standards or requirements applicable in the state and other jurisdictions in which the Facility is located.
- qq. **"Service End Date"** means, with respect to each Facility, the meter read date occurring during the month specified on the Facility Attachment or if a meter read date is not scheduled by the Utility during such month, the meter read date occurring immediately thereafter.
- rr. **"Service Start Date"** means, with respect to each Facility, the date when the applicable Utility has completed all required enrollment processes



enabling Seller to start the delivery of electricity to the Facility.

- ss. **"Taxes"** means all tax, duties, fees, levies, premiums or any other charges of any kind relating to the sale, purchase or delivery of electricity, including gross receipts, sales, consumption, or commercial activity tax.
- tt. **"TPV"** means a Seller approved and third party verified recording.
- uu. **"Transmission"** means the costs and/or charges for network transmission service and enhancement as identified in the applicable tariff territory.
- vv. **"UFE"** or **"Unaccounted for Energy"** means the resulting cost for the loss of Energy in the transmission of electricity after the cost of Line Losses and Deration are removed.
- ww. **"Utility Charges"** means include the costs of distribution and other services provided by the relevant Utility.

This Master Agreement shall not become binding and effective until it is executed or verbally authorized via TPV by Customer and executed by Seller.

IN WITNESS WHERE OF, the Parties have executed this Master Agreement through their duly authorized representatives as of the Effective Date.

Customer: Central Appraisal District of Collin County

FREEPOINT ENERGY SOLUTIONS LLC

Signature: _____ Date: _____

Signature: _____ Date: _____

Name: _____

Name: _____

Title: _____

Title: _____

F.3.
**Presentation and vote on replacing District
cubicles.**

April 23, 2026



Collin Central Appraisal District

April 16, 2026

TO: Board of Directors

FROM: Brian Swanson, Assistant Chief Appraiser 

RE: Request for new office cubicles

The Collin Central Appraisal District (CCAD) moved into the current location at 250 Eldorado Parkway in March of 2007. This building is 60,000/sqft of space and has been fully built out over the last few years. When we moved into this building we had a full-time staff of around 80 people. Our current full time staff budgeted for 2026 is 178 people. Needless to say, we are quite literally “busting at the seams”.

While we have begun discussions of a potential new building or expanding our current location, our need is immediate. We have no more room left to put additional staff and no more space to add offices for managerial staff. Our imagination with moving walls to create a small space here and there has made this building as useful as possible. The current cubicles were discontinued many years ago and are simply not reconfigurable with the new products available in the market.

Our request to the Board is to spend no more than \$462,500 for the purchase and installation of 78 new 8'x8' cubicles. We have had multiple office furniture companies on-site to look at our current configuration and Indeco was the only one to provide an actual quote which is attached to this letter. Using Indeco meets the procurement requirements in place as Indeco quotes are through a state verified purchase cooperative called Buyboard, and the quote includes their number of 767-25.

The quote and subsequent renderings show a total of 78 cubicles split between residential/land and commercial/BPP. These departments are divided by the long hallway down the middle of the building. The current size of most residential/land cubicles is 10'x12' (120/sqft). The current size of the commercial/BPP cubes is 12'x12' (144/sqft). Moving from cubicles ranging from 120 to 144/sqft down to a 64/sqft cubicle is a significant difference. On the residential/land side, we currently have 33 cubicles. After Indeco completed their laser measurements, they determined that we could increase capacity to 46 cubicles. That's an additional 13 cubes for staff and increase of almost 40%. On the commercial/BPP side of the hall, we currently have 18 cubes and could increase that to 32. That amounts to 14 more cubes, or 77% increase in cubical space for staff. This takes our current 51 total cubicles and adds 27 more to increase staff capacity by 53%.

As mentioned above, Indeco came on-site to laser measure the space for a maximum return on efficiency. The current cubicles were overly sized in 2007 for various reasons, but primarily for the interaction with taxpayers during the informal process from April 15th to May 15th. Taxpayers came in to speak with their appraiser about the value notice, and the appraiser would take them back to their cubicle. Often times there was more than one person, sometimes full families, so we had to make enough space to accommodate the taxpayers. The commercial cubes were increased further to allow for folding tables to place the large commercial building plans to be laid out for review when adding new construction.

Both of these reasons have been drastically reduced over time. The need to look at large construction plans has been replaced primarily with digital plans that appraisers can review from their computer. With the significant increase in agent filed protests, taxpayers becoming more comfortable with the online protest filing, and less taxpayer foot traffic during informals, the need for these massive cubicles has changed. Our plan going forward is to meet with taxpayers in the ARB hearing rooms which alleviates yet another issue, security. We hire an additional sheriff deputy during the informal season to sit back behind the secure door to keep our staff safe. While very rare, we are still highly concerned about the potential for a taxpayer to become violent. We are discussing the value of their homes, and the amount of taxes that must come from their personal pocket. These discussions have become heated in the past and is a constant concern for the appraisers. By moving the informal meetings into the ARB rooms, we allow the deputy to monitor all aspects with both audio and video, something that is not possible in the appraisal department.

As we have been in discussions with management to prepare for the 2027 budget process, the first question is always how many more appraisers do you believe we will need? That answer is a flat zero if we continue with our current space configuration. The county has not stopped growing, the parcel count continues to increase every year, but we simply do not have the space to accommodate anymore appraisers. This has a downstream effect on our current staff wherein they are asked to appraise more properties, attend more protest hearings, prepare more evidence packets, etc. Changing the cubicle layout and adding substantially more cubes will only help relieve the increased burden on staff going forward.

Furthermore, we believe that this will alleviate the immediate need to either move from, or expand our current location. This purchase of new cubicles should buy us no less than 5 years to continue working on expansion plans, and ensures that we have utilized this building to the absolute maximum amount possible.

Additionally, as mentioned above, our office furniture has been discontinued and is no longer replaceable. As we have grown in our building over the last few years, we have had to find new fabric patterns and materials which do not match what we currently have in the majority of the office. While the aesthetic look is not a reason to change cubicles, the fact that we cannot replace parts or, more importantly, expand with the current furniture is a reason to be looking into something new. The current cubes have fully depreciated and are considered a salvage value now. We will market these at a significantly reduced price to our taxing entities and other appraisal districts that may be looking for office furniture.

With your approval, our timeframe would be to sign the quote, and target an August 3, 2026 installation date. This allows our staff to conclude the 2026 protest season, move past certification, and have the new cubes installed while there are the fewest number of people in the building. Once we reach certification at the end of July, our employees take time off to be with their families, take end of summer vacations before school starts, and catch up on other appointments that are not feasible during the very busy protest season.

We request that you review the attached quote and renderings of what this new layout will cost and look like for staff, and approve this purchase from the building capital reserve funds that have been set aside for this very reason. We believe this purchase will be most beneficial as opposed to the alternative which is a multi-year construction project.



Proposal

Indeco - Dallas
805 E. 4th Avenue
Belton, TX 76513
Phone: 1-800-692-4256

Order Number	19412
Date	03/11/2026
Customer PO No	
Customer Name	Collin County Appraisal District
Salesperson	Fred Lin
Project Number	
Terms	NET 30
Page	1 of 4

T Collin County Appraisal District
 O 250 Eldorado Parkway
 McKinney, TX 75069

 ATTN: AP
 Email: accountspayable@cadcollin.org

S Collin Central Appraisal District
 H 250 El Dorado Parkway
 I McKinney, TX 75069
 P

 T ATTN: Robert Wood
 O Phone: 469-742-9268
 Email: robert.wood@cadcollin.org

Prepared for : Fred Lin

Buyboard: 767-25

Line	Quantity	Description	Unit Price	Extended Amount
1	78.00 Each	HON H18723R--L-(P1)-.LOFT Flagship Series Pedestal "R" Pull Mobile B/B/F 23D .L:Standard Random Key Lock \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: BBF	325.54	25,392.12
2	78.00 Each	HON HEC65PLN--\$(P1)-.LOFT 65H "L" Connector Post \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: CP-65-L	63.03	4,916.34
3	18.00 Each	HON HEC65PTN--\$(P1)-.LOFT 65H "T" Connector Post \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: CP-65-T	60.65	1,091.70
4	30.00 Each	HON HEC65PXN--\$(P1)-.LOFT 65H "X" Connector Post \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: CP-65-X	58.27	1,748.10
5	13.00 Each	HON HECPP--\$(P1)-.LOFT Power pole w/o receptacles 6' 6"H 2" x 2" \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: PP	119.81	1,557.53
6	39.00 Each	HON HECS1 Single Connector Strap Tag: Tag TG: CS	7.14	278.46
7	78.00 Each	HON HECSL "L" Connector Strap	7.14	556.92
8	5.00 Each	HON HECST "T" Connector Strap	10.41	52.05
9	30.00 Each	HON HECSX "X" Connector Strap	12.19	365.70
10	96.00 Each	HON HEFEC65P--\$(P1)-.LOFT Panel Finished End Covers 65H \$(P1):P1 Paint Opts .LOFT:Loft	28.84	2,768.64



Proposal

Indeco - Dallas
805 E. 4th Avenue
Belton, TX 76513
Phone: 1-800-692-4256

Order Number	19412
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Customer PO No	
Customer Name	Collin County Appraisal District
Salesperson	Fred Lin
Project Number	
Terms	NET 30
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Item #	Unit Price	Description	Unit Price	Total Price
		Tag: Tag TG: 65E		
11	270.00 Each	HON HETC24--\$(P1)-.LOFT Panel Top Cap 24"W \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: TC24	17.54	4,735.80
12	213.00 Each	HON HETC48--\$(P1)-.LOFT Panel Top Cap 48"W \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: TC48	29.73	6,332.49
13	270.00 Each	HON HETP6524FP--\$(A)-.APN-16-\$(P1)-.LOFT Tackable Panel w/o TC 65H x 24W \$(A):Grd A Fabric .APN:Appoint 16:Nimbus \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: 24/65	158.46	42,784.20
14	213.00 Each	HON HETP6548FP--\$(A)-.APN-16-\$(P1)-.LOFT Tackable Panel w/o TC 65H x 48W \$(A):Grd A Fabric .APN:Appoint 16:Nimbus \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: 48/65	203.05	43,249.65
15	78.00 Each	HON HH871224 Electrical Power Harness 24W 3-1 & 2-2 Systems Tag: Tag TG: 24PH	89.49	6,980.22
16	39.00 Each	HON HH871248 Electrical Power Harness 48W 3-1 & 2-2 Systems Tag: Tag TG: 48PH	94.24	3,675.36
17	34.00 Each	HON HH871501--.LOFT Duplex Receptacle Circuit 1 3-1 & 2-2 Systems .LOFT:Loft	19.32	656.88
18	26.00 Each	HON HH871502--.LOFT Duplex Receptacle Circuit 2 3-1 & 2-2 Systems .LOFT:Loft	19.32	502.32
19	18.00 Each	HON HH871503--.LOFT Duplex Receptacle Circuit 3 3-1 System Only .LOFT:Loft	19.32	347.76
20	78.00 Each	HON HH871504--.LOFT Duplex Receptacle Circuit 4 3-1 & 2-2 Systems .LOFT:Loft	19.32	1,506.96
21	13.00 Each	HON HH871912 Ceiling In-Feed Cable 144" long Tag: Tag TG: CIF - 144	103.76	1,348.88
22	39.00 Each	HON HHALRETL--\$(P1)-.LOFT Rectangle leg T foot HAT to Panel (LH) \$(P1):Grade 1	104.58	4,078.62



Proposal

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 805 E. 4th Avenue
 Belton, TX 76513
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Customer Name	Collin County Appraisal District
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Terms	NET 30
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		.LOFT:Loft Tag: Tag TG: TL		
23	39.00 Each	HON HHALRETR--\$(P1)-.LOFT Rectangle leg T foot HAT to Panel (RH) \$(P1):Grade 1 .LOFT:Loft Tag: Tag TG: TR	104.58	4,078.62
24	78.00 Each	HON HHATB2S2LT--\$(P1)-.LOFT-.X-.MEM 2 Stage 2 Leg Rectangle T Foot \$(P1):P1 Paint Opts .LOFT:Loft .X:Standard Glide .MEM:Memory Preset Tag: Tag TG: HATB-2S-T	482.72	37,652.16
25	78.00 Each	HON HHATW2870CT--\$(L1STD)-.PINC-.PINC-.G2-LOFT-.P 70W x 28D Rect Worksurface - C/T Base \$(L1STD):Grd L1 Standard Laminates .PINC:Pinnacle .PINC:Pinnacle .G2:2 Grommets - Offset LOFT:Loft .P:Black Tag: Tag TG: 28/70	239.03	18,644.34
26	78.00 Each	HON HIWMM--.Y1-.A-.S-.IC-(2)-.WP-39-.TL-.SB-.T Ignition 2 Task Mid-back .Y1:Synchro-Tilt W Seat Slider .A:Height and Width Adj. Arm .S:Black All-Surface Caster .IC:4-Way Charcoal \$(2):Grade 2 Uph .WP:Whisper Vinyl 39:Charcoal .TL:Titanium Adjustable Lumbar .SB:Standard Base .T:Black Tag: Tag TG: HIWMM	418.01	32,604.78
27	78.00 Each	HON HJTRGH36--.P 36" Cable Management Tray - Black Only .P:Black Tag: Tag TG: TRGH36	65.55	5,112.90
28	78.00 Each	HON HPSEAT24ND--\$(2)-.WP-39 Contain 15x24 Pedestal Cushion \$(2):Grd 2 Uph .WP:Whisper Vinyl 39:Charcoal Tag: Tag TG: Cushion	96.62	7,536.36
29	78.00 Each	HON HPWRMOD--.AC-.S-.SNW Desktop Power Mod Rectangular .AC:USB-A/C .S:Straight .SNW:Snow Tag: Tag TG: HPWRMOD	283.55	22,116.90
30	78.00 Each	HON HRVOH72FM--\$(P1)-.LOFT-.L Abound Overhead-Metal Flipper Door 72" \$(P1):P1 Paint Opts .LOFT:Loft .L:Lock	413.24	32,232.72



Proposal

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Order Number	19412
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Salesperson	Fred Lin
Project Number	
Terms	NET 30
Page	4 of 4

		Tag: Tag TG: 72		
31	270.00 Each	HON HSCKTPS--X Straight Connector Kit .X:No Option Tag: Tag TG: IC	9.81	2,648.70
32	78.00 Each	HON HSLP283018FFM--.BK-.R-\$(P1)-.LOFT-\$(MATCH)-.NA-.L Contain 28Hx30Wx18D 2H Lateral Plinth MtlFrnts .BK:Flush Plinth .R:Radius \$(P1):P1 Paint Opts .LOFT:Loft \$(MATCH):Match Case .NA:Match Case .L:Lock Tag: Tag TG: 18x30x28H	780.41	60,871.98
33	78.00 Each	HON HWR2472P--\$(L1STD)-.PINC-.PINC-.LOFT Systems Rectangular Worksurface Edgeband 24D x 72W \$(L1STD):Grd L1 Standard Laminates .PINC:Pinnacle .PINC:Pinnacle .LOFT:Loft Tag: Tag TG: 24/72	222.97	17,391.66
34	117.00 Each	HON HWSB2--\$(P1)-.LOFT Worksurface Bracket Kit \$(P1):P1 Paint Opts .LOFT:Loft Tag: Tag TG: WBK	20.51	2,399.67
35	18.00 Each	HON HEFTAC--\$(P1)-.LOFT Accelerate stability foot \$(P1):Select P1 Paint .LOFT:Loft	158.16	2,846.88
36	1.00 Each	HON Surcharge HON Surcharge	12,031.93	12,031.93
37	1.00 Each	INDECO SALES Decommission Decommission of existing cubicles	2,500.00	2,500.00
38	1.00 Each	Indeco Freight Freight Freight	9,170.78	9,170.78
39	1.00 Each	Indeco Install Install Install	36,683.10	36,683.10

Order Sub-Total :	\$461,450.18
TOTAL ORDER :	\$461,450.18

Please review the quotation and notify us if any changes are needed. Pricing is valid for 30 days from date above.
 Thank you for the opportunity to be of service!

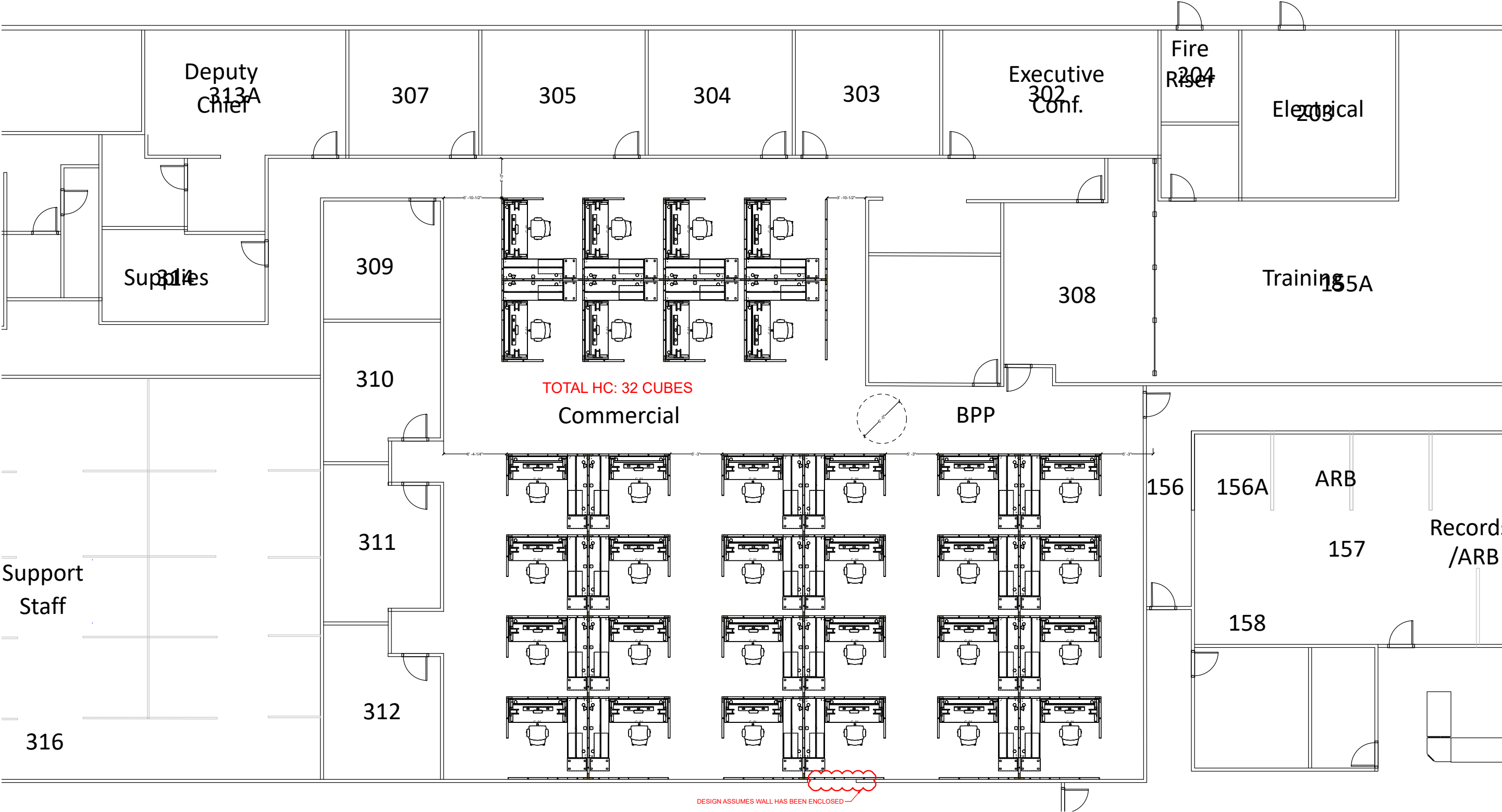


Floor Plan & Renderings 03/10/2026



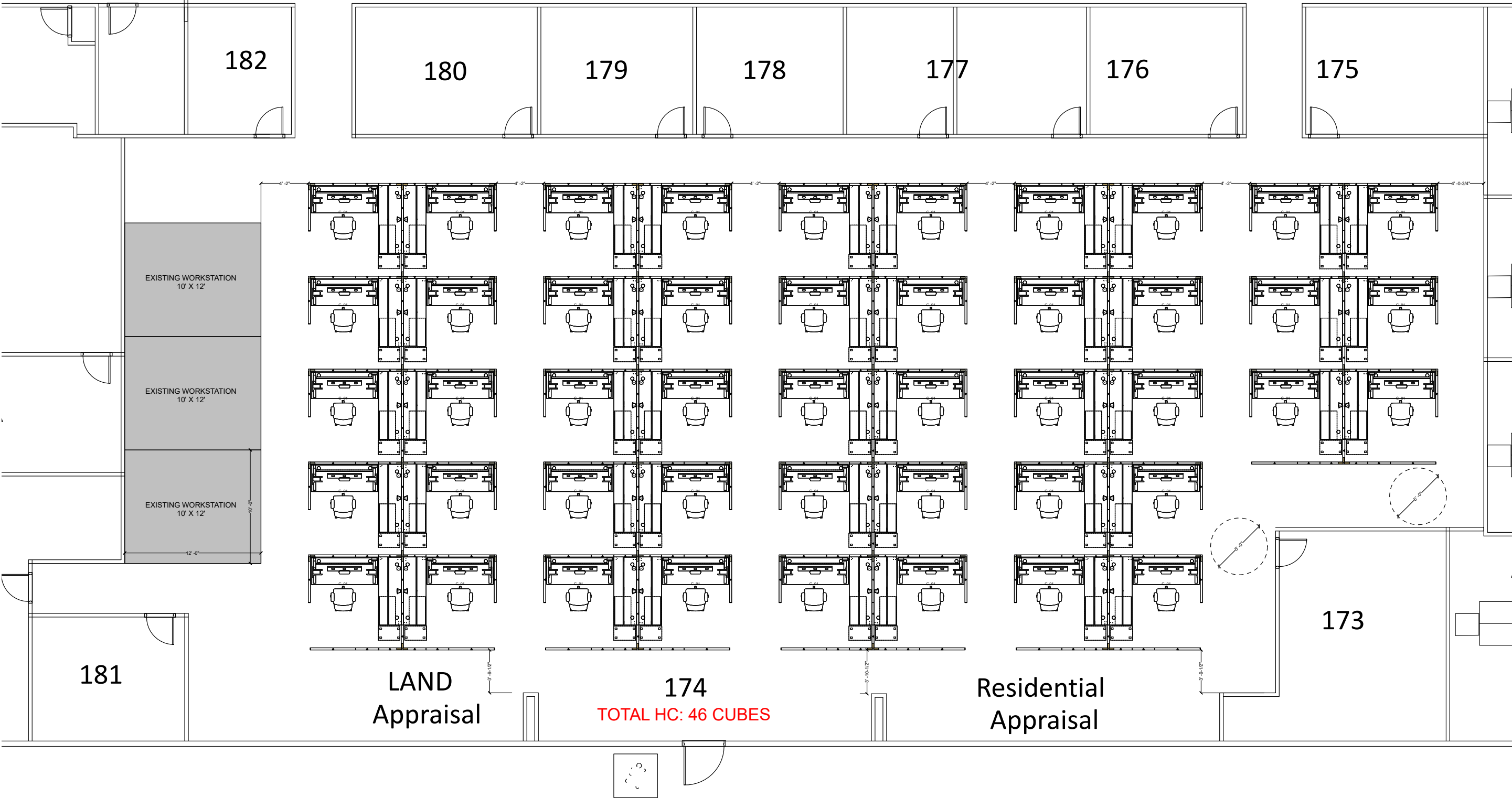
Overall Floor Plan

Commercial & BPP



Overall Floor Plan

Land & Residential



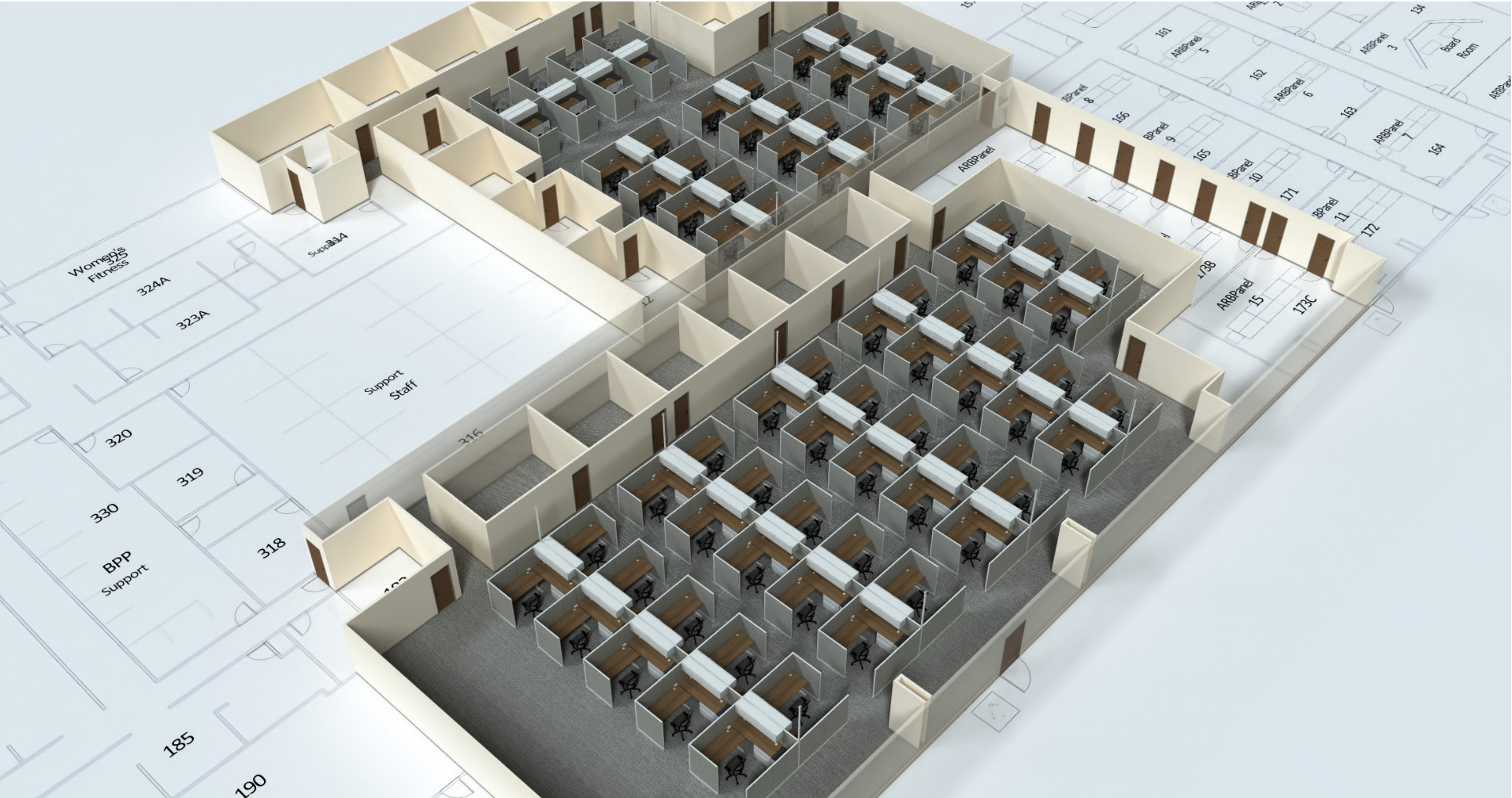
Rendering
Cubicle



Indeco
K-12 Done Right

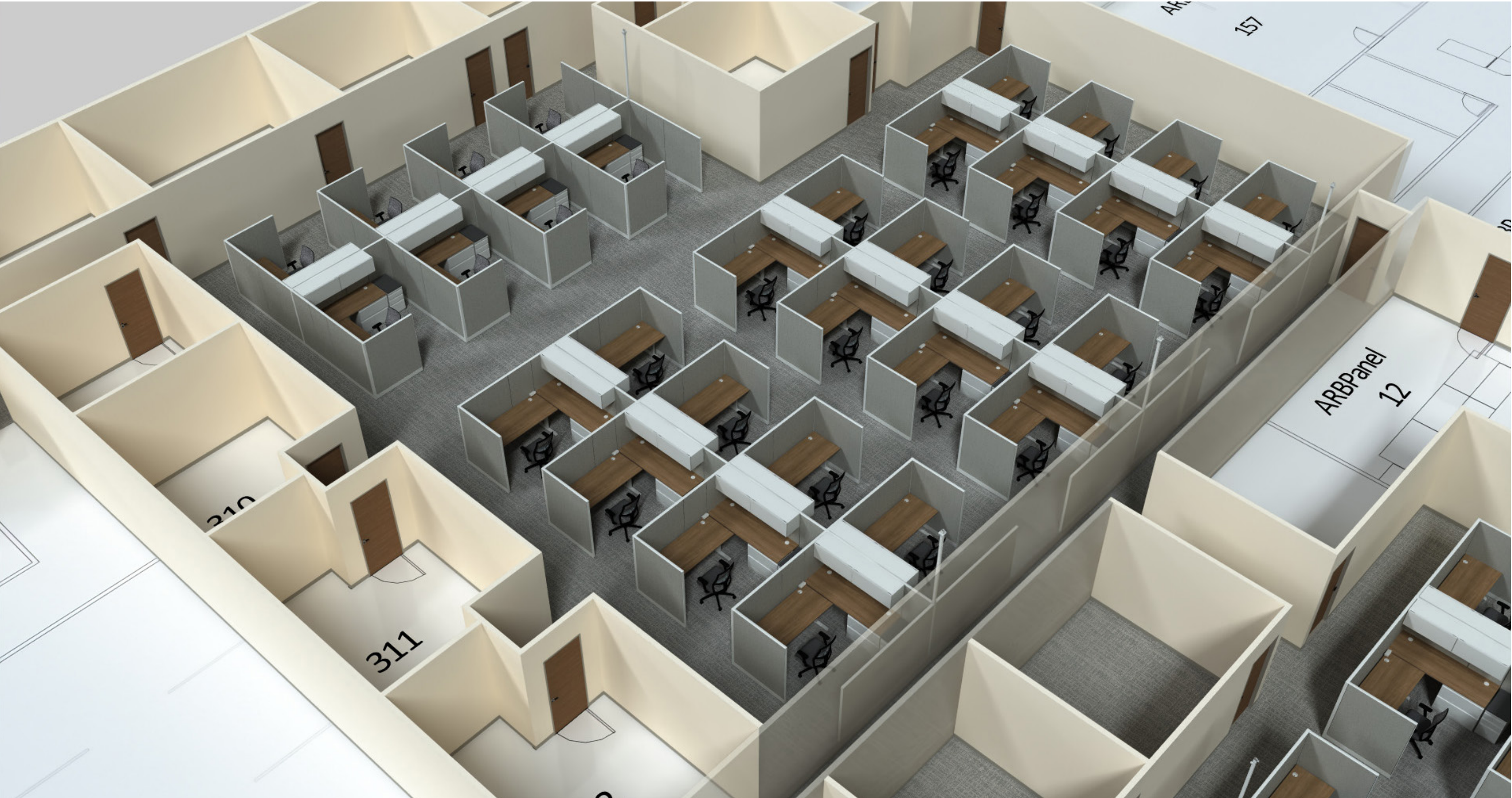
Rendering

Overall



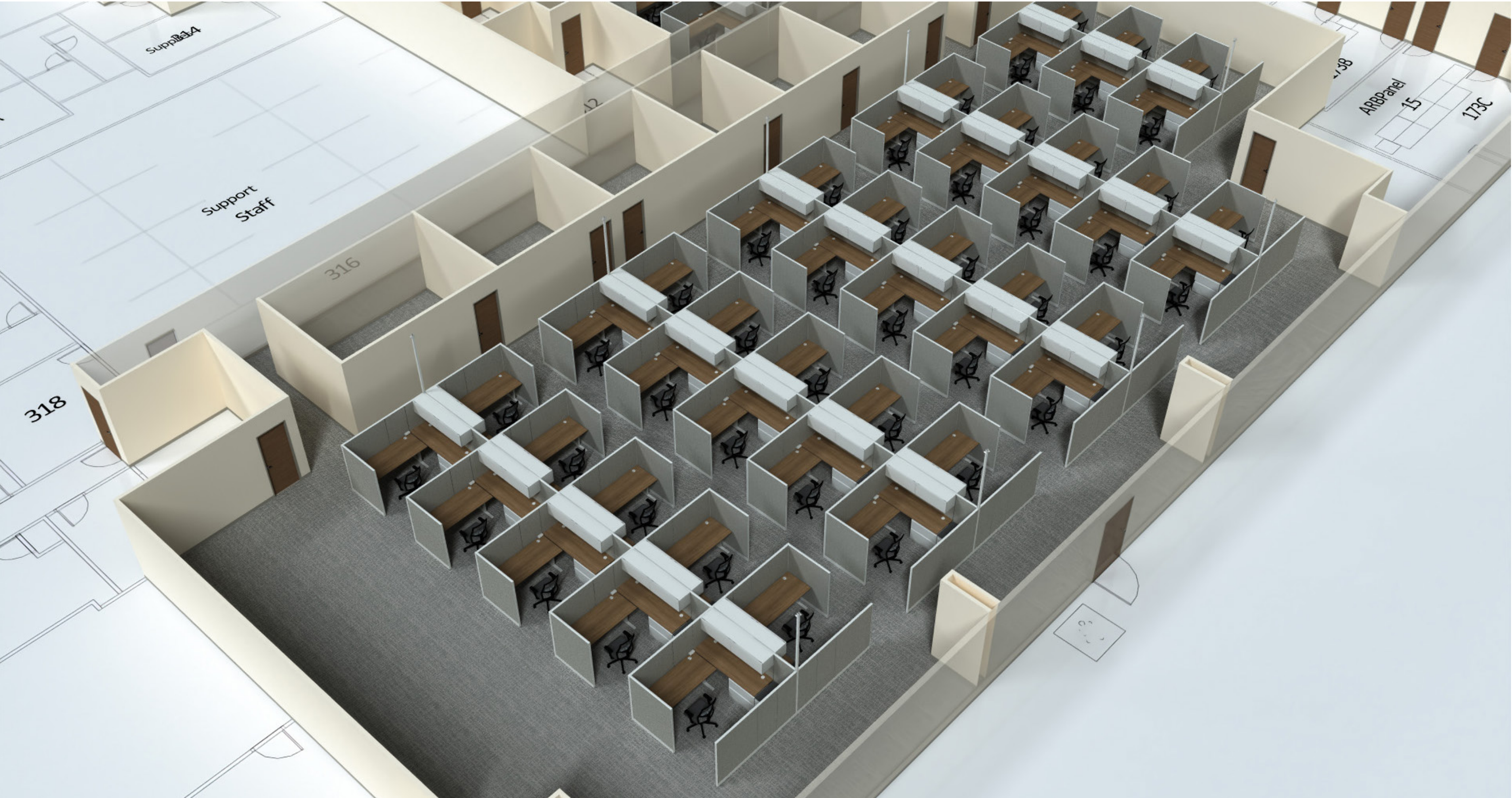
Indeco
K-12 Done Right

Rendering
Commercial & BPP



Indeco
K-12 Done Right

Rendering
Land & Residential



Indeco
K-12 Done Right

F.4.
**Presentation and vote on changes to
Investment Policy # 110.**

April 23, 2026



Collin Central Appraisal District

POLICY NUMBER: 110

POLICY NAME: INVESTMENT OF PUBLIC FUNDS

It is the policy of Collin Central Appraisal District ("the District") to first and foremost, create guiding principles to insure conformance to all statutes, rules, and regulations governing the investment of public funds, in accordance with the Public Funds Investment Act (PFIA).

Additionally, this Investment Policy sets guidelines to invest public funds in a manner which will provide safety of principal, meet the liquidity demands of the District, and optimize investment return while conforming to all state statutes governing the investment of public funds. This policy details the standards of care to which the District commits; that of due care, caution, and good judgment in making all its investments.

1.0 Scope

This Investment Policy applies to all financial assets of the District.

2.0 Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

3.0 Objectives

The primary objectives, in priority order, of the District shall be:

- **Safety:** Safety of principal is the foremost objective of the investment program.
- **Liquidity:** The District's investment portfolio will remain sufficiently liquid to enable the District to meet all operating requirements, which might be reasonably anticipated.

- **Return:** The District's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the District's investment risk constraints and the cash flow characteristics of the portfolio.

4.0 Delegation of Authority

Investment Officers

Authority to manage the District's investment program is derived from the Public Funds Investment Act, Chapter 2256 Government Code. The duties of Investment Officers are hereby delegated to the ~~Assistant Deputy~~ Chief Appraiser ~~of Operations & Compliance~~ and the Director of ~~Business Operations and~~ Finance. The Investment Officers shall establish written investment policies as approved by the Board. Policies should include reference to safekeeping, wire transfer agreements, banking service contracts and collateral/depository agreements. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Investment Officers shall consult and report to the Chief Appraiser concerning all of the District's investments.

Training

The Investment Officers are required, under §2256.008 Government Code, to: (1) attend at least one, 10 hour, training session within 12 months of assuming duties and (2) attend a 10 hour investment training session not less than once in a two-year period that begins on the first day of the District's fiscal year and consists of the two consecutive fiscal years after that date.

The Chief Appraiser will approve and the District will provide periodic training in investments for the investment personnel through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the District's investment personnel making investment decisions in compliance with the PFIA.

Approved independent training sources are:

- American Institute of Certified Public Accountants
- Council of Governments
- Government Finance Officers Association
- Government Finance Officers Association of Texas
- Government Treasurers' Organization of Texas
- International City/County Management Association
- Texas Association of Appraisal Districts (TAAD)
- Texas City Management Association
- Texas Municipal Clerks Association
- Texas Municipal League
- TEXPO
- University of North Texas Center for Public Management

Internal Controls

The Investment Officers are responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion,
- Separation of transactions authority from accounting and record keeping,
- Third-party safekeeping and custody,
- Clear delegation of authority of subordinate staff members, and
- Written confirmation for transactions for investments and wire transfers

5.0 Ethics and Conflicts of Interest

An Investment Officer of the District who has a personal business relationship with an entity seeking to sell an investment to the entity shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity

or consanguinity, as determined under Chapter 573 Local Government Code, to an individual seeking to sell an investment to the District shall file a statement disclosing that relationship. A statement required under this section must be filed with the Texas Ethics Commission and with the Board of Directors, Collin Central Appraisal District.

6.0 Authorized and Suitable Investments

District funds governed by this Investment Policy may be invested in the instruments described below, all of which are authorized by the PFIA. Investment of District funds in any instrument or security not authorized for investment under the PFIA is prohibited. The District will not be required to liquidate an investment that was authorized at the time of purchase.

- **Obligations of, or guaranteed by Government Entities**, as outlined in §2256.009 of the Government Code, including:
 - a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
 - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
 - c. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the state of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC).
 - d. Obligations of state, agencies, counties, cities, and other political subdivisions of this State rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.
- **Financial Institution Deposits** issued by a depository institution that has its main office or a branch office in Texas and is guaranteed or insured by the FDIC or its successor or the National Credit Union Share Insurance Fund (NCUSIF) or its successor, is secured by obligations that are eligible in the PFIA, or secured in any manner and amount provided by law for deposits of the investing entity.

- **Investment Pools** if they comply with the requirements of §2256.016 Government Code and have been specifically authorized by the Board of Directors of the District.
- **Money Market Mutual Funds** if they (1) are registered and regulated by the Securities and Exchange Commission, (2) seek to maintain a net asset value of \$1.0000 per share, and (3) are rated AAA by at least one nationally recognized rating service.

7.0 Safekeeping and Custody

Safekeeping and Custodial Agreements

The District shall contract with a bank or banks for the holding of securities either owned by the District as part of its investment portfolio or held as collateral to secure depository institution deposits. Securities owned by the District shall be held in the District's account as evidenced by safekeeping receipts of the third-party institution holding the securities. The District shall approve all third-party custodians for the holding of securities pledged to the District as collateral to secure financial institution deposits.

Collateral Policy

The District has established a collateral policy in compliance with the Public Funds Collateral Act. Deposits secured with irrevocable letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC or NCUSIF. Deposits secured with pledged marketable securities shall have a market value equal to or greater than 103% of the principal plus accrued interest of the deposit, less any amount insured by the FDIC or NCUSIF. All deposits shall be insured or collateralized in compliance with applicable State law. The District reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization. All collateral will be subject to inspection and audit by the District or the District's independent auditors.

Financial institutions serving as District Depositories will be required to sign a depository agreement with the District. The collateralized deposit portion of the agreement shall define the District's rights to the collateral

in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the Depository and the District contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the District; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

8.0 Investment Parameters

Diversification

The District recognizes that investment risks can result from issuer defaults, market price changes, or various technical complications leading to temporary illiquidity. Risk is managed through portfolio diversification that shall be achieved by the following general guidelines:

- Limiting investments to avoid overconcentration in investments from a specific issuer or business sector, when appropriate,
- Limiting investment in higher credit risk issuers,
- Investing in investments with varying maturities, and
- Continuously investing a portion of the portfolio in readily available funds such as financial institution deposits, local government investment pools, or money market funds to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Maximum Maturities

To the extent possible, the District will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the District will not directly invest in securities maturing more than two years from the date of purchase.

Competitive Environment

The District requires a competitive environment for all individual security purchases and sales, financial institution time deposit and transaction

accounts, and money market mutual fund and local government investment pool selections. The Investment Officers shall develop and maintain procedures for ensuring a competitive environment in the investment of the District's funds.

Delivery versus Payment

All security transactions entered into by the District shall be conducted on a delivery-versus-payment (DVP) basis.

General Fund Investment Strategies

This pooled investment group includes the total of cash and investments available for current operations.

- **Suitability** - Any investment eligible in the Investment Policy is suitable for General Funds.
- **Safety of Principal** - All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing the weighted average days to maturity for the General Fund's portfolio to less than 270 days and restricting the maximum allowable maturity to two years, the price volatility of the overall portfolio will be managed.
- **Liquidity** - General Funds require the greatest short-term liquidity of any of the Fund types. Cash equivalent investments will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.
- **Marketability** - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.
- **Diversification** - Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the District. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through two years.
- **Yield** - Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio will be the minimum yield objective.

9.0 Reporting

Internal Management Reports

Not less than quarterly, the Investment Officers shall prepare and submit to the Board of Directors a written report of investment transactions for the current year. The report must describe in detail the investment position of the District on the date of the report, be prepared jointly by the Investment Officers and be signed by each Investment Officer. Additionally, it must contain a summary statement of each pooled fund group that indicates the beginning and ending market value and fully accrued interest for the period. The report is to state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested. Additionally, it must state the maturity date of each separately invested asset that has a maturity date, state the account or fund or pooled fund from which the asset was acquired and state the compliance of the investment as it relates to the investment strategy expressed in this policy. Weighted average yield to maturity shall be the portfolio's performance measurement standard.

Compliance Audits

The District, in conjunction with its annual financial audit, will require the audit firm to conduct a compliance audit of the management controls on investments and adherence to investment policies.

Also, in conjunction with the annual audit, the quarterly reports shall be formally reviewed by the District's independent auditor, and the result of the review shall be reported to the Board by that auditor. Said results may be included in the annual audit report.

10.0 Monitoring Rating Changes

The Investment Officers or investment advisor shall monitor, no less than quarterly, the credit rating on all authorized investments in the portfolio that require a minimum rating, based upon independent information from a nationally recognized rating agency. All prudent

measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

11.0 Primary Depository and Broker/Dealers

Primary Depository

At least every ~~four~~three years, a Primary Depository shall be selected through the District's banking services procurement process, which shall include a formal request for proposals (RFP). The selection of a primary depository will be determined by evaluation of the "most advantageous" criteria during the RFP process, and may include the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law,
- The ability to provide requested information or financial statements for the periods specified,
- The ability to meet the minimum required items in the banking RFP,
- Complete response to all required items on the RFP form, and
- Competitive net banking service cost, consistent with the ability to provide an appropriate level of service.

At the discretion of the District, a Secondary Depository may be selected to assist in meeting the full financial needs of the District.

Authorized Broker/Dealers

The District shall, at least annually, review, revise and adopt a list of authorized broker/dealers authorized to engage in securities transactions with the District. Those firms that become qualified may be required to provide information regarding creditworthiness, experience and reputation. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule). Authorized broker/dealers include FHN Financial, Hilltop Securities, Stifel, and Wells Fargo Securities.

Investment Policy Certification

All local government investment pools and discretionary investment management firms must sign a certification acknowledging that the organization has received and reviewed the District's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the District's Policy and in accordance with the PFIA.

12.0 Annual Review and Adoption of Investment Policy

The Board of Directors of the District will review the Investment Policy and Investment Strategies not less than annually. The District's Investment Policy shall be subject to revisions consistent with changing laws, regulations, and the needs of the District. The Board shall adopt a written resolution stating that it has reviewed the Investment Policy and Strategies and shall record any changes made to either the Investment Policy or Strategies.

Government Code: Chapter 2256, Public Funds Investment Act

Date Adopted: September 24, 2009

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Date Adopted, with no changes: September 22, 2016

Resolution #: 2016-39

Date Adopted, with no changes: September 28, 2017

Resolution #: 2017-44

Date Adopted, with no changes: November 29, 2018

Resolution #: 2018-51

Date Adopted, with no changes: November 26, 2019

Resolution #: 2019-54

Date Adopted, with no changes: October 8, 2020

Resolution #: 2020-58

Date Adopted, with changes: November 18, 2021

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Date Adopted, with changes: April 23, 2026

Resolution #: 2026-97



Collin Central Appraisal District

POLICY NUMBER: 110

POLICY NAME: INVESTMENT OF PUBLIC FUNDS

It is the policy of Collin Central Appraisal District ("the District") to first and foremost, create guiding principles to insure conformance to all statutes, rules, and regulations governing the investment of public funds, in accordance with the Public Funds Investment Act (PFIA).

Additionally, this Investment Policy sets guidelines to invest public funds in a manner which will provide safety of principal, meet the liquidity demands of the District, and optimize investment return while conforming to all state statutes governing the investment of public funds. This policy details the standards of care to which the District commits; that of due care, caution, and good judgment in making all its investments.

1.0 Scope

This Investment Policy applies to all financial assets of the District.

2.0 Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

3.0 Objectives

The primary objectives, in priority order, of the District shall be:

- **Safety:** Safety of principal is the foremost objective of the investment program.
- **Liquidity:** The District's investment portfolio will remain sufficiently liquid to enable the District to meet all operating requirements, which might be reasonably anticipated.

- **Return:** The District's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the District's investment risk constraints and the cash flow characteristics of the portfolio.

4.0 Delegation of Authority

Investment Officers

Authority to manage the District's investment program is derived from the Public Funds Investment Act, Chapter 2256 Government Code. The duties of Investment Officers are hereby delegated to the Assistant Chief Appraiser and the Director of Finance. The Investment Officers shall establish written investment policies as approved by the Board. Policies should include reference to safekeeping, wire transfer agreements, banking service contracts and collateral/depository agreements. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Investment Officers shall consult and report to the Chief Appraiser concerning all of the District's investments.

Training

The Investment Officers are required, under §2256.008 Government Code, to: (1) attend at least one, 10 hour, training session within 12 months of assuming duties and (2) attend a 10 hour investment training session not less than once in a two-year period that begins on the first day of the District's fiscal year and consists of the two consecutive fiscal years after that date.

The Chief Appraiser will approve and the District will provide periodic training in investments for the investment personnel through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the District's investment personnel making investment decisions in compliance with the PFIA.

Approved independent training sources are:

- American Institute of Certified Public Accountants

- Council of Governments
- Government Finance Officers Association
- Government Finance Officers Association of Texas
- Government Treasurers' Organization of Texas
- International City/County Management Association
- Texas Association of Appraisal Districts (TAAD)
- Texas City Management Association
- Texas Municipal Clerks Association
- Texas Municipal League
- TEXPO
- University of North Texas Center for Public Management

Internal Controls

The Investment Officers are responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion,
- Separation of transactions authority from accounting and record keeping,
- Third-party safekeeping and custody,
- Clear delegation of authority of subordinate staff members, and
- Written confirmation for transactions for investments and wire transfers

5.0 Ethics and Conflicts of Interest

An Investment Officer of the District who has a personal business relationship with an entity seeking to sell an investment to the entity shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573 Local Government

Code, to an individual seeking to sell an investment to the District shall file a statement disclosing that relationship. A statement required under this section must be filed with the Texas Ethics Commission and with the Board of Directors, Collin Central Appraisal District.

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- **Obligations of, or guaranteed by Government Entities**, as outlined in §2256.009 of the Government Code, including:
 - a.** Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
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 - d.** Obligations of state, agencies, counties, cities, and other political subdivisions of this State rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.
- **Financial Institution Deposits** issued by a depository institution that has its main office or a branch office in Texas and is guaranteed or insured by the FDIC or its successor or the National Credit Union Share Insurance Fund (NCUSIF) or its successor, is secured by obligations that are eligible in the PFIA, or secured in any manner and amount provided by law for deposits of the investing entity.

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Collateral Policy

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Financial institutions serving as District Depositories will be required to sign a depository agreement with the District. The collateralized deposit portion of the agreement shall define the District's rights to the collateral

in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
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9.0 Reporting

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The District, in conjunction with its annual financial audit, will require the audit firm to conduct a compliance audit of the management controls on investments and adherence to investment policies.

Also, in conjunction with the annual audit, the quarterly reports shall be formally reviewed by the District's independent auditor, and the result of the review shall be reported to the Board by that auditor. Said results may be included in the annual audit report.

10.0 Monitoring Rating Changes

The Investment Officers or investment advisor shall monitor, no less than quarterly, the credit rating on all authorized investments in the portfolio that require a minimum rating, based upon independent information from a nationally recognized rating agency. All prudent

measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

11.0 Primary Depository and Broker/Dealers

Primary Depository

At least every four years, a Primary Depository shall be selected through the District's banking services procurement process, which shall include a formal request for proposals (RFP). The selection of a primary depository will be determined by evaluation of the "most advantageous" criteria during the RFP process, and may include the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law,
- The ability to provide requested information or financial statements for the periods specified,
- The ability to meet the minimum required items in the banking RFP,
- Complete response to all required items on the RFP form, and
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Authorized Broker/Dealers

The District shall, at least annually, review, revise and adopt a list of authorized broker/dealers authorized to engage in securities transactions with the District. Those firms that become qualified may be required to provide information regarding creditworthiness, experience and reputation. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule). Authorized broker/dealers include FHN Financial, Hilltop Securities, Stifel, and Wells Fargo Securities.

Investment Policy Certification

All local government investment pools and discretionary investment management firms must sign a certification acknowledging that the organization has received and reviewed the District's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the District's Policy and in accordance with the PFIA.

12.0 Annual Review and Adoption of Investment Policy

The Board of Directors of the District will review the Investment Policy and Investment Strategies not less than annually. The District's Investment Policy shall be subject to revisions consistent with changing laws, regulations, and the needs of the District. The Board shall adopt a written resolution stating that it has reviewed the Investment Policy and Strategies and shall record any changes made to either the Investment Policy or Strategies.

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Resolution #: 2026-97



Collin Central Appraisal District

BOARD OF DIRECTORS

Richard Grady, Chairman
Scott Grigg, Tax Assessor
Alvin Benton
Jason Ross
Sumbel Zeb

Randal Shinn, Secretary
Doug Bender
Andrew Cook
Veronica Yost

CHIEF APPRAISER

Marty Wright

BOARD OF DIRECTORS RESOLUTION # 2026-97

The Collin Central Appraisal District Board of Directors met in open session on April 23, 2026. The Board, with a quorum present, by a vote of _____ (for) and _____ (against) adopted the following resolution:

Be it resolved that the Collin Central Appraisal District Board of Directors hereby adopts changes to the INVESTMENT OF PUBLIC FUNDS Policy #110.

In witness whereof, I have hereunto set my hand as an Officer of Collin Central Appraisal District Board of Directors, this _____ day of _____, 2026.

Richard Grady, Chairman

(and/or)

Randal Shinn, Secretary

F.5.

Vote on scheduling the Board's 2027 budget workshop in conjunction with the May 21st 2026 Board Meeting.

April 23, 2026

G.1.
Taxpayer Liaison Officer Report

April 23, 2026



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: 4/23/2026

1. From January through March, we received 245 Customer Service Survey Cards. Of the 1225 total response fields, 1221 were marked Excellent, 0 Satisfactory, 0 Need Improvement, 0 Unsatisfactory, and 4 were left blank.
2. We have had two complaints during this period.
 1. An BPP issue that was handled DCA Mr. Greaux in November of 2025. The complaint sent to Mr. Grigg states that there had been no response to “the questions posed in my November 6th email. Mr. Greaux had a phone conversation and sent a email response, including copies of the tax code on November 18. I have responded with this information, including Mr. Greaux’s email, and await a reply.
 2. A letter of concern was submitted to the Chief Appraiser on March 24 regarding a telephone conversation involving customer service staff. DCA Ms. Cave-Bernal, and Ms. Hamilton, Director of Customer Service, conducted an internal investigation into the matter. As a result of their review, additional staff training was implemented, existing policies were reinforced, and procedures for call escalation were emphasized. These findings and actions were reported to me, and I subsequently responded to the property owner with the outcome of the investigation.



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: 4/23/2026

There are no open TDLR complaints as of this date.

G.2.
ARB Adopted Hearing Procedures for 2026.

April 23, 2026



COLLIN APPRAISAL REVIEW BOARD

250 Eldorado Pkwy, McKinney, TX 75069

Phone: 469.742.9288 • Web: www.collinarb.org

03/09/2026

(CARB—Adopted 2026 Hearing Procedures)

Collin Central Appraisal District
Board of Directors
250 Eldorado Pkwy
McKinney, TX 75069

RE: Collin Appraisal Review Board Hearing Procedures- Adopted March 5, 2026

Chairman Grady & Board Members:

I am submitting to you the Collin Appraisal Review Board hearing procedures, on behalf of the ARB Chairman, Nancy Bittner.

Please let me know if you have any questions or concerns.

Regards,

Tina Castillo

Tina Castillo,
Director of ARB & Agent Services
Phone: 469.742.9288
Email: tina.castillo@cadcollin.org

COLLIN CENTRAL APPRAISAL REVIEW BOARD (ARB) HEARING PROCEDURES

I. ARB Membership

[Tax Code Section 5.103(b)(12), (15), and (16)]

1. Administration of ARB Appointments

ARB members have no statutory role in the process for the administration of applications or requests for appointment for membership on the ARB. If an individual is contacted by an ARB member regarding requesting an appointment to the ARB, the member must direct the individual to the person designated to receive applications or requests for ARB appointment.

2. Conflicts of Interest

Each ARB member must ensure that he or she does not have any conflict of interest that results in ineligibility to serve on the ARB or that restricts or prohibits the ARB member's participation in ARB activities, such as participation in the determination of a taxpayer protest. An ARB member must promptly report any conflict of interest to the ARB chair in addition to any other individual or entity as required by law. The chair must ensure prompt notification of reported conflicts of interest to the appropriate individuals.

If an ARB member discovers before or during a protest hearing that a conflict of interest exists, the member cannot participate in a protest hearing. If the conflict exists due to the provisions of Local Government Code Chapter 171, the member must file an affidavit with the ARB secretary. The ARB member must file the affidavit as soon as the conflict is identified, even if it requires a delay in the conduct of the hearing. If the conflict arises from Tax Code Section 41.69, the ARB member does not have to file an affidavit but must recuse himself or herself immediately from the hearing and report the conflict to the ARB chair or secretary.

ARB members must remember that while Local Government Code Chapter 171 addresses matters of "substantial interest," Tax Code Section 41.69 applies to any protest in which an ARB member has interest (i.e. Tax Code Section 41.69 does not require the interest to be substantial). While a conflict of interest under Local Government Code Chapter 171 may not prohibit an ARB member from participation in a protest, Tax Code Section 41.69 may still prohibit participation. If an ARB member has a question as to whether he or she has a conflict of interest that might prohibit his or her involvement, the member must immediately contact the ARB chair to address the matter.

In the recusal process, the ARB member cannot hear the protest, deliberate on the protest or vote on the matter that is the subject of the protest.

3. Ex Parte and Other Prohibited Communications

ARB members must not engage in prohibited ex parte or other communications. If one or more individuals approach the ARB member and appear to engage or attempt to engage in a prohibited communication, the ARB member must immediately remove himself or herself from the conversation.

II. ARB Duties

[Tax Code Section 5.103(b) (1), (5), and (6)]

1. Statutory Duties of an ARB

Each ARB member must ensure that he or she understands the statutory duties of the ARB and complies with all statutory requirements in performing statutory duties as an ARB member. Tax Code Section 41.01 addresses the duties of the ARB and the actions they are authorized to make.

2. Notices Required Under the Property Tax Code

Each ARB member must obtain and maintain familiarity with the property tax notices required under the Tax Code. If an ARB member believes that any required notice is not being provided or does not meet the requirements of applicable law, the ARB member must promptly notify the ARB chair. The ARB chair must investigate each report and take appropriate action to correct all verified problems.

3. Determination of Good Cause Under Tax Code Section 41.44(b)

"Good cause" for filing late protests is not defined in Tax Code Section 41.44(b). Claims of good cause for late-filed protests must be carefully considered. The standards in making determinations of good cause under Tax Code Section 41.44(b) must be uniformly applied. The ARB should give due consideration to good cause claims in a manner that properly respects the rights of property owners and their agents while not undermining or contravening laws related to filing deadlines or the orderly and expeditious fulfillment of ARB duties.

III. ARB Hearings (formal hearings, not informal meetings between property owners and appraisal district staff)

[Tax Code Section 5.103(b)(3), (4), (7), and (14)]

1. Scheduling Hearings Generally

The ARB must schedule a hearing when a timely notice of protest is filed and, in doing so, the appraisal district can provide the ARB with clerical assistance.

2. Scheduling Hearings for Property Owners, Agents and Qualifying Lessees Pursuant to Tax Code Section 41.66(i), the ARB must schedule hearing requests filed by property owners or their designated agents under Tax Code Section 1.111 for a specific time and date.

3. Scheduling Hearings for Multiple Accounts

If requested by a property owner or designated agent, the ARB must schedule consecutive hearings on the same day on protests concerning up to 20 designated properties. The request must meet all requirements of Tax Code Section 41.66(j), including the required statement in boldfaced type: "request for same-day protest hearings." A property owner or designated agent can file more than one such request in the same tax year. Also pursuant to Tax Code Section 41.66(j), the ARB may schedule protest hearings concerning more than 20 properties filed by the same property owner or designated agent and may use different panels to conduct the hearings based on the

ARB's customary scheduling. The ARB may follow the practices customarily used in the scheduling of hearings under Tax Code Section 41.66(j).

4. ARB Panel Assignments [Tax Code sections 41.66 (k)(k-1) and 41.45(d)(d-1)]

Pursuant to Tax Code Section 41.66(k) and (k-1), if an ARB sits in panels as authorized by Tax Code Section 41.45(d) and (d-1), it must randomly assign protests.

Except for panels established under Tax Code Section 6.425, the ARB, with or without clerical assistance from the appraisal district staff, may consider the property type or the protest grounds in order to assign the protest to a panel with members who have particular expertise.

Tax Code Section 41.45(b-4) allows a property owner to request that a single-member panel conduct the protest hearing. The property owner must submit the request not later than the 10th day before the hearing date in writing on the notice of protest or by a written submission. If the ARB does not accept the recommendations made by the single-panel member, the ARB can determine the protest or refer it for rehearing to a single-member panel composed of someone who did not hear the original protest.

Tax Code Section 41.66(k-1) allows a property owner or agent to request a special ARB panel to hear a complex property protest if in a county with a population of 1.2 million or more. The owner or agent must consent to a special panel reassignment and may request a postponement if they disagree with the reassignment.

5. Postponements Under Tax Code Section 41.45(e)

A property owner who is not represented by an agent under Tax Code Section 1.111 is entitled to one postponement of a hearing without showing cause. The property owner must request the postponement before the hearing date in writing, including by fax, email, telephone or in person to the ARB, an ARB panel or the ARB chair. If the requested hearing postponement is scheduled to occur before the next regular meeting of the ARB, the chair or the chair's representative may act on the request for postponement without the

necessity of action by the full ARB. Unless the postponed hearing date and time are agreed to by the ARB chair or the chair's representative, the property owner and the chief appraiser, the ARB cannot postpone the hearing to a date less than five or more than 30 days after the date scheduled for the hearing when the postponement is sought. Without limit, the ARB must postpone a hearing to a later date if the property owner or designated agent shows good cause for the postponement, as defined in Tax Code Section 41.45(e-2). The property owner or designated agent must request the postponement in writing, including by fax, email, telephone or in person to the ARB, an ARB panel or the ARB chair.

If the postponed hearing is rescheduled to occur before the next regular meeting of the ARB, the chair or the chair's representative can act on the postponement request without the necessity of action by the full ARB. Unless the postponed hearing date and time are agreed to by the ARB chair or the chair's representative, the property owner and the chief appraiser, the ARB cannot postpone the hearing to a date less than five or more than 30 days after the date scheduled for the hearing when the postponement is sought. Without limit, the ARB must postpone a hearing to a later date if the chief appraiser consents to the postponement. The chief appraiser must request the postponement in writing, including by fax, email, telephone or in person to the ARB, an ARB panel or the ARB chair. If the postponed hearing is rescheduled to occur before the next regular meeting of the ARB, the chair or the chair's representative can act on the postponement request without the necessity of action by the full ARB. Unless the postponed hearing date and time are agreed to by the ARB chair or the chair's representative, the property owner and the chief appraiser, the ARB cannot postpone a hearing to a date less than five or more than 30 days after the date scheduled for the hearing when the postponement is sought.

The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

6. Postponements Under Tax Code Section 41.45(e-1)

A property owner or owner's agent who fails to appear at the hearing is entitled to a new hearing if the property owner or owner's agent files, not later than the fourth day after the date the hearing occurred, a written statement with the ARB showing good cause, as defined in Tax Code Section 41.45(e-2), for the failure to appear and requesting a new hearing.

The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

7. Postponements Under Tax Code Section 41.45(g)

The ARB must postpone a hearing to a later date if:

- (1) the property owner or the owner's agent is also scheduled to appear at an ARB protest hearing in another appraisal district;
- (2) the other scheduled ARB protest hearing is scheduled to occur on the same date as the hearing set by this ARB;
- (3) the hearing notice delivered to the property owner or the owner's agent by the other ARB bears an earlier postmark than the hearing notice delivered by this ARB or, if the postmark date is identical, the property owner or agent has not requested a postponement of the other hearing; and
- (4) the property owner or the owner's agent includes with the postponement request a copy of the hearing notice delivered to the property owner or the owner's agent by the other ARB.

8. Postponements Under Tax Code Section 41.66(h)

The ARB must postpone a hearing (one time only) if the property owner or the designated agent requests additional time to prepare for the hearing and establishes that the chief appraiser failed to comply with Tax Code Section 41.461. The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

9. Postponements Under Tax Code Section 41.66(i)

The ARB must schedule protest hearings filed by property owners or their designated agents under Tax Code Section 1.111 for a specific time and date. The ARB can schedule more than one protest hearing at the same time and date; however, a property owner or agent can request to postpone a hearing if it is not started by an ARB panel or the full ARB within two hours of the scheduled hearing time. The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

10. Postponements Under Tax Code Section 41.66(k)(k-1)

Once the ARB schedules a hearing by a specific panel, the ARB cannot reassign it to another panel without the consent of the property owner or designated agent. If the ARB reassigns a protest to another panel, a property owner or designated agent may agree to reassignment or request a hearing postponement. The ARB must postpone the hearing on that request. A change of panel members because of a conflict of interest, illness or inability to continue participating in hearings for the remainder of the day does not constitute panel reassignment.

A property owner or agent must consent to a special panel ARB hearing reassignment or

request a postponement if they disagree with the reassignment. A change of special panel members because of a conflict of interest, illness or inability to continue participating in hearings for the remainder of the day does not constitute a special panel hearing reassignment.

The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

IV. Conduct of ARB Hearings (formal hearings, not informal meetings between property owners and appraisal district staff)

[Tax Code Section 5.103(b)(2), (9), and (10)]

1. Conducting Hearings Open to the Public

This introductory statement must be read at the beginning of each hearing:

We are the appraisal review [board or panel] that will hear your protest today. We are not employees of the appraisal district. We are appointed to perform an independent review of your protest. You can complete a survey regarding your experience today [provide instructions on how to fill out the survey]. The survey is voluntary. You also have the right to appeal our decision. We will provide the appeal information to you with our determination.

The ARB or ARB panel does not have to read the statement above if the owner or agent has previously appeared before the ARB or any ARB panel for the ARB for that county that same day.

ARBs should conduct most protest hearings in the following order:

- a. Commence the hearing and announce the assigned protest number, property location, property owner and other identifying information.
- b. Announce that, in accordance with Tax Code Section 41.45(h), the parties must provide all written and electronic material that has not been provided.
- c. State that the ARB members who are considering the protest have not communicated with anyone about the protest and have signed affidavits to that effect.
- d. Welcome the parties and remind them of the content of the hearing procedures, time limits for the hearing, and other relevant matters.
- e. Ask if any testifying witness holds a license or certificate from the Texas Appraiser Licensing and Certification Board and if the witness is appearing in that capacity.
- f. Inform witnesses that they must give all testimony under oath and swear-in all witnesses who plan to testify.
- g. Ask the property owner to decide if he/she wishes to present his/herevidence and argument before or after the appraisal district.
- h. If the property owner or agent presents his/her case first, he/she will present evidence (documents and/or testimony). If witnesses are present, the property owner or agent can examine the witnesses as part of the presentation of evidence. At the end of the presentation, the property owner or agent must state an opinion of the property's value (if applicable).

- i. Next, the appraisal district representative may cross-examine the property owner, the agent or representative and/or witnesses.
- j. If the property owner or agent presented his/her case first, the appraisal district representative will present evidence (documents and/or testimony) next. If witnesses are present, the appraisal district representative can examine the witnesses as part of the presentation of evidence. At the end of the presentation, the appraisal district representative must state an opinion of the property's value (if applicable).
- k. Then, the property owner or agent can cross-examine the appraisal district representative and/or witnesses.
- l. The parties cannot examine or cross-examine the ARB members.
- m. The party presenting its case first can offer rebuttal evidence (additional evidence to refute evidence presented by the other party).
- n. The other party can then offer rebuttal evidence.
- o. The party presenting its case first must make its closing argument and state the ARB determination being sought.
- p. The party presenting its case second must make its closing argument and state the ARB determination being sought.
- q. The ARB or panel chair must state that the hearing is closed.
- r. The ARB or panel must deliberate orally. No notes, text messages, or other forms of written communication are permitted.
- s. The ARB or panel chairman must ask for a separate motion for each matter that was the subject of the protest hearing. The motion should include the exact value or issue protested. The ARB must take a vote and a designated appraisal district staff person or ARB member must record
 - it. The parties must make separate motions and the ARB must make separate determinations for each protested issue (i.e., excessive appraisal and unequal appraisal must have separate ARB motions and determinations). Single-member panels must make a recommendation on each motion submitted under protest, however, the ARB will ultimately accept the panel's determination, make its own determination on the protest, or refer the matter for rehearing to a single-member panel composed of someone who did not hear the original protest. Special panels appointed in certain counties must make a recommendation on each motion submitted under protest, however, the ARB will ultimately accept the panel's determination or refer the matter for rehearing to another special panel composed of members who did not hear the original protest. If the ARB does not have at least three other special panel members available, the ARB may make the determination.
- t. Thank the parties for their participation and announce the ARB determination(s) and that an order determining protest will be sent by certified mail or email in counties with populations greater than 120,000 where property owners can submit a request form for electronic delivery of the notice of determination from the ARB. Provide the property owner or agent documents indicating that the members of the board hearing the protest signed the required affidavit.

If the ARB members use computer screens during ARB hearings for reviewing evidence and other information, the ARB must make computer screens available to property owners and agents at the hearings to view the same information that is presented to the ARB members by the appraisal district staff. This requirement is met if the property owner or agent can see all information displayed on at least one computer screen in the hearing location (there is no requirement that the ARB provide the property owner or agent with a separate screen).

If a chief appraiser uses audiovisual equipment at a protest hearing, the appraisal office must provide equipment of the same general type, kind and character for the use of the property owner or agent during the hearing. See section VI, Other Issues, for more information regarding audiovisual equipment requirements.

The property owner or agent and the appraisal district representative are prohibited from debating each other. The parties must direct all communications to the ARB members, except for examination or cross-examination during testimony of witnesses or parties testifying at the hearing.

For taxing unit challenges, motions to correct appraisal records, protests regarding exemptions, or other matters that may be the subject of ARB hearings, the ARB should follow the order of conducting hearings above but may make exceptions for the type of hearing.

Tax Code Section 41.68 and Comptroller Rule 9.803 require that the ARB keep records for each ARB proceeding. This includes the ARB retaining evidence offered or submitted by the parties as required by Tax Code Section 41.45 and Comptroller rules 9.803 and 9.805. The ARB secretary is responsible for ensuring proper record keeping, maintenance and retention.

2. Conducting Hearings by Telephone or Videoconference Call

Tax Code Section 41.45(n) allows a property owner initiating a protest to offer evidence or argument by affidavit without physically appearing. Tax Code Section 41.45(b-1) requires a property owner to request a telephone conference or videoconference call hearing in writing at least five days before the hearing date if the property owner does not have an authorized representative, or 10 days before the hearing date if the property owner has an authorized representative. To offer evidence or argument at a hearing conducted remotely, a property owner must submit a written affidavit of any evidence before the hearing begins. A property owner is responsible for providing access to a hearing conducted remotely to another person the owner invites to participate in the hearing.

Tax Code Section 41.45(b-2) requires the ARB to provide the telephone number for conducting the teleconference call or the URL address for conducting the videoconference (if offered in that county). The ARB must hold the hearing in a location with equipment that allows all ARB members and parties to the protest in attendance to hear and, if applicable, see the property owner's argument.

3. Conducting Hearings Closed to the Public

Tax Code Section 41.66(d) states that hearings conducted under this chapter are open to the public. Tax Code Section 41.66(d-1) allows the hearing to be closed to the public by mutual agreement between the property owner and the chief appraiser. The chief appraiser and the property owner must file a joint motion to request a closed hearing due to intent to disclose proprietary or confidential information that will assist the ARB in determining the protest.

The ARB or panel chair must convene the hearing as an open meeting and then announce the closed meeting as permitted by Tax Code Section 41.66(d) and (d-1). Only the parties to the protest, their witnesses and the ARB members are permitted to stay in the hearing room. The ARB must follow the same order of proceedings as for hearings open to the public. The ARB secretary must keep a separate tape recording or written summary of testimony for the closed meeting in accordance with Comptroller Rule 9.803, generally. The proprietary or confidential evidence presented at the hearing giving rise to the closed hearing is confidential according to Tax Code Section 22.27. The ARB must mark as "confidential" and maintain it as confidential in the ARB records for proper handling. At the conclusion of the hearing, the ARB panel must confirm with the parties that all proprietary and confidential information has been appropriately identified by the ARB. The ARB members must maintain the confidentiality of the information and disclose only as provided by law. After deliberation, the ARB must reconvene in open meeting and vote or take final action on the protest deliberated in the closed meeting. The ARB and parties cannot mention the proprietary or confidential information during the open meeting.

4. Right to Examine and Cross-examine Witnesses or Other Parties Tax Code Section 41.66(b) states that "each party to a hearing is entitled to offer evidence, examine or cross-examine witnesses or other parties, and present argument on the matters subject to the hearing."

The ARB cannot prohibit this entitlement in any way; however, it may enforce time limits and dictate the order of ARB hearings for witness examination and cross-examination. To the extent possible, the ARB should advise the parties in advance of any time limitations that the ARB intends to impose regarding the presentation of evidence.

5. Party's Right to Appear by Agent

The designation of an agent made by Tax Code Section 1.111(b) requires written authorization on a form prescribed by the Comptroller and signed by the owner, a property manager authorized to act on behalf of the owner other than the person being designated as agent, and must clearly indicate that the person is authorized to act on behalf of the property owner in property tax matters relating to the property or the property owner. The designation may authorize the agent to represent the owner in all property tax matters or in specific property tax matters as identified in the designation.

6. Protest by Person Leasing Property

Tax Code Section 41.413 Allows a person leasing property who is contractually obligated to reimburse the property owner for taxes imposed on the property to protest before the ARB the

appraised value of the property if the property owner does not file a protest relating to the property. Under Tax Code Section 41.413, the lessee can designate another person to act as an agent with the same authority and limitations as an agent designated under Tax Code Section 1.111. Designated agents have the same authority and are subject to the same limitations as agents designated by property owners.

V. Evidence Considerations

[Tax Code Section 5.103(b)(8), (11), and (13)]

1. A Party's Right to Offer Evidence and Argument

The ARB cannot prohibit a party's right to offer evidence and argument but may enforce time limits and dictate the order of ARB hearings. To the extent possible, the ARB should advise the parties in advance of any time limitations the ARB intends to impose regarding the presentation of evidence and argument. The ARB should, schedule permitting, provide as much time as possible to each party to a hearing to fully present evidence and offer argument.

2. Prohibition of Consideration of Information Not Provided at the ARB Hearing [Tax Code Section 41.66(e)]

In a protest hearing, the ARB cannot consider any appraisal district information on a protest that was not presented to the ARB during the protest hearing. In order for the ARB to consider any appraisal district record (i.e., appraisal roll history, appraisal cards), one of the parties must present it as evidence (e.g. chief appraiser, appraisal district representative, property owner, agent or witness) at the protest hearing.

3. Exclusion of Evidence [Tax Code Section 41.67(d), (e)]

If it is established during a protest hearing that the protesting party previously requested information under Tax Code Section 41.461 and that the opposing party did not deliver the information to the protesting party at least 14 days before the scheduled or postponed hearing, the opposing party cannot use or offer the requested information not made available in any form as evidence in the hearing. The ARB must exclude evidence under Tax Code Section 41.67(d) only if evidence presented at the hearing establishes that:

- 1) the information sought to be excluded as evidence was not delivered at least 14 days before the hearing; and
- 2) the information sought to be excluded as evidence was previously requested by the protesting party.

Tax Code Section 41.67(e) prohibits the chief appraiser from offering evidence at a hearing in support of a modification or denial of an exemption or application unless:

- 1) the chief appraiser provided the reasoning for the modification or denial to the property owner in writing no later than the 14th day before the hearing date; and
- 2) evidence establishes that the additional reason was not known by the chief appraiser at the time the chief appraiser delivered the original notice of modification or denial.

VI. Other Issues

[Tax Code Section 5.103(b)(17)]

1. Compliance with the Law, Integrity, and Impartiality

ARB members must comply with the law and always act in a manner that promotes public confidence in the integrity and impartiality of the ARB.

2. Patience and Courtesy

ARB members must be patient, dignified and courteous to parties appearing before the ARB.

3. Bias or Prejudice

ARB members must perform their ARB duties without bias or prejudice.

4. Confidential Information

ARB members must not disclose or use confidential information acquired in the performance of ARB duties **for any purpose unrelated to ARB duties.**

5. Required Contents that Vary by ARB

(a) Evidence exchange and retention and audiovisual equipment requirements.

We encourage you to use our Online Appeals portal to upload your evidence prior to your hearing. <https://OnlinePOrtal.CollinCAD.org>. If you cannot upload your evidence using the online portal, the ARB will also accept printed evidence. If submitting printed evidence, it must be printed on 8.5x11 letter size paper and you must provide a full copy for digital scanning that will become the property of the ARB.

(b) Electronic file format types and Audiovisual requirements.


- (1) Electronic evidence should be submitted in PDF format for optimal visual presentation to the Board. If unable to produce in PDF format, the ARB will accept Microsoft Word, Excel & PowerPoint, or only the following image/photo types: BMP, JPG, JPEG, PNG, or TIFF; The ARB will not accept special image compression formats such as HEIC/HEIF used by some Apple & Samsung devices. Multiple files may be submitted; however, the total combined size must not exceed 20MB per property.
- (2) The ARB will not download from external links within the body of an email or document. The ARB will not accept evidence on memory cards, cameras, video cameras, phones, computers, tablets, or any other medium that cannot be retained for record.
- (3) The ARB does not accept nor have the ability to view or listen to audio and video files.

SUBMISSION OF 2026 COLLIN ARB HEARING PROCEDURES

I, **Nancy Bittner**, posted and held a public hearing to consider the adoption of the proposed hearing procedures. The proposed procedures incorporated the Comptroller's Model Hearing Procedures, as required by Section 5.103 (d) of the Texas Property Tax Code.

I, **Nancy Bittner**, with a quorum of the ARB present, held the public hearing on March 05, 2026, where the Collin ARB adopted the proposed hearing procedures.

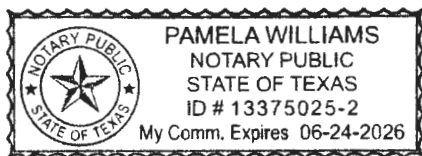
I, **Nancy Bittner**, Chairman for the Collin Appraisal Review Board do hereby submit the adopted 2026 Collin ARB Hearing Procedures, within 15 days of adoption, as required by Section 41.01 of the Texas Property Tax Code.

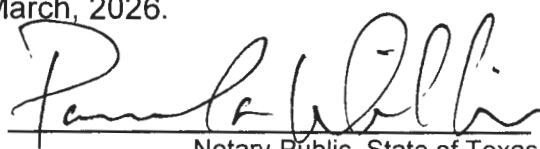


Nancy Bittner
Chairman, Collin ARB

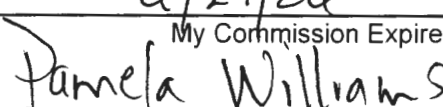
Before me, the undersigned authority, personally appeared **Nancy Bittner** who, being by me, duly sworn, say that all the statements set out above are true and correct.

SWORN TO AND SUBSCRIBED before me this the 5th day of March, 2026.





Notary Public, State of Texas
4/24/26

My Commission Expires


Notary's Printed Name

SUBMISSION OF 2026 COLLIN ARB HEARING PROCEDURES

BOARD MEMBERS

Alethea Stern
Allan Branham
Allan Branham

Anil Kumar
Charlote Wilson
Azaliah Ton
Barbara Martinez
Barbara Martinez
Ben DeVries
Ben DeVries

Bert Leatch
Betty Hartman
Betty Hartman
Brian Seals
Brian Seals

Brian Seals

Celeste Cox

Clayton Harbeck
Craig Perry
Craig Perry

Craig Perry

Dale DeShazo

Daniel Reich

Daniel Sheehan

David Morgan
David Richard
David Richard
Deborah Daniel
Deborah Daniel

Deborah Daniel

Dennis Guth
Don Lasher
Don Lasher

Floyd Smith

Gary Murtha

George Chollar
George Chollar

Gwendolyn Munder

Hanayya Shah
Henry Bell
Henry Bell
Huong Rachel Tran
Huong Rachel Tran

Huong Rachel Tran

James Edwards

James Scanlon
James Trevin
James Trevin

Janet Hobart Welborn

Janice Robins
Jerry Shepherd
Jerry Shepherd

Joseph Skibek

Julie Maher

Kacey Judd

Kannan Iyer
Karyn Fartching
Karyn Fartching

Kathrin Hayden

Keith Felker

Kenneth Clowes
Kenneth Holmes
Kenneth Holmes

Kevin Cortez
Kopek Yuen
Kopek Yuen

Kopek Yuen

Kristine Edens

Larry Uberta

Lawrence Gurfman
Margaret Muenchau
Margaret Muenchau
Marilyn Carleen Hardin
Marilyn Carleen Hardin

Marilyn Carleen Hardin

Michael Gross
Nancy Bittner
Nancy Bittner

Nasima Chowdhury

Norman Harris

Norman Whitt
Olin Jaye
Olin Jaye

Pamela Edwards

Paul Lastrapes

Pauleen Kocak

Peter Stringer

Philip Merkel
Rajeev Talwar
Rajeev Talwar
Richard DiVirgilio
Richard DiVirgilio
Richard Hill
Richard Hill

Richard DiVirgilio

Richard Hill

Robert Gardner
Shana Fishman
Shana Fishman

Shelia Patterson

Stella Vea
Steven Hubbard
Steven Hubbard
Susan Granger
Susan Granger

Susan Granger

Timothy Baker

Trammel Davis

G.3.
1st Qtr. 2026 Change Report.

April 23, 2026



Collin CAD 25.25(b) Change Report

2026-Q1

Chg Date	Year	Prop ID	Owner Name	Legal Description	Entity Codes	CAT Codes	Begin Value	Final Value	Gain/Loss
2026-01-05	2020	274786	ERGONIS FAMILY LIVING TRUST	FLOYD WOOD (CPL), BLK 27, LOT D	GCN,JCN,SPL,CPL	A	\$190,000	\$169,897	-\$20,103
2026-01-05	2021	274786	ERGONIS FAMILY LIVING TRUST	FLOYD WOOD (CPL), BLK 27, LOT D	GCN,JCN,SPL,CPL	A	\$175,203	\$174,691	-\$512
2026-01-05	2022	274786	ERGONIS FAMILY LIVING TRUST	FLOYD WOOD (CPL), BLK 27, LOT D	GCN,JCN,SPL,CPL	A	\$204,658	\$204,032	-\$626
2026-01-05	2024	274786	ERGONIS FAMILY LIVING TRUST	FLOYD WOOD (CPL), BLK 27, LOT D	GCN,JCN,SPL,CPL	A	\$220,246	\$219,291	-\$955
2026-01-05	2025	274786	ERGONIS FAMILY LIVING TRUST	FLOYD WOOD (CPL), BLK 27, LOT D	GCN,JCN,SPL,CPL	A	\$264,295	\$247,333	-\$16,962
2026-01-14	2024	968714	PARKS JAMES STAFFORD ETAL	ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 7, TRAC	GCN,JCN,SPR,CPR	A	\$268,831	\$268,184	-\$647
2026-01-14	2025	968714	PARKS JAMES STAFFORD ETAL	ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 7, TRAC	GCN,JCN,SPR,CPR	A	\$310,497	\$295,002	-\$15,495
2026-02-02	2020	1757218	LAGOW LIVING TRUST	WHIFFLETREE VI (CPL), BLK A, LOT 3	GCN,JCN,SPL,CPL	A	\$692,000	\$148,500	-\$543,500
2026-03-24	2025	2123931	GARCIA ELOY OMAR & GLORIA PATRICIA	ABS A0674 A OGDEN SURVEY, SHEET 1, TRACT 25, 12.5958 ACRES	GCN,JCN,SLN	D1, D2, E	\$208,559	\$53,439	-\$155,120
2026-03-24	2025	2758514	TAYLOR TERRY WAYNE & SUSAN ELAINE	STINSON HIGHLANDS PHASE 3 (CLU), BLK A, LOT 21	GCN,JCN,SLV,SPL,CLU	A	\$1,436,673	\$1,179,873	-\$256,800
2026-03-13	2023	2818684	PALATINE INVESTMENT GROUP LLC	FULL SPECTRUM PLACE (CMR), BLK A, LOT 1	GCN,JCN,SPL,CMR	F1	\$2,196,025	\$2,093,342	-\$102,683
2026-03-13	2024	2818684	PALATINE INVESTMENT GROUP LLC	FULL SPECTRUM PLACE (CMR), BLK A, LOT 1	GCN,JCN,SPL,CMR	F1	\$2,303,616	\$2,195,568	-\$108,048
							\$8,470,603	\$7,249,152	-\$1,221,451

G.4.
1st Qtr. 2026 Arbitration Report.

April 23, 2026



Collin Central Appraisal District

April 13, 2026

TO: Board of Directors

FROM: Tina Castillo, Director of ARB & Agents Services

RE: 1st Quarter 2026 - Arbitration Report

The Texas Property Tax Code Section 41A gives property owners the right to appeal an Appraisal Review Order through binding arbitration.

- There have been 533 Requests for Binding Arbitration filed for 2025.
- The total certified market value of the properties under appeal is \$36,022,022. The difference between the certified value of the properties and the requestor opinion of value is \$5,525,937.
- Below is a representation of the current 2025 arbitration case load, along with the 2024 statistics, as reference.

ARBITRATION STATUS	2025	ARBITRATION STATUS	2024
Active	39	Active	0
Rejected	0	Rejected	2
Withdrawn	49	Withdrawn	26
Dismissed	4	Dismissed	0
Settled	228	Settled	98
District	148	District	63
Taxpayer/Agent	64	Taxpayer/Agent	47
TOTAL	533	TOTAL	236

ARBITRATED BY	2025	ARBITRATED BY	2024
Agent	496	Agent	181
Taxpayer	37	Taxpayer	55
TOTAL	533	TOTAL	236

PROPERTY TYPE	2025	PROPERTY TYPE	2024
Residential	242	Residential	117
Land	23	Land	18
Commercial	212	Commercial	97
BPP	56	BPP	4
TOTAL	533	TOTAL	236

G.5.
1st Qtr. 2026 Investment & Collateral Report.

April 23, 2026



QUARTERLY INVESTMENT AND COLLATERAL REPORT

For the Quarter Ended

March 31, 2026

Prepared by

Valley View Consulting, L.L.C.

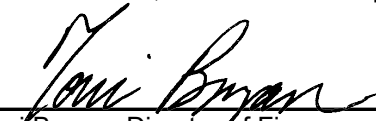
The investment portfolio of the Collin Central Appraisal District is in compliance with the Public Funds Investment Act and the District's Investment Policy and Strategies. We certify that we have reviewed this quarterly investment report, as of and for the period stated above, that is being submitted for acceptance by the Board of Directors of the Collin Central Appraisal District. To the best of our knowledge and belief, in all material respects the Investment Report was prepared in accordance with the guidelines presented in the Government Code, Chapter 2256 (Public Funds Investment Act) and the Investment Policy adopted by the Board of Directors of the Collin Central Appraisal District. There have been no material misrepresentations in the report by the inclusion or exclusion of information. An effective system of internal controls has been established to ensure that material financial information is recorded in the accounting system and reported in this report. There were no material weaknesses in internal control during this period covered by the report or thereafter.



Brian Swanson, Assistant Chief Appraiser

April 14, 2026

Date



Toni Bryan - Director of Finance

April 14, 2026

Date

Disclaimer: These reports were compiled using information provided by the District. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields, and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2025			March 31, 2026		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
DDA/MMA/Pool	3.52%	\$ 14,987,176	\$ 14,987,176	3.45%	\$ 15,620,477	\$ 15,620,477
Securities/CDs	4.17%	22,674,817	22,674,817	4.02%	22,992,308	22,992,308
Totals	3.91%	\$ 37,661,993	\$ 37,661,993	3.79%	\$ 38,612,785	\$ 38,612,785

Current Quarter Average Yield (1)

Total Portfolio	3.79%
Rolling Three Month Treasury	3.69%
Rolling Six Month Treasury	3.69%
TexPool	3.67%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	3.79%
Rolling Three Month Treasury	3.69%
Rolling Six Month Treasury	3.69%
TexPool	3.67%

Interest Earnings (Approximate)

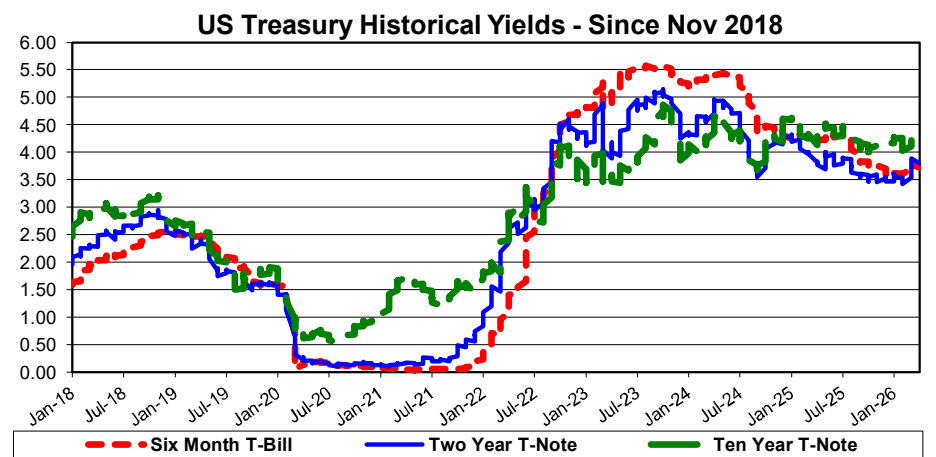
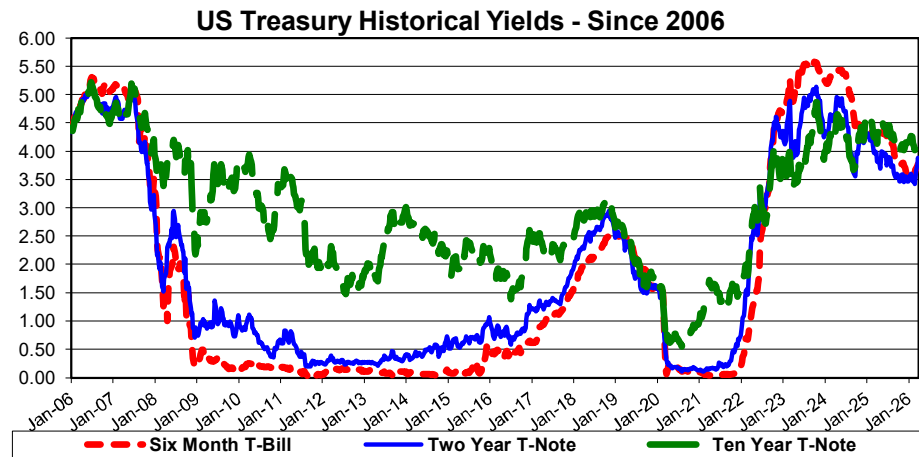
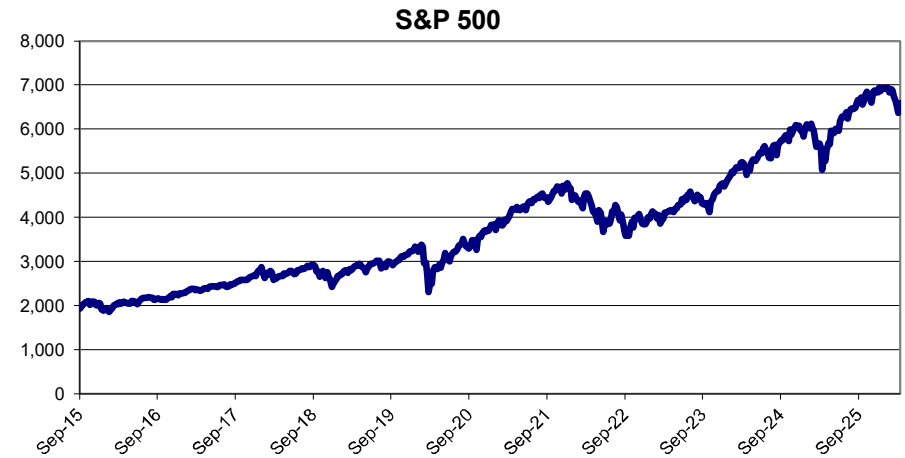
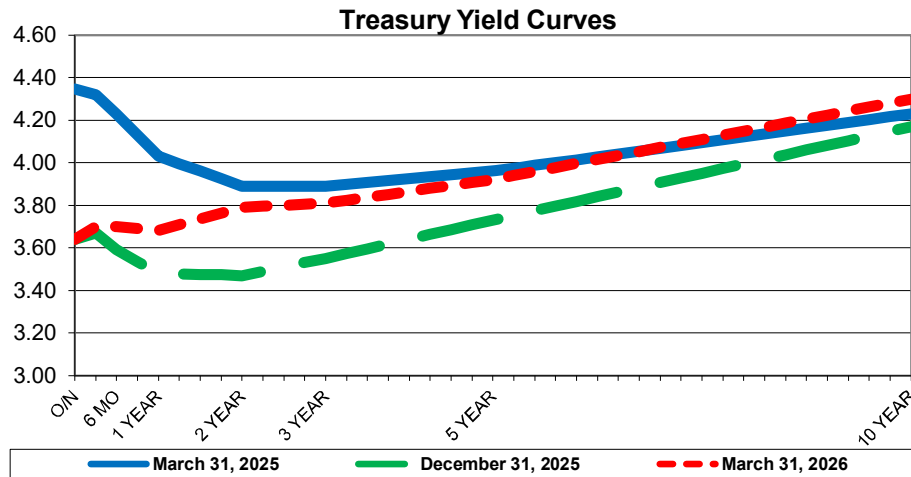
This Quarter	\$	330,579
Fiscal Year-to-Date	\$	330,579

(1) **Current Quarter Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yields** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees..

Economic Overview

The Federal Open Market Committee (FOMC) maintained the Fed Funds target 3.50% - 3.75% (Effective Fed Funds trade +/-3.64%) at their Jan meeting. Additional rate cuts during 2026 are uncertain, but could include one late fall. March Non-Farm Payroll added 178k (exceeding the +60k expectation) raising the three month average to +68k. The S&P 500 Stock Index retrenched +/-8% since touching 7,000. The yield curve is almost fully positive. With the Middle East conflict, Crude Oil continues \$100+. Inflation continues above the FOMC 2% target (Core CPI 2.5% and Core PCE +/-3.1%). The uncertain world events still influence volatility.



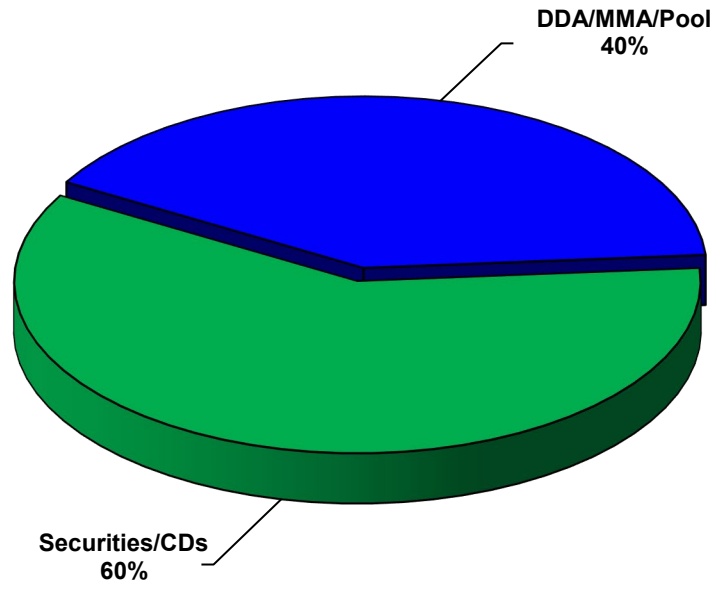
Holdings Report
March 31, 2026

Issuer	Coupon	Settlement Date	Maturity Date	Face Value	Book Value	Market Price	Market Value	YTM @ Cost	Days To Maturity
Texas Capital Bank Operating	0.00	03/31/26	04/01/26	\$ 866,967	\$ 866,967	1.00	\$ 866,967	0.00	1
Texas Capital Bank ARB account	0.00	03/31/26	04/01/26	10,000	10,000	1.00	10,000	0.00	1
Texas Capital Bank MMA	3.65	03/31/26	04/01/26	14,743,510	14,743,510	1.00	14,743,510	3.65	1
UBank CD	4.67	10/02/24	04/02/26	2,119,709	2,119,709	100.00	2,119,709	4.75	2
BOK Financial CDARS	4.21	06/26/25	06/25/26	2,065,410	2,065,410	100.00	2,065,410	4.30	86
American Nat'l Bank of TX CD	4.26	01/29/25	07/29/26	2,086,812	2,086,812	100.00	2,086,812	4.33	120
East West Bank CD	3.61	12/23/25	09/23/26	2,174,888	2,174,888	100.00	2,174,888	3.68	176
UBank CD	4.88	10/02/24	10/02/26	2,125,224	2,125,224	100.00	2,125,224	4.97	185
American Nat'l Bank of TX CD	3.69	12/19/25	12/18/26	3,027,522	3,027,522	100.00	3,027,522	3.74	262
East West Bank CD	3.55	01/16/26	01/19/27	2,209,067	2,209,067	100.00	2,209,067	3.61	294
East West Bank CD	3.46	02/18/26	02/18/27	2,095,152	2,095,152	100.00	2,095,152	3.52	324
BOK Financial CDARS	3.93	06/26/25	06/24/27	1,030,510	1,030,510	100.00	1,030,510	4.01	450
BOK Financial CDARS	3.93	06/26/25	06/24/27	1,030,510	1,030,510	100.00	1,030,510	4.01	450
American Nat'l Bank of TX CD	3.60	12/19/25	12/18/27	3,027,505	3,027,505	100.00	3,027,505	3.65	627
				\$38,612,785	\$38,612,785		\$38,612,785	3.79	160
								(1)	(2)

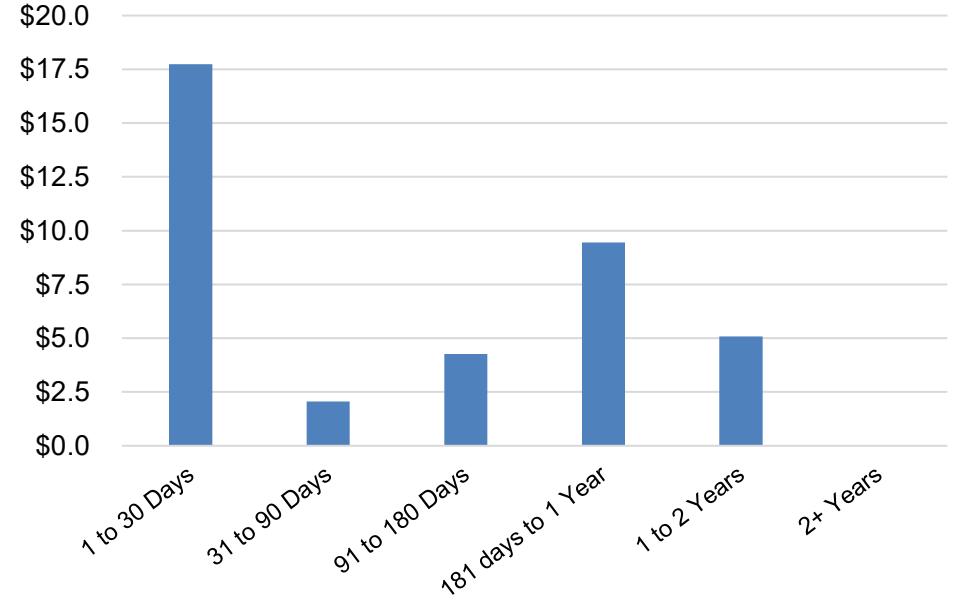
(1) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

(2) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

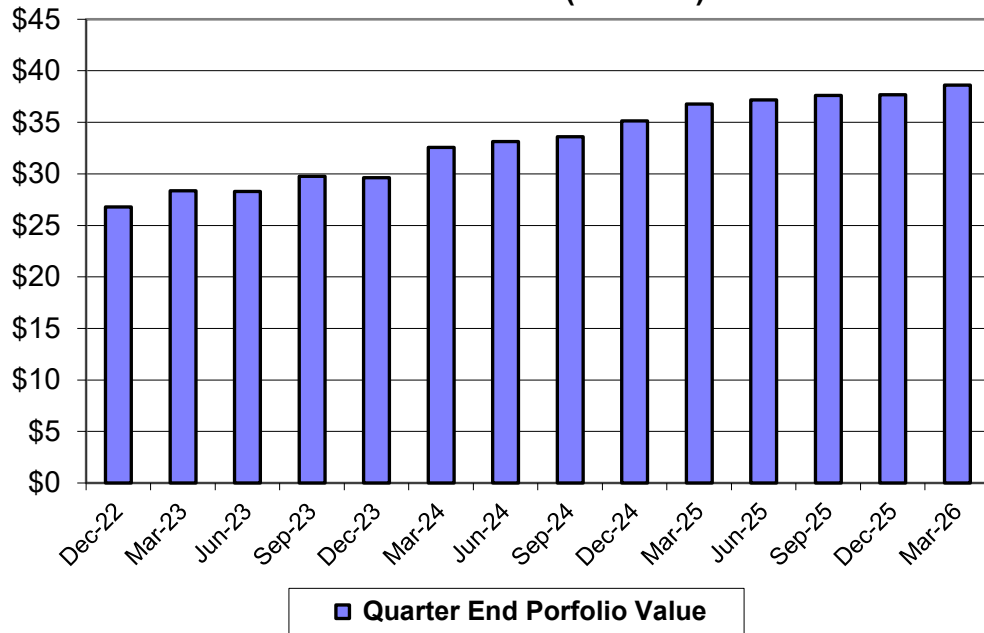
Portfolio Composition



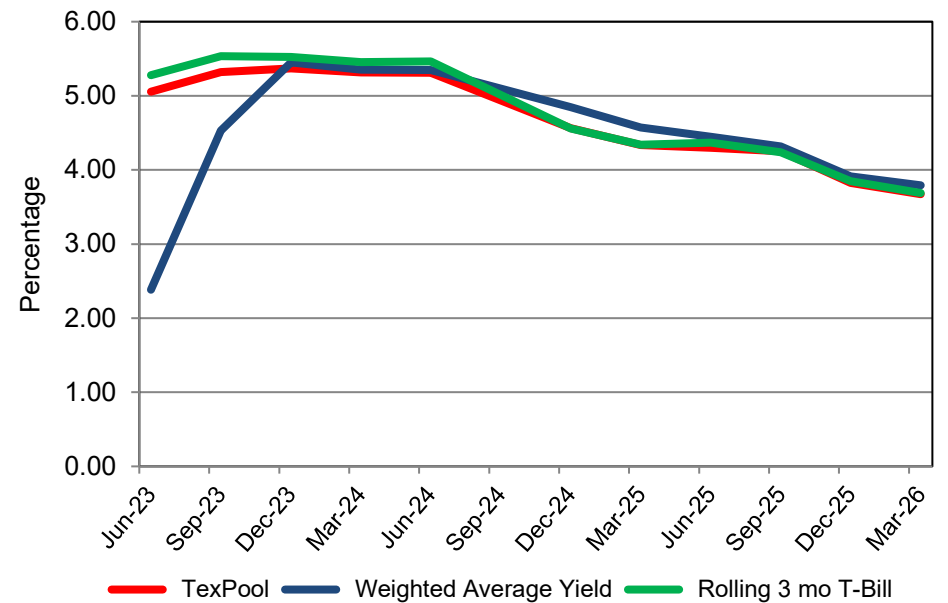
Distribution by Maturity Range (Millions)



Total Portfolio (Millions)



Total Portfolio Performance



Book & Market Value Comparison
March 31, 2026



Issuer	Yield	Maturity Date	Book Value 12/31/25	Increases	Decreases	Book Value 03/31/26	Market Value 12/31/25	Change in Market Value	Market Value 03/31/26
Texas Capital Bank Operating	0.000	04/01/26	\$ 928,930	\$ -	\$ (61,963)	\$ 866,967	\$ 928,930	\$ (61,963)	\$ 866,967
Texas Capital Bank ARB account	0.000	04/01/26	10,000	-	-	10,000	10,000	-	10,000
Texas Capital Bank MMA	3.650	04/01/26	14,048,245	695,264	-	14,743,510	14,048,245	695,264	14,743,510
East West Bank CD	4.370	01/16/26	2,165,671	-	(2,165,671)	-	2,165,671	(2,165,671)	-
East West Bank CD	4.340	02/18/26	2,053,087	-	(2,053,087)	-	2,053,087	(2,053,087)	-
UBank CD	4.750	04/02/26	2,095,048	24,661	-	2,119,709	2,095,048	24,661	2,119,709
BOK Financial CDARS	4.300	06/25/26	2,022,503	42,907	-	2,065,410	2,022,503	42,907	2,065,410
American Nat'l Bank of TX CD	4.330	07/29/26	2,064,404	22,408	-	2,086,812	2,064,404	22,408	2,086,812
East West Bank CD	3.680	09/23/26	2,153,698	21,190	-	2,174,888	2,153,698	21,190	2,174,888
UBank CD	4.970	10/02/26	2,099,401	25,823	-	2,125,224	2,099,401	25,823	2,125,224
American Nat'l Bank of TX CD	3.740	12/18/26	3,000,000	27,522	-	3,027,522	3,000,000	27,522	3,027,522
East West Bank CD	3.610	01/19/27	-	2,209,067	-	2,209,067	-	2,209,067	2,209,067
East West Bank CD	3.520	02/18/27	-	2,095,152	-	2,095,152	-	2,095,152	2,095,152
BOK Financial CDARS	4.010	06/24/27	1,010,503	20,006	-	1,030,510	1,010,503	20,006	1,030,510
BOK Financial CDARS	4.010	06/24/27	1,010,503	20,006	-	1,030,510	1,010,503	20,006	1,030,510
American Nat'l Bank of TX CD	3.648	12/18/27	3,000,000	27,505	-	3,027,505	3,000,000	27,505	3,027,505
Total / Average	3.790		\$ 37,661,993	\$ 5,231,512	\$ (4,280,720)	\$ 38,612,785	\$ 37,661,993	\$ 950,792	\$ 38,612,785

Collateral Position
March 31, 2026

	Texas Capital Bank	American National Bank	East West Bank	BOK Financial	UBank
Collateral Value	\$ 19,000,000	\$ 9,079,821	\$ 8,501,000	\$ –	\$ 4,040,000
+ FDIC Insurance (1)	250,000	250,000	250,000	4,376,429	250,000
Total Enhancement	\$ 19,250,000	\$ 9,329,821	\$ 8,751,000	\$ 4,376,429	\$ 4,290,000
Total Deposits	\$ 15,620,477	\$ 8,141,839	\$ 6,479,107	\$ 4,126,429	4,244,933
Collateral Required (<i>less FDIC Insurance</i>)	\$ 15,370,477	\$ 8,136,094	\$ 6,141,030	\$ 3,876,429	\$ 3,994,933
Excess Coverage	\$ 3,629,523	\$ 1,193,726	\$ 2,271,893	\$ 250,000	\$ 45,067 (2)
Percentage Coverage	123%	115%	135%	106%	101%
Collateral Type:					
Municipal Bonds		\$ 9,079,821			
Agency Letter of Credit	\$ 19,000,000		\$ 8,731,000		\$ 4,040,000
(<i>LOC expiration date</i>)	04/30/26		04/09/27		\$ 2,095,000
					<i>Exp: 04/03/26</i>
					\$ 1,945,000
					<i>Exp: 10/05/26</i>

(1) Includes Certificate of Deposit Account Registry Service and Insured Cash Sweep balances less than \$250,000 per institution.

(2) On April 2, 2026, a \$2.1 million UBank CD matured and was liquidated.

G.6.
1st Qtr. 2026 Vendor Report.

April 23, 2026

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2026

Count	Vendor	Description of services
1	ABACUS COMPUTERS INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
2	ADP INC	PAYROLL, TAXES, OR FEES
3	AFFILIATED COMMUNIONS, INC.	UTILITIES
4	AFLAC - AGC0004875136 (same vendor, add'l account & type)	EMPLOYEE BENEFITS
5	AFLAC - BB570	EMPLOYEE BENEFITS
6	AIRCRAFT BLUEBOOK	PUBLICATIONS AND/OR RESEARCH
7	AIRPAC, INC	PUBLICATIONS AND/OR RESEARCH
8	AMERICAN SERVICES	FACILITIES MAINTENANCE, REPAIRS, REMODEL
9	APPRAISAL INSTITUTE	MEMBERSHIP, DUES, LICENSES, ETC.
10	ARMSTRONG & ARMSTRONG, P.C.	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
11	ASSA ABLOY ENTRANCE SYSTEMS US INC (new) (lobby doors)	FACILITIES MAINTENANCE, REPAIRS, REMODEL
12	AT&T - FIBER	UTILITIES
13	AT&T - MAIN LOCAL	UTILITIES
14	AT&T - MOBILITY	UTILITIES
15	AT&T - U VERSE	UTILITIES
16	BATTERIES PLUS	SUPPLIES OR MISC G&A SERVICES
17	BCC SOFTWARE	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
18	BETSY ROSS FLAG GIRLS INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
19	BIS CONSULTING LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
20	BLUECROSS BLUESHIELD (LIFE&STLT)	EMPLOYEE BENEFITS
21	BLUECROSS BLUESHIELD OF TEXAS	EMPLOYEE BENEFITS
22	CAPITOL APPRAISAL GROUP, LLC	PROFESSIONAL SERVICES (UTILITIES APPRAISAL SRVS)
23	CAPITOL BLIND AND DRAPERY CO. INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
24	CARASOFT TECHNOLOGIES CORP (NEW) (sketch software)	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
25	CARD SERVICE CENTER	CREDIT CARD MERCHANT
26	CARENOW CORPORATE	NEW HIRE AND/OR TESTING RELATED
27	CCIM INSTITUTE	MEMBERSHIP, DUES, LICENSES, ETC.
28	CDW-G	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
29	CERBERUS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
30	CINTAS FIRST AID	SUPPLIES OR MISC G&A SERVICES
31	CINTAS SANI CLEAN #163	FACILITIES MAINTENANCE, REPAIRS, REMODEL
32	CITY OF MCKINNEY	UTILITIES
33	CITY OF MCKINNEY POLICE DEPARTMENT	UTILITIES
34	CIVIC PLUS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
35	COLLIN COLLEGE	CONFERENCE CENTER RENTAL OR CATERING
36	COLLIN COUNTY CHAPTER TAAO	MEMBERSHIP, DUES, LICENSES, ETC.
37	COLORIT GRAPHICS SERVICES	PRINTING AND/OR POSTAGE & DELIVERY
38	CONATSER, DAN E	EDUCATION, TRAVEL, OR TRAINER
39	COSTAR REALTY INFORMATION INC	PUBLICATIONS AND/OR RESEARCH
40	CUSHMAN & WAKEFIELD	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
41	CYPRESS VALLEY LANDSCAPING	FACILITIES MAINTENANCE, REPAIRS, REMODEL
42	DALLAS BUSINESS JOURNAL	PUBLICATIONS AND/OR RESEARCH
43	DALLAS MORNING NEWS	PUBLICATIONS AND/OR RESEARCH
44	DELL MARKETING LP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
45	DEX IMAGING	EQUIPMENT LEASE OR MAINTENANCE
46	DLT SOLUTIONS LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
47	DSS	UTILITIES
48	DSS FIRE INC	UTILITIES
49	ESEI	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
50	ESRI INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
51	EVERBRIDGE, INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
52	EXPERIAN MARKETING SOLUTIONS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
53	FASTVUE, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
54	FEDEX OFFICE	PRINTING AND/OR POSTAGE & DELIVERY
55	FILGO OIL COMPANY, LTD. (NEW) (diesel gas provider)	FACILITIES MAINTENANCE, REPAIRS, REMODEL
56	FIRST STOP HEALTH, LLC	EMPLOYEE BENEFITS
57	FISH WINDOW CLEANING	FACILITIES MAINTENANCE, REPAIRS, REMODEL

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2026

Count	Vendor	Description of services
58	FRONTIER WASTE - MCKINNEY	UTILITIES
59	GREAT AMERICA FINANCIAL SERVICES	EQUIPMENT LEASE OR MAINTENANCE
60	GSO ARCHITECTS	PROFESSIONAL SERVICES (ARCHITECH)
61	HARRIS GOVERN	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
62	HAVEN TECHNOLOGY CORP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
63	HERITAGE BROKERAGE SERVICES	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
64	HEXAGON GEOSPATIAL	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
65	HOLT CAT	FACILITIES MAINTENANCE, REPAIRS, REMODEL
66	HOME DEPOT	SUPPLIES OR MISC G&A SERVICES
67	HUMPHREY & ASSOCIATES, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
68	IAAO	MEMBERSHIP, DUES, LICENSES, ETC.
69	IDERA	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
70	IN BLOOM	SUPPLIES OR MISC G&A SERVICES
71	INDECO SALES, INC.	FURNITURE, CUBICALS, SMALL EQUIPMENT
72	INSIGHT DIRECT USA, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
73	INSURICA EXPRESS	NOTARY PUBLIC RELATED
74	INTEX ELECTRICAL CONTRACTORS, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
75	IREM	MEMBERSHIP, DUES, LICENSES, ETC.
76	IRON MOUNTAIN, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
77	J.D. POWER VALUATION SERVICES	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
78	JONES, MICHAEL R	EDUCATION, TRAVEL, OR TRAINER
79	JOPLIN'S	FACILITIES MAINTENANCE, REPAIRS, REMODEL
80	JUST APPRAISED INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
81	JUST FOIA	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
82	KLEIMAN, MELVYN (formerly Humetrics)	NEW HIRE AND/OR TESTING RELATED
83	LAYER 2 GmbH	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
84	LEGAL SHIELD / ID SHIELD	EMPLOYEE BENEFITS
85	M&M FENCING AND WELDING, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
86	MARSHALL & SWIFT	PUBLICATIONS AND/OR RESEARCH
87	MASSEY SERVICE, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
88	MB&B TROPHIES AND AWARDS	SUPPLIES OR MISC G&A SERVICES
89	MC PURE CLEANING, LLC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
90	MCROBERTS & COMPANY	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
91	MEDIUM GIANT COMPANY, INC	PUBLICATIONS AND/OR RESEARCH
92	METRO COUNCIL OF APPRAISAL DISTRICTS	MEMBERSHIP, DUES, LICENSES, ETC.
93	MICHAEL'S KEYS, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
94	MP2 ENERGY TEXAS(SHELL ENERGY SOLUTIONS)	UTILITIES
95	MURLEY PLUMBING, LLC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
96	MYPRINTCHOICE	PRINTING AND/OR POSTAGE & DELIVERY
97	NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE BENEFITS
98	NCR PAYMENT SOLUTION, FL LLC	CREDIT CARD MERCHANT OR BANK FEES
99	NORTH CENTRAL TX COG	MEMBERSHIP, DUES, LICENSES, ETC.
100	ODP BUSINESS SOLUTIONS, LLC	SUPPLIES OR MISC G&A SERVICES
101	ONE SOURCE COMMERCIAL FLOORING, LLC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
102	PAPERTONE ENTERPRISES LLC	SUPPLIES OR MISC G&A SERVICES
103	PARAGON ROOFING INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
104	PARKS COFFEE (FKA PROSTAR)	SUPPLIES OR MISC G&A SERVICES
105	PERDUE, BRANDON, FIELDER, COLLINS	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
106	PICTOMETRY	AERIAL PHOTOGRAPHY
107	PITNEY BOWES LEASE	EQUIPMENT LEASE OR MAINTENANCE
108	PITNEY BOWES RESERVE ACCOUNT	PRINTING AND/OR POSTAGE & DELIVERY
109	PITNEY BOWES SUPPLIES	SUPPLIES OR MISC G&A SERVICES
110	PLANO OFFICE SUPPLY	SUPPLIES OR MISC G&A SERVICES
111	PROPERTY TAX EDUCATION COALITION, INC	EDUCATION, TRAVEL, OR TRAINER
112	QUALITY PERSONNEL SERVICE	EMPLOYMENT AGENCY (SEASONAL TEMPS)
113	RING CENTRAL, INC.	UTILITIES
114	ROCKIN G DRYWALL & CONSTRUCTION	FACILITIES MAINTENANCE, REPAIRS, REMODEL

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2026

Count	Vendor	Description of services
115	ROYAL CATERING, INC.	SUPPLIES OR MISC G&A SERVICES
116	SAM'S CLUB	SUPPLIES OR MISC G&A SERVICES
117	SAUNDERS & WALSH, PLLC	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
118	SERVICE FIRST	EQUIPMENT LEASE OR MAINTENANCE
119	SHI GOVERNMENT SOLUTIONS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
120	SHRED-IT USA LLC	SUPPLIES OR MISC G&A SERVICES
121	SOUTHERN COMPUTER WAREHOUSE INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
122	SPECTRUM ENTERPRISE	UTILITIES
123	STAPLES BUSINESS CREDIT	SUPPLIES OR MISC G&A SERVICES
124	SUPERIOR VISION OF TEXAS	EMPLOYEE BENEFITS
125	SWINGLE COLLINS & ASSOCIATES	EMPLOYEE BENEFITS
126	TAAD	MEMBERSHIP, DUES, LICENSES, ETC.
127	TAAO	MEMBERSHIP, DUES, LICENSES, ETC.
128	TASB, INC.	MEMBERSHIP, DUES, LICENSES, ETC.
129	TCDRS	EMPLOYEE BENEFITS
130	TDLR	MEMBERSHIP, DUES, LICENSES, ETC.
131	TEXAS COMPTROLLER CO-OP	SUPPLIES OR MISC G&A SERVICES
132	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SUPPLIES OR MISC G&A SERVICES
133	TEXAS DEPARTMENT OF PUBLIC SAFETY	SUPPLIES OR MISC G&A SERVICES
134	THE EXEMPTION PROJECT, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
135	TML-IRP	INSURANCE (GENERAL LIAB AND W/C)
136	TOTAL BEVERAGE SYSTEMS, LLC	SUPPLIES OR MISC G&A SERVICES
137	TRANE US INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
138	TRUE PRODIGY TECH SOLUTIONS LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
139	TSYS MERCHANT SOLUTIONS LLC	CREDIT CARD MERCHANT OR BANK FEES
140	U.S. POSTAL SERVICE	PRINTING AND/OR POSTAGE & DELIVERY
141	UNUM LIFE INSURANCE CO OF AMERICA	EMPLOYEE BENEFITS
142	USER SCAPE	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
143	VAIL & PARK, P.C.	PROFESSIONAL SERVICES (CPA)
144	VALBRIDGE PROPERTY ADVISORS	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
145	VALLEY VIEW CONSULTING, LLC	PROFESSIONAL SERVICES (INVESTMENT ADVISORS)
146	VARIVERGE LLC	PRINTING AND/OR POSTAGE & DELIVERY
147	VEHICLE RECORDS LLC dba JUST TEXAS	PUBLICATIONS AND/OR RESEARCH
148	WAITWHILE, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
149	WEX HEALTH INC	EMPLOYEE BENEFITS
150	YOURMEMBERSHIP.COM, INC.	NEW HIRE AND/OR TESTING RELATED
151	ZOHO CORP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE

NOTES:

- 1) New vendors are highlighted in bright yellow.
- 2) Change in vendor affecting overall vendor count.
- 3) This list EXCLUDES employees, deputy sheriffs, arbitrators, ARB members, and other non-vendor names.
- 4) At the beginning of 2026, 19 A/P vendors were deactivated due to inactivity or type status change.

G.7.
1st Qtr. 2026 Litigation Report.


April 23, 2026



Collin Central Appraisal District

April 16, 2026

TO: Board of Directors

FROM: Brian Swanson, Assistant Chief Appraiser 

RE: 2026 1Q Litigation Report Update

As of the date of this report, we have the following litigation information:

- We have been served 1,011 lawsuits for 2025 with a total certified value of \$30,768,694,751. This number will continue to grow over the next few months as the 60-day deadline to file is always changing this time of year based on the date of hearings throughout the fall and spring. The deadline is a moving target as the rule states the clock starts from the date that the owner/agent receives the ARB Order.
- At this same point last year, we had 932 lawsuits that had been served, which is an increase of 8.5% over 2024. This is another significant increase in lawsuits filed for 2025, which ties into the line item adjustment at the end of 2025 and why the budget line item was increased for the 2026 budget.
- We currently have 42% of the 2025 suits settled, 94% of the 2024 suits settled, 98% of the 2023 lawsuits settled, more than 99% of 2022 settled.
- The chart below illustrates the year, current status, citations, total PID's, and certified values over the last four years which were updated as of the April 8, 2026 supplement:

**COLLIN CENTRAL APPRAISAL DISTRICT
LITIGATION SUMMARY
April 16, 2026**

YEAR	STATUS	CITATIONS	PID'S UNDER SUIT	PID'S ON CERTIFIED ROLL	PERCENTAGE OF PID'S UNDER SUIT	CERTIFIED VALUE	CERTIFIED MARKET VALUE FOR THE COUNTY	PERCENTAGE OF CERTIFIED MARKET VALUE
2022	IN PROGRESS	1	10			\$ 393,560,008		
	LITIGATION FINALIZED	541	934			\$ 18,161,513,080		
		542	944	416,403	0.23%	\$ 18,555,073,088	\$ 249,787,988,648	7.43%
2023	IN PROGRESS	16	18			\$ 1,435,811,077		
	LITIGATION FINALIZED	796	1,607			\$ 29,168,465,385		
		812	1,625	432,722	0.38%	\$ 30,604,276,462	\$ 292,848,120,076	10.45%
2024	IN PROGRESS	52	120			\$ 1,077,500,743		
	LITIGATION FINALIZED	880	1,475			\$ 30,239,549,213		
		932	1,595	451,527	0.35%	\$ 31,317,049,956	\$ 315,243,856,871	9.93%
2025	IN PROGRESS	584	1,034			\$ 16,697,051,682		
	LITIGATION FINALIZED	427	598			\$ 14,071,643,069		
		1,011	1,632	472,905	0.35%	\$ 30,768,694,751	\$ 335,427,056,752	9.17%
2022-2025	IN PROGRESS	653	1,182			\$ 19,603,923,510		
	LITIGATION FINALIZED	2,644	4,614			\$ 91,641,170,747		
	GRAND TOTALS>>>>	3,297	5,796	1,773,557	0.33%	\$ 111,245,094,257	\$ 1,193,307,022,347	9.25%

G.8.
Litigation Cost Report.

April 23, 2026

Legal Expense Summary (by expense code and vendor)

Total as of 4/8/2026

LEGAL EXPENSE BY EXPENSE CODE

Name	2026 YTD Total	2026 Budget	2025 YE Total	2024 YE Total	2023 Total	2022 Total
LITIGATION	\$486,729		\$2,442,895	\$2,158,735	\$1,542,499	\$1,265,087
EXPERT/APPRaisal	\$108,250		\$497,202	\$269,032	\$388,942	\$278,266
GENERAL	\$10,363		\$77,352	\$51,098	\$59,600	\$47,361
PERSONNEL	\$848		\$3,157	\$2,173	\$7,597	\$49,063
ARBITRATION	\$21,895		\$44,050	\$64,400	\$36,900	\$17,100
SUBTOTAL	\$628,085	\$2,970,000	\$3,064,655	\$2,545,438	\$2,035,539	\$1,656,876
ARB RELATED	\$5,476	\$30,000	\$12,056	\$16,860	\$8,750	\$16,031
TOTAL	\$633,561	\$3,000,000	\$3,076,711	\$2,562,298	\$2,044,289	\$1,672,908
	21.12%					

LEGAL EXPENSE BY VENDOR

Name	2026 Total	2025 Total	2024 Total	2023 Total	2022 Total
1 ARBITRATION&SUBPOENA RELATED	\$21,895	\$44,050	\$64,400	\$36,900	\$17,100
2 ARMSTRONG & ARMSTRONG	\$5,476	\$12,056	\$16,860	\$8,750	\$16,031
3 CUSHMAN & WAKEFIELD	\$47,500	\$143,160	\$0	\$0	\$0
4 HBS REAL ESTATE	\$16,750	\$9,250	\$74,600	\$172,750	\$85,000
5 MCROBERTS AND COMPANY	\$0	\$43,500	\$33,450	\$95,250	\$72,850
6 PERDUE, BRANDON, FIELDER	\$769	\$3,038	\$3,029	\$2,779	\$2,500
7 SAUNDERS & WALSH, PLLC	\$497,171	\$2,520,366	\$2,208,978	\$1,606,918	\$1,355,010
8 VALBRIDGE PROPERTY ADVISORS	\$44,000	\$301,292	\$160,982	\$103,442	\$69,000
9 INACTIVE VENDORS (PRICE, MALIN, NPV)	\$0	\$0	\$0	\$17,500	\$55,416
TOTAL	\$633,561	\$3,076,711	\$2,562,298	\$2,044,289	\$1,672,908
	0	0	0	0	0

H.1.
2026 Notice of Appraised Value Report.

April 23, 2026



Collin Central Appraisal District

April 23, 2026

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: 2026 Notice of Appraised Value

Our 2026 real property value notices had a mailing date of April 15, 2026. The following is a summary of the notice mailing.

- Property Type: Real Estate
- Notices eligible for protest filing via our eFile online system: 437,915
- Notices where protest filings are paper: 7,987
- Total count of notices to property owners: 445,902
- Count of duplicate notices sent to tax agents: 99,593

Note: approximately 12,000 *Business Personal Property Notices* mailed in May and June.

- Protest deadline for April 15th Notices: May 15, 2026, 11:59 p.m.
- Four-year protest filing count:
 - 2022 – 100,052 (24.03% of total property count, 416,403)
 - 2023 – 115,837 (26.77% of total property count, 432,722)
 - 2024 – 119,043 (26.36% of total property count, 451,527)
 - 2025 – 138,461 (29.28% of total property count, 472,905)
 - 2026 Projected Range:
 - 141,252 (26.61% 4-yr avg. x 1.10 x 482,568 property count)
 - 154,093 (26.61% 4-yr avg. x 1.20 x 482,568 property count)
- ARB hearings begin: May 22, 2026
- Appearance at ARB hearings (property owner's option):
 - in-person, telephone, or web (voice audio with remote screenshare)

Attachments: 2026 Preliminary Estimate of Taxable Values April 7, 2026

H.2.
2026 Notice of Appraised Value Sample.

April 23, 2026

2026 Notice of Appraised Value

COLLIN CENTRAL APPRAISAL DISTRICT
250 ELDORADO PKWY
MCKINNEY, TX 75069-8023
Phone: 469.742.9200 866.467.1110

Property ID: 2826693
Ownership %: 100.00
Geo ID: R-12214-00D-0160-1
Legal: CRESTRIDGE MEADOWS PHASE ONE (CLA), BLK D, LOT 16
Legal Acres:
Situs: 624 CRESTRIDGE DR LAVON, TX 75166
Appraiser: KER
Owner ID: [REDACTED]
EFile PIN: XXXXXX

DATE OF NOTICE: April 15, 2026

419 1 AV 0.593*****AUTO**5-DIGIT 75166 5DG 2 FT 2



Property ID: 2826693 - R-12214-00D-0160-1

624 CRESTRIDGE DR
LAVON TX 75166-4522



Dear Property Owner,
We have appraised the property listed above for the tax year 2026. As of January 1, our appraisal is outlined below.

Appraisal Information	Last Year - 2025	Proposed - 2026
Market Value of Improvements (Structures / Buildings, etc.)	206,078	188,266
Market Value of Non Ag/Timber Land	80,000	80,000
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	286,078	268,266
Productivity Value of Ag/Timber Land	0	0
Appraised Value** (possible limitations, see below)	286,078	268,266
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65 - Over 65)	HS, OV65	HS, OV65

2025 Exemption Amount	2025 Taxable Value	Taxing Unit	2026 Proposed Appraised Value	2026 Exemption Amount	2026 Taxable Value
25,000	261,078	*LAVON CITY	268,266	25,000	243,266
44,304	241,774	*COLLIN COUNTY	268,266	43,413	224,853
157,216	128,862	*COLLIN COLLEGE	268,266	153,653	114,613
200,000	86,078	*COMMUNITY ISD	268,266	200,000	68,266
0	0	COLLIN CO EMER SVCS DIST #1	268,266	0	268,266

Scan the QR code below to schedule an in-person informal review of your appraised value with the appraisal staff.

CollinCAD.org/informal



See the "Informal Appraisal Review" insert for more information.

The difference between the 2021 appraised value and the 2026 appraised value is 549.55%.

** Your residence homestead is protected from future appraisal value increases in excess of 10% per year PLUS the value of any new improvements. You may qualify for the real property non-homestead limitation if your property appraised value is \$5,320,000 or less. Under Tax Code Section 23.231 the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The governing body of each taxing unit decides whether taxes on the property will increase and the CAD only determines the property's value. This circuit breaker limitation is set to expire December 31, 2026.

* This indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

You or your property may qualify for one of these residence homestead exemptions, if not already indicated above. Visit our website or contact our office for more information.	
HS – General Residence Homestead	DVHS – 100 Percent Disabled Veteran, or Surviving Spouse
OV65 – Age 65 Or Older, or Surviving Spouse	MASSS – Surviving Spouse of Member of Armed Services Killed in Action
DP – Disabled Person	FRSS – Surviving Spouse of First Responder Killed or Fatally Injured in the Line of Duty

Visit Texas.gov/PropertyTaxes to find a link to your Local Property Tax Database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. You may register on the local property tax database website to have notifications regarding updates to the property tax database delivered to you electronically. Visit the CAD website to register to receive electronic communications from the Appraisal District. (Tax Code Section 1.085(a-2))

The governing body of each taxing unit (city council, school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property value. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Property owners who file a notice of protest with the Appraisal Review Board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests.

To file a protest, you must file a written protest with the ARB. To file a written protest, complete the Notice of Protest form by following the instructions included in the form and, no later than the deadline indicated below, mail or deliver the form to the ARB at the address indicated below. The ARB will notify you of the date & time of your hearing.

Deadline for filing a protest: May 15, 2026
Location of Hearings: 250 Eldorado Pkwy, McKinney TX 75069
ARB will begin hearings: May 22, 2026

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) Notice of Protest form. If you have any questions or need more information, please contact the appraisal district office at the phone numbers or at the address shown above.

Marty Wright, Chief Appraiser



00-018292220000420 1/3 1279

H.3.
2026 Notice of Protest Sample.

April 23, 2026

PROPERTY APPRAISAL – NOTICE OF PROTEST – Tax Year 2026

CCAD-132 [Rev 2026-v1]

Collin Central Appraisal District
250 Eldorado Pkwy • McKinney, TX 75069

www.CollinCAD.org
469.742.9200 or 866.467.1110

GENERAL INSTRUCTIONS: This form is used for a property owner or an owner’s designated agent to file a protest with the Appraisal Review Board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413. **Protests must be filed using the Online Appeals eFile website, by mail, or in-person.**

DEADLINES: With exceptions, the typical deadline for filing a protest (having it postmarked, if you mail it) is **midnight, May 15**. A different deadline may apply if you received a notice postmarked after April 16. *(Tax Code Section 41.44)*

Important: As of 2026, local post offices no longer date-stamp mail the day it’s dropped in the bin. Postmarks are applied 1 to 2 days later at regional USPS hubs.

DEADLINE: [actual date]

**FILE ONLINE AT:
onlineportal.collincad.org**

STEP 1: Owner or Lessee Information	Name of Property Owner or Lessee (<i>last name, first name</i>):		Owner ID: ##### / PIN: #####
	Mailing Address, City, State, Zip Code:		
	Phone Number (<i>area code and number</i>):		<input type="checkbox"/> Check here if mailing address has changed.
	<input type="checkbox"/> Person Age 65 or Older	<input type="checkbox"/> Disabled Person	<input type="checkbox"/> Military Service Member or Spouse

STEP 2: Property Description	Physical Address and City if different from above; or Legal Description if no street address; or Mobile Home Info (Make, Model, ID Numbers) if applicable:
	Appraisal District Account Numbers (<i>if known</i>):

STEP 3: Reason(s) for Protest	To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.	
	<input type="checkbox"/> Market & Equity - Incorrect appraised (market) value <u>and</u> value is unequal compared with other properties. [1 & 2]	<input type="checkbox"/> Ag-use, open-space, or other special appraisal was denied, modified, or canceled. [8]
	<input type="checkbox"/> Market - Incorrect appraised (market) value. [1]	<input type="checkbox"/> Change in use of land appraised as ag-use, open-space, or timberland. [7]
	<input type="checkbox"/> Equity - Value is unequal compared with other properties. [2]	<input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal. [12]
	<input type="checkbox"/> Exemption was denied, modified, or canceled. [6]	<input type="checkbox"/> Property should not be taxed in _____ [3] (name of taxing unit)
	<input type="checkbox"/> Owner’s name is incorrect. [9]	<input type="checkbox"/> Failure to send required notice. _____ [4] (type of notice)
	<input type="checkbox"/> Property description is incorrect. [10]	<input type="checkbox"/> Other: _____ [5] (write-in reason)
	<input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the district’s record. [11]	_____ [11] (write-in reason cont’d)

STEP 4: Additional Facts	
	What is your opinion of your property’s value? (<i>optional</i>) \$ _____ (continue on additional pages if needed)

STEP 5: Hearing Type	Indicate how you intend to appear for your scheduled ARB formal hearing (<i>check only one</i>):	
	<input type="checkbox"/> In Person	<input type="checkbox"/> *On Notarized Affidavit or Written Declaration submitted with evidence & delivered to the ARB before the hearing begins.
	<input type="checkbox"/> *By Telephone Conference Call	To participate by phone or video conference you must submit a written affidavit or declaration of evidence before the hearing begins. During a video conference, in addition to audio, the ARB panel hearing the protest will use screen sharing to allow all parties a live view of the evidence being reviewed by members of the ARB panel. You will receive instructions on how to participate in your hearing by phone/video if selected.
	<input type="checkbox"/> *By Videoconference (screenshare)	Changes to hearing type must be submitted in writing to the ARB no later than the 10th day before the hearing. *To facilitate input of your affidavit/declaration and evidentiary materials into the ARB’s records, the ARB requests evidence at least three (3) days prior to the hearing.

--	--

STEP 6: Hearing Notice & Procedures	<ul style="list-style-type: none"> • If your protest goes to a hearing, you will automatically receive a copy of the ARB’s hearing procedures. • Your Notice of Hearing is sent to you by first-class regular mail. If you would like to receive your Notice of Hearing by certified mail and agree to pay the cost, you must indicate your request in Step 4 above. <i>(Section 41.46(d))</i> • If you would like to receive your Notice of Hearing by email or request an electronic hearing reminder, you must file your protest via the Online Appeals eFile website where you will register & confirm your email address (& mobile number if applicable) and indicate your request there. <i>(Section 41.46(e) & (f))</i> • The ARB’s Final Order of Determination is sent by certified mail. If you would like to receive the ARB’s Final Order of Determination by email, you must file your protest via the Online Appeals eFile website where you will register & confirm your email address there. <i>(Section 41.47(d-1))</i>
--	--

STEP 7: Special Panels	<ul style="list-style-type: none"> • A property owner may request that the ARB hearing be conducted in a single-member panel instead of the regular 3+ member panel. <i>(Section 41.45(b4))</i> • If the property has an appraised value determined by the appraisal district of \$62.9 million or more and is classified as Commercial, Industrial, Manufacturing, Multi-Family, or Utilities, you can request a Special Panel hearing. <i>(Section 6.425)</i> <p style="text-align: center; font-size: small;">Indicate your request for a “Single-Member Panel” or a “Special Panel” in Step 4 above.</p>
-----------------------------------	--

STEP 8: Protester’s Name & Signature	print here ⇨	<input type="checkbox"/> Owner	<input type="checkbox"/> Lessee	<input type="checkbox"/> Other _____
	sign here ⇨	<input type="checkbox"/> Property Owner’s Agent – CCAD Agent ID: _____		Date: _____

***** Property owners must file a protest using the Online Appeals eFile website or submit a written protest by mail or in-person. *****

H.4. Informal Appraisal Review Process.

April 23, 2026

INFORMAL APPRAISAL REVIEW PROCESS



Important Taxpayer Information

YOUR PROPERTY VALUE IS IMPORTANT TO US - We welcome the opportunity to informally discuss any questions or concerns you have about your appraisal. The appraiser is required to appraise property at market value as of January 1st. They apply generally accepted mass appraisal methods based upon individual characteristics that affect your property's market value.

1. Informal Reviews (Meeting with an Appraiser)

In-person informal reviews are typically finalized at the initial meeting, unless additional information or documents are pending.

- **Scheduling:** In-person meetings are by appointment only. Please scan the QR code on your Appraisal Notice to schedule. Schedule as soon as possible for the best availability.
- **Multiple Properties:** If you have more than 10 properties to discuss in-person, please contact our office by phone to schedule.
- **Phone Inquiries:** Telephone inquiries are typically responded to within 15 business days.
- **eFile Reviews:** All protests filed online via our Taxpayer Portal will be automatically reviewed by our appraisers, including your supporting documents & opinion-of-value submitted, as they prepare the case for a potential ARB hearing.
- **The Appraiser's Decision:** After reviewing your appraisal and documents, the appraiser will either change the appraised value or make no change. You will be notified of any actions either in-person, by USPS mail, or via the Taxpayer Portal eFile system.
- **After Receiving the Appraiser's Decision:** - You may choose one of two options:
 - Agree with the change the appraiser made to the appraised value (and withdraw your protest, if already filed); or
 - Disagree with the appraiser's decision and decide whether to file a formal protest (before the deadline) for a formal Appraisal Review Board (ARB) hearing, if not already filed, and proceed with the ARB hearing once scheduled.

2. Providing Information for Your Review

Please provide the following supporting items based on your property type:

- **Real Property:** Closing disclosure, contracts, comparable sales, appraisals, loan documents, repair estimates, and photos.
- **Commercial Property** (in addition to above): Rent rolls, leases, income & expense statements, and construction documents.
- **Business Personal Property:** Depreciation schedules, balance sheets, IRS returns, and letters from your CPA certifying the correct values of inventory, furniture, & equipment.



Contact & Office Hours

- **Address:** 250 Eldorado Pkwy, McKinney 75069.
- **Drop-Box:** Available 24/7 next to the main entrance doors.
- **Phone:** 469.742.9200 (metro) / 866.467.1110 (toll-free).
- **Standard Hours:** Monday to Friday, 8am to 4pm.
- **Extended Hours:** Thursdays, April 15 through May 15, open late until 7pm.

3. Filing Your Protest (eFile)

THERE IS A PROTEST DEADLINE PRINTED ON YOUR APPRAISAL NOTICE. An informal review or in-person meeting with an appraiser does not reserve your rights to a formal ARB hearing; you must file a protest before the deadline.

- **How to eFile:** We strongly encourage submitting your protest via the Taxpayer Portal (OnlinePortal.CollinCAD.org). It is the fastest way to initiate and confirm your protest.
- **Registration:** If eligible, your eFile PIN is printed in the top-right section of your mailed appraisal notice. Note - We converted to a new online system in 2025, if you haven't used eFile since 2024, you will need your Owner ID and eFile PIN to register.
- **Managing Your Protest:** Using the online eFile system, you can upload your supporting documents, review the appraiser's evidence, and accept or reject settlement offers, if made by the appraiser.
- **Important E-Filing Notes:** All online protests and supporting documents are reviewed by appraisers as they prepare for a potential hearing. Please do not wait until after 5pm on the protest deadline day to eFile, to avoid technical issues. If you eFile, do not submit a duplicate paper copy.
- **Alternative Filing:** If you cannot file online, the ARB accepts protests by mail (postmarked) or hand-delivered (or placed in our drop-box) on or before the deadline. The ARB will NOT accept protests filed via fax, email, or helpdesk.
- **Important Postmark Note:** As of 2026, local post offices no longer date-stamp mail. Postmarks are applied 1 to 2 days later at regional USPS hubs. Anything mailed on the deadline date will likely be postmarked & considered late, so plan accordingly.

4. Formal Appraisal Review Board (ARB) Hearings

If you disagree with the appraiser's informal decision, or wish to skip the informal review, you may proceed with an ARB hearing.

- **Hearing Notices:** The ARB will notify you of your hearing date and time at least 15 days in advance. If you file your protest online, you will receive your hearing notice via the eFile system. You will not receive an additional notice via USPS mail if you eFile. Paper filers will receive their hearing notice via USPS mail to the address on file.
- **Participation Options:** You may appear in-person, by sworn affidavit, or by telephone or video conference upon request.
- **Phone/Video Requests:** You must notify the ARB in writing at least 10 days before your hearing. Include your Name, Address, and Property Account Number(s). Submit requests in the comments section of your paper protest or via email to CollinARB@CollinARB.org.
- **Submitting Evidence for Phone/Video:** You must offer evidence by affidavit or written declaration. Please submit these at least 3 days prior to the hearing. During video conferences, the ARB will use screen sharing so all parties can view the evidence.
- **How to Participate:** You will receive detailed information about the process and how to participate, either by mail or the eFile system, depending on your method of filing your protest.
- **More Information and copies of the forms mentioned above:** Visit www.CollinARB.org.

FREQUENTLY ASKED QUESTIONS

Why did I receive this Notice of Appraised Value?

The Appraisal District's primary duties include placing all taxable property on the appraisal roll, approval or denial of exemption applications, approval or denial of agricultural use appraisal applications, and processing land change-of-use rollbacks. This appraisal notice was sent to inform you of the appraised value your School District, Collin County, Collin County Community College, City, and/or Special District (*if you live in a city or special district that levies taxes*) will use in calculating your property taxes in October.

What is the appraised value based on?

Section 1.04 of the Texas Property Tax Code requires the Appraisal District to appraise all property at 100% MARKET VALUE. The tax code defines "market value" as the price at which a property would transfer under prevailing market conditions on January 1st, considering the seller has a reasonable time to find a purchaser, and both are knowledgeable of the possible uses of the property, and neither are in a position to take advantage of the other. *Note: When appealing your value, you are disputing the market value.*

Why does the notice not include the tax amounts?

The Appraisal District does not impose taxes, recommend tax rates, or adopt tax rates. Local elected officials determine their tax rates each year. Beginning August 7th, you can visit CollinTaxInfo.org to access updated information on proposed rates and the amount of taxes each taxing entity will impose. Contact the appropriate taxing unit for questions or concerns related to their tax rate.

What is a Cap/Limitation?

- **Homestead Cap:** Applies to residential homesteads and takes effect the second year after a homestead exemption is granted in your name. It limits value increases to the previous year's appraised value, plus 10%, plus the value of new improvements. See our website FAQs for a detailed explanation and illustration of the calculation.
(Example: for homestead exemptions filed & qualified for on or before Dec 31st 2023, the cap is effective for the 2025 tax year)
- **Non-Homestead Cap (Circuit Breaker):** Applies to non-homesteaded real property valued at \$5,320,000 or less, taking effect the year after you own the property for a full calendar year. It limits value increases to the previous year's appraised value, plus 20%, plus the market value of new improvements.
(Example: for non-homestead real property purchased on or before Dec 31st 2023, the cap is effective for the 2025 tax year)

NOTE: When appealing your value, you are disputing the MARKET VALUE. The assessed or taxable value can only be lowered if you are successful in lowering the market value below the assessed value or granted an exemption and/or ag use appraisal.

How do I qualify for a General Residential Homestead Exemption?

You must (1) own and occupy the home as your principal residence, (2) not claim a residential exemption on another property, and (3) file an application with the Appraisal District. Applications are available on our website or by calling our office.

NOTE: School districts must allow the general homestead exemption. All other entities are optional.

H.5.
Taxpayer Assistance Pamphlet.

April 23, 2026

Taxpayer Assistance Pamphlet

January 1, 2026

You are entitled to an explanation of the remedies available to you when you are not satisfied with your property's appraised value. The Texas Comptroller of Public Accounts must publish a pamphlet that explains the remedies available to taxpayers and procedures to follow in seeking remedial action. The Comptroller's office must provide information related to the functions of the taxpayer liaison officer (TLO) appointed in appraisal districts with a population of more than 120,000 and include advice on preparing and presenting a protest.

The Tax Code further directs that copies of the pamphlet be made readily available to taxpayers at no cost. An appraisal district may include it with the notice of appraised value it mails property owners to explain the deadlines and procedures for protesting their property's value. The chief appraiser must provide another copy to property owners initiating a protest.

The first step in exercising your rights under the Tax Code is to protest your property's appraised value. The following remedies only address appraised values and related matters. Government spending and taxation are not the subjects of this publication and must be addressed by local taxing units.

How to Protest Property Value

Appraisal districts must send required notices by May 1, or by April 1 if your property is a residence homestead, or as soon as practical thereafter. The notice must separate the appraised value of real and personal property.

The notice will also include the date and place the appraisal review board (ARB) will begin hearing protests and an explanation of the availability and purpose of an informal conference with the appraisal district to resolve your concerns before your ARB hearing. If you are dissatisfied with your appraised value or if errors exist in your property's appraisal records, you should file a notice of protest with the ARB.

If an appraisal district has an internet website, it must permit electronic protest filing for incorrect appraised value and/or unequal appraisal for properties receiving a residence homestead exemption, with certain exceptions. Counties with populations of 500,000 or more must have a website. Contact your local appraisal district for more details on filing a protest electronically.

What Can be Protested

You may file a notice of protest using the model form on the Comptroller's website: comptroller.texas.gov/forms/50-132.pdf. The notice need not be on this form. Your notice of protest is sufficient if it identifies (1) the protesting person claiming an ownership interest in the

property, (2) the property that is the subject of the protest and (3) dissatisfaction with an appraisal district determination.

You may request the ARB schedule hearings on protests to be held consecutively concerning up to 20 designated properties on the same day. You may use a special notice on the Comptroller's website: comptroller.texas.gov/forms/50-131.pdf.

You may protest your property's value in the following situations:

- the value the appraisal district placed on your property is too high and/or your property is unequally appraised;
- the appraisal district denied a special appraisal, such as open-space land, or incorrectly denied or modified your exemption application;
- the appraisal district failed to provide you with required notices;
- the appraisal district denied the circuit breaker limitation on appraised value for non-homestead real property; or
- other matters prescribed by Tax Code Section 41.41(a).

How to Complete the Protest Form

If using the protest form, these tips will help ensure that you can present your evidence and preserve your appeal rights.

- You should pay particular attention to the form's reason for protest section.
- What you check as the reason for the protest influences the type of evidence you may present at your hearing.
- Your appeal options after the hearing are influenced by what you protest.

In the case of a typical residential property, checking incorrect appraised value and/or unequal appraisal will allow you to present the widest types of evidence and preserve your full appeal rights.

How to Resolve Concerns Informally

Appraisal districts will informally meet with you and try to resolve your objections prior to your ARB hearing. You must request the informal conference with the appraisal district on either your notice of protest form or in writing before your scheduled hearing date. It is very important, however, that you preserve your right to a hearing with the ARB by filing your notice of protest before the deadline, even if you expect to resolve your concerns at the informal meeting with the appraisal district.

Ask one of the appraisal district's appraisers to explain how the district arrived at your property's value. Be sure the property description is correct and that the measurements for your home or business and lot are accurate. Many appraisal districts have this information online.

What is an ARB?

The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district. In counties with a population of less than 75,000, the local administrative district judge, or the judge's designee appoints ARB members. In counties with a population of 75,000 or more, the appraisal district board of directors appoints ARB members, including special panel ARB members to hear complex property cases where available.

The ARB must adopt and follow certain hearing procedures that may be unfamiliar to you. It must base its decisions on facts it hears from you and the appraisal district to decide whether the appraisal district has acted properly in determining your property's value.

ARB members cannot discuss your case with anyone outside of the hearing. Protest hearings, however, are open to the public and anyone can sit in and listen to the case. A closed hearing is allowed on the joint motion of the property owner and chief appraiser if either intends to disclose proprietary or confidential information at the hearing.

When are Protests Filed?

You must file your notice of protest with the ARB no later than May 15 or 30 days after the appraisal district mailed the notice of appraised value, whichever is later. You may request an evening or Saturday hearing. The ARB will notify you at least 15 days in advance of the date, time and place of your hearing. Under certain circumstances, you may be entitled to a postponement of the hearing to a later date. The ARB begins hearings around May 15 and generally completes them by July 20. Start and end dates can vary by appraisal district.

At least 14 days before your protest hearing, the appraisal district will mail a copy of this pamphlet; a copy of the adopted ARB hearing procedures; and a statement that you may request a copy of the data, schedules, formulas and any other information the chief appraiser will introduce at your hearing.

You or your authorized representative may appear at the ARB hearing in person, by telephone conference call, videoconference or by filing a written affidavit. To appear by telephone or video conference call you must provide written notice at least five days before the hearing, or at least 10 days before the hearing if you have an authorized representative. You must submit and deliver any evidence by written affidavit and to the ARB before the hearing begins. ARBs in counties with populations less than 100,000 that also lack the technological capabilities for videoconferences are not required to provide them.

If you fail to appear, you may lose the right to be heard by the ARB on the protest and the right to appeal. If you or your authorized representative fails to appear at a hearing, you are entitled to a new hearing if you file with the ARB, not later than four days after your hearing date, a written statement showing good cause for failing to appear and request a new hearing. The Tax Code defines good cause as a reason that includes an error or mistake that was not intentional or was not the result of conscious indifference and will not cause undue delay or injury to the person authorized to extend the deadline or grant a rescheduling.

What Steps to Take to Prepare for a Protest Hearing

You should consult with the appraisal district staff about your property's value. Ask questions about items you do not understand. The appraisal district must provide copies of documents that you request, at no charge via first class mail or electronically by filing a written request to exchange electronic communications on a form prescribed by the Comptroller for that purpose. Many appraisal districts provide a great deal of information on their websites at no charge.

If you are protesting the appraisal of your home or small business, you can view videos on the topic on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/protests/index.php.

Observing the following tips can also help in achieving a successful appeal:

- *Be on time and prepared for your hearing.* The ARB may place time limits on hearings.
- *Stick to the facts and avoid emotional pleas.* The ARB has no control over the appraisal district's operations or budget, tax rates for local taxing units, inflation or local politics; addressing these topics in your presentation wastes time and will not help your case.
- *Review the ARB hearing procedures.* After you receive the ARB hearing procedures, take time to become thoroughly familiar with them and be prepared to follow them.
- *Present your information in a simple and well-organized manner.* You and the appraisal district staff must exchange evidence at or before the hearing. Photographs and other documents are useful. You should take an appropriate number of copies so that each ARB member and the appraisal district representative receives one.

The date of your appraisal is Jan. 1, so you should make sure that the appraisal includes changes made before that date. Improvements or damage to your property after Jan. 1 should not be part of the appraisal or the protest.

If you are protesting business property value or other appraisal matters, you should have evidence to support your opinion of value. Sales data may not be available or relevant, but income and expense information may be useful.

Generally, the appraisal district has the burden of proof in value and unequal appraisal

disputes. An appraiser's job is to appraise property at its market value, equitably and uniformly.

Limited Binding Arbitration

After you have filed a notice of protest and if you believe your ARB or chief appraiser failed to comply with a procedural requirement relating to your protest, you may file a request for limited binding arbitration (LBA) to compel the ARB or chief appraiser to comply with certain procedural requirements.

To request LBA, you must file a Request for Limited Binding Arbitration. You can find additional information about filing an LBA request, including filing deadlines and fees, on the Comptroller's website: texas.gov/propertytaxarbitration.

What if you are Dissatisfied with the ARB's Decision

After the ARB rules on your protest, it will send a written order by certified mail. If you are dissatisfied with the order of determination, there are three options to appeal. You can appeal any ARB decision to the state district court in the county in which the property is located. Depending on the facts and property type, you may be able to appeal to the State Office of Administrative Hearings (SOAH) or to regular binding arbitration.

You can find additional information about appealing an ARB decision, including filing deadlines and fees, on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/protests/index.php.

In all types of appeals you must pay a specified portion of your taxes before the delinquency date.

TLOs

Appraisal district boards of directors in counties with populations of more than 120,000 must appoint a TLO whose primary responsibility is assisting taxpayers, property owners and members of the public with understanding the appraisal process, the protest process, the procedures for filing complaints, comments, and suggestions with the appraisal district, and filing an LBA request.

A property owner may file a written complaint with the TLO to request resolution of a dispute on a matter that does not relate to property appraisal. The TLO may resolve a complaint by directing the property owner to the appropriate resources or referring the issue to the appropriate employee or officer of the appraisal district or ARB. Additionally, the TLO may facilitate an informal meeting with the parties of the dispute to resolve the issue and notify a property owner of the complainant's resolution not later than the 90th day after the date the complaint is filed. Complaint resolution is not an action that a property owner is entitled to protest, request LBA or appeal under Tax Code Chapter 42.

TLOs also assist property owners, agents, and members of the public with understanding the

Comptroller's ARB Survey process for submitting comments, complaints and suggestions related to the ARB's fairness and efficiency.

What is the Comptroller's role in the protest process?

The Comptroller's office provides a survey for property owners to offer feedback on the ARB experience that they may submit by mail or electronically. The online survey is available in English at surveymonkey.com/r/surveyarb and in Spanish at surveymonkey.com/r/Spanishsurveyarb. The Comptroller's office publishes survey results in an annual report. The Comptroller's office does not, however, have oversight responsibility over the ARB and has no authority to investigate complaints about the ARB. Property owners should direct any complaints about the ARB or its members to the ARB itself, the TLO or the applicable appointing authority. The Comptroller's office has no direct involvement in the protest process.

This pamphlet provides customer assistance to taxpayers and does not address all aspects of property tax law or the appraisal process. The Comptroller's office is not offering legal advice, and this information neither constitutes nor serves as a substitute for legal advice. Direct questions regarding the meaning or interpretation of statutes, notice requirements and other matters to an attorney or other appropriate counsel.

Where can you get more information?

This publication does not cover all aspects of the ARB protest process or property taxes. For more information, please see the following web resources:

- *Appraisal Protests and Appeals;*
- *Appraisal Review Board Manual;*
- *Paying Your Taxes;*
- *Property Tax System Basics;*
- *Taxpayer Bill of Rights;*
- *Texas Property Tax Code;* and
- *Valuing Property.*

You can find this information on the Comptroller's Property Tax Assistance website. It provides property owners a wealth of information on the appraisal and protest process at comptroller.texas.gov/taxes/property-tax/. For specific inquiries, you must contact the appraisal district in which your property is located.

**Property Tax Assistance Division
Texas Comptroller of Public Accounts
Publication #96-295. Revised January 2026.**

For additional copies visit our website:

comptroller.texas.gov/taxes/property-tax/

Sign up to receive email updates on the Comptroller topics of your choice at comptroller.texas.gov/subscribe/.

In compliance with the Americans with Disabilities Act, this document may be requested in alternative formats by calling:

800-252-5555.

H.6.
2026 Appraisal Project Meeting.

April 23, 2026



Collin Central Appraisal District

April 23, 2026

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is positioned to the right of the "FROM:" line.

RE: 2026 Appraisal Project Meeting

Our fifteenth annual Appraisal Project meeting was held on April 7, 2026. The following is a summary of this year's attendance.

Entity Type	Count
CAD Board of Directors	6
Cities and Towns	49
Collin CAD Employees	9
Collin County	7
Collin County College	2
Collin County Tax Office	4
School Districts	22
Special Districts	3
Dallas County Tax Office	2
Grand Total	104

H.7.
2026 Preliminary Estimate of Taxable Values.

April 23, 2026

**COLLIN CENTRAL APPRAISAL DISTRICT
2026 PRELIMINARY
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2025 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 13, 2026	2026 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 7, 2026 (Based on 4-1 2026 Preliminary totals)	2026 PRELIMINARY TAXABLE VALUE COMPARED TO 2025 SUPP # 14	2026 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2026 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2025 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 13, 2026 SUPP #14	2026 AVG HOMESTEAD MARKET VALUE, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 1, 2026 PRELIMINARY TOTALS	2026 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on April 1, 2026 Preliminary Totals)
SCHOOLS												
ALLEN ISD	\$22,956,262,326	-\$74,105,748	\$459,251,000	\$0	\$23,040,000,000	0.36%	-1.64%	2.00%	\$606,946	\$606,111	\$2,302,952,222	\$20,730,000,000
ANNA ISD	\$4,164,294,206	-\$94,084,855	\$323,571,000	\$0	\$4,270,000,000	2.54%	-5.23%	7.77%	\$369,749	\$362,451	\$236,771,884	\$4,030,000,000
BLAND ISD	\$33,321,026	-\$1,780,103	\$6,150,000	\$0	\$35,800,000	7.44%	-11.02%	18.46%	\$416,848	\$385,410	\$2,296,968	\$33,500,000
BLUE RIDGE ISD	\$546,419,023	-\$18,483,002	\$32,131,000	\$0	\$552,000,000	1.02%	-4.86%	5.88%	\$354,002	\$341,783	\$45,339,497	\$506,000,000
CELINA ISD	\$6,063,523,365	-\$125,690,598	\$829,607,000	\$0	\$6,420,000,000	5.88%	-7.80%	13.68%	\$611,530	\$576,861	\$443,237,658	\$5,970,000,000
COMMUNITY ISD	\$3,046,188,039	-\$30,061,186	\$393,743,000	\$0	\$3,340,000,000	9.65%	-3.28%	12.93%	\$352,222	\$356,074	\$261,282,052	\$3,070,000,000
FARMERSVILLE ISD	\$1,442,510,461	-\$26,161,908	\$101,291,000	\$0	\$1,470,000,000	1.91%	-5.12%	7.02%	\$345,558	\$331,116	\$115,135,144	\$1,350,000,000
FRISCO ISD	\$48,973,091,968	-\$103,381,264	\$1,149,191,000	\$0	\$49,180,000,000	0.42%	-1.92%	2.35%	\$712,361	\$704,368	\$3,076,012,541	\$46,100,000,000
LEONARD ISD	\$33,776,060	-\$1,363,454	\$1,842,000	\$0	\$34,200,000	1.26%	-4.20%	5.45%	\$301,899	\$304,005	\$2,843,056	\$31,300,000
LOVEJOY ISD	\$4,726,639,017	-\$9,239,280	\$102,936,000	\$0	\$4,830,000,000	2.19%	0.01%	2.18%	\$1,077,079	\$1,095,074	\$1,123,824,029	\$3,700,000,000
MCKINNEY ISD	\$29,916,782,986	-\$191,244,342	\$1,530,999,000	\$0	\$30,740,000,000	2.75%	-2.37%	5.12%	\$575,133	\$567,437	\$3,532,361,747	\$27,200,000,000
MELISSA ISD	\$4,969,585,754	-\$104,809,167	\$354,213,000	\$0	\$5,110,000,000	2.83%	-4.30%	7.13%	\$504,379	\$499,084	\$297,919,798	\$4,810,000,000
PLANO ISD	\$74,848,858,314	-\$232,293,747	\$665,166,000	\$0	\$75,220,000,000	0.50%	-0.39%	0.89%	\$611,927	\$618,442	\$11,311,401,360	\$63,900,000,000
PRINCETON ISD	\$5,459,328,715	-\$61,011,682	\$619,929,000	\$0	\$5,710,000,000	4.59%	-6.76%	11.36%	\$317,161	\$303,792	\$197,004,407	\$5,510,000,000
PROSPER ISD	\$20,245,160,533	-\$68,693,255	\$1,031,207,000	\$0	\$20,560,000,000	1.56%	-3.54%	5.09%	\$771,097	\$745,134	\$1,700,645,515	\$18,850,000,000
ROCKWALL ISD	\$1,289,202	\$0	\$0	\$0	\$1,170,000	-9.25%	-9.25%	0.00%	\$891,507	\$980,796	\$460,027	\$709,000
ROYSE CITY ISD	\$400,032,519	-\$6,282,285	\$35,894,000	\$0	\$424,000,000	5.99%	-2.98%	8.97%	\$324,180	\$323,095	\$20,235,506	\$403,000,000
TRENTON ISD	\$27,417,592	-\$1,503,229	\$0	\$0	\$25,300,000	-7.72%	-7.72%	0.00%	\$399,891	\$420,705	\$3,235,571	\$22,000,000
VAN ALSTYNE ISD	\$177,148,567	-\$4,687,007	\$40,479,000	\$0	\$207,000,000	16.85%	-6.00%	22.85%	\$529,427	\$521,124	\$17,806,369	\$189,000,000
WHITWRIGHT ISD	\$11,864,153	-\$363,208	\$318,000	\$0	\$11,600,000	-2.23%	-4.91%	2.68%	\$419,258	\$402,387	\$1,111,265	\$10,400,000
WYLIE ISD	\$10,989,519,357	-\$94,706,219	\$180,749,000	\$0	\$10,810,000,000	-1.63%	-3.28%	1.64%	\$483,634	\$473,527	\$1,069,871,891	\$9,740,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT
2026 PRELIMINARY
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2025 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 13, 2026	2026 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 7, 2026 (Based on 4-1 2026 Preliminary totals)	2026 PRELIMINARY TAXABLE VALUE COMPARED TO 2025 SUPP # 13	2026 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2026 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2025 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 13, 2026 SUPP #14	2026 AVG HOMESTEAD MARKET VALUE, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 1, 2026 PRELIMINARY TOTALS	2026 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on April 1, 2026 Preliminary Totals)
CITIES & TOWNS												
CITY OF ALLEN	\$23,116,592,141	-\$67,619,511	\$450,986,000	\$0	\$23,270,000,000	0.66%	-1.29%	1.95%	\$594,881	\$592,448	N/A	N/A
CITY OF ANNA	\$4,371,729,095	-\$73,517,091	\$260,771,000	\$49,972,312	\$4,470,000,000	2.25%	-4.86%	7.11%	\$361,981	\$351,739	N/A	N/A
CITY OF BLUE RIDGE	\$121,799,649	-\$2,761,182	\$1,409,000	\$0	\$113,000,000	-7.22%	-8.38%	1.16%	\$226,761	\$198,262	N/A	N/A
CITY OF CARROLLTON	\$171,569,551	\$0	\$0	\$0	\$163,000,000	-4.99%	-4.99%	0.00%	N/A	N/A	N/A	N/A
CITY OF CELINA	\$9,040,915,407	-\$119,728,106	\$1,031,819,000	\$92,507,055	\$9,540,000,000	5.52%	-6.92%	12.44%	\$650,840	\$612,765	\$636,820,578	\$8,900,000,000
CITY OF DALLAS	\$8,087,793,711	-\$24,977,124	\$76,504,000	\$0	\$7,940,000,000	-1.83%	-2.77%	0.95%	\$694,040	\$695,398	N/A	N/A
TOWN OF FAIRVIEW	\$3,567,424,504	-\$9,638,300	\$102,132,000	\$0	\$3,680,000,000	3.16%	0.29%	2.86%	\$941,559	\$969,002	N/A	N/A
CITY OF FARMERSVILLE	\$527,463,765	-\$14,458,283	\$10,988,000	\$10,533,258	\$539,000,000	2.19%	-1.89%	4.08%	\$262,407	\$266,472	\$68,494,967	\$470,000,000
CITY OF FRISCO	\$34,522,151,953	-\$74,400,399	\$898,922,000	\$0	\$34,800,000,000	0.80%	-1.80%	2.60%	\$774,761	\$772,899	\$2,148,837,172	\$32,650,000,000
CITY OF GARLAND	\$42,289,140	-\$1,155,343	\$0	\$0	\$40,300,000	-4.70%	-4.70%	0.00%	\$545,948	\$547,146	N/A	N/A
CITY OF JOSEPHINE	\$350,572,659	-\$1,715,800	\$16,290,000	\$410,423	\$370,000,000	5.54%	0.78%	4.76%	\$339,268	\$345,359	\$48,201,245	\$321,000,000
CITY OF LAVON	\$1,491,813,679	-\$2,978,444	\$283,089,000	\$15,421,019	\$1,720,000,000	15.30%	-4.71%	20.01%	\$376,863	\$368,593	\$156,366,581	\$1,560,000,000
LOWRY CROSSING	\$373,792,334	-\$6,308,980	\$14,509,000	\$0	\$396,000,000	5.94%	2.06%	3.88%	\$415,728	\$433,284	\$80,640,253	\$315,000,000
CITY OF LUCAS	\$2,738,309,768	-\$12,128,638	\$72,933,000	\$1,657,990	\$2,880,000,000	5.17%	2.45%	2.72%	\$1,141,859	\$1,187,397	\$510,212,004	\$2,360,000,000
CITY OF MCKINNEY	\$44,896,222,207	-\$160,939,542	\$1,501,074,000	\$13,704,410	\$45,150,000,000	0.57%	-2.81%	3.37%	\$576,696	\$563,157	N/A	N/A
CITY OF MELISSA	\$4,639,877,085	-\$73,894,940	\$333,437,000	\$15,144,681	\$4,770,000,000	2.80%	-4.71%	7.51%	\$490,472	\$476,254	\$319,333,542	\$4,450,000,000
CITY OF MURPHY	\$3,963,613,132	-\$13,439,532	\$33,879,000	\$0	\$4,050,000,000	2.18%	1.32%	0.85%	\$609,774	\$620,390	N/A	N/A
CITY OF NEVADA	\$236,852,397	-\$2,445,097	\$3,380,000	\$21,296	\$244,000,000	3.02%	1.58%	1.44%	\$402,309	\$422,231	N/A	N/A
TOWN OF NEW HOPE	\$104,034,407	-\$343,245	\$5,403,000	\$0	\$113,000,000	8.62%	3.42%	5.19%	\$393,490	\$407,836	N/A	N/A
CITY OF PARKER	\$2,130,079,965	-\$14,080,919	\$67,509,000	\$0	\$2,310,000,000	8.45%	5.28%	3.17%	\$1,127,255	\$1,196,195	N/A	N/A
CITY OF PLANO	\$62,910,657,867	-\$174,000,646	\$664,068,000	\$0	\$63,450,000,000	0.86%	-0.20%	1.06%	\$590,701	\$593,651	\$9,024,172,297	\$54,420,000,000
CITY OF PRINCETON	\$4,883,049,291	-\$35,118,185	\$475,948,000	\$0	\$5,070,000,000	3.83%	-5.92%	9.75%	\$327,644	\$312,468	\$257,242,831	\$4,810,000,000
TOWN OF PROSPER	\$8,512,175,172	-\$41,702,245	\$340,394,000	\$0	\$8,550,000,000	0.44%	-3.55%	4.00%	\$941,659	\$916,936	\$1,005,357,248	\$7,540,000,000
CITY OF RICHARDSON	\$10,869,421,478	-\$20,760,251	\$63,840,000	\$0	\$10,950,000,000	0.74%	0.15%	0.59%	\$596,126	\$606,583	N/A	N/A
CITY OF ROYSE CITY	\$481,718,397	-\$5,690,064	\$34,828,000	\$2,226,280	\$508,000,000	5.46%	-2.24%	7.69%	\$328,323	\$324,564	\$47,140,010	\$460,000,000
CITY OF SACHSE	\$1,797,910,783	-\$4,324,408	\$4,319,000	\$0	\$1,770,000,000	-1.55%	-1.79%	0.24%	\$520,329	\$513,423	\$249,125,054	\$1,520,000,000
TOWN OF ST. PAUL	\$215,627,578	-\$3,065,208	\$2,505,000	\$0	\$211,000,000	-2.15%	-3.31%	1.16%	\$606,294	\$589,944	N/A	N/A
CITY OF VAN ALSTYNE	\$79,254	-\$188,707	\$0	\$0	\$78,500	-0.95%	-0.95%	0.00%	N/A	N/A	N/A	N/A
CITY OF WESTON	\$238,399,245	-\$764,876	\$34,356,000	\$1,229,000	\$267,000,000	12.00%	-2.93%	14.93%	\$581,330	\$574,160	\$32,722,276	\$234,000,000
CITY OF WYLIE	\$8,691,133,344	-\$53,773,705	\$71,287,000	\$0	\$8,695,000,000	0.04%	-0.78%	0.82%	\$447,679	\$433,200	\$1,014,646,320	\$7,680,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT
2026 PRELIMINARY
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2025 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 13, 2026	2026 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 7, 2026 (Based on 4-1 2026 Preliminary totals)	2026 PRELIMINARY TAXABLE VALUE COMPARED TO 2025 SUPP # 13	2026 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2026 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2025 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 13, 2026 SUPP #14	2026 AVG HOMESTEAD MARKET VALUE, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 1, 2026 PRELIMINARY TOTALS	2026 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on April 1, 2026 Preliminary Totals)
COUNTY & COLLEGE												
COLLIN COUNTY	\$269,360,839,112	-\$1,249,803,088	\$7,870,798,000	\$0	\$272,800,000,000	1.28%	-1.65%	2.92%	\$599,487	\$592,948	\$35,626,690,358	\$237,100,000,000
COLLIN CO. COLLEGE	\$242,849,423,704	-\$1,249,803,088	\$7,755,483,000	\$0	\$246,700,000,000	1.59%	-1.61%	3.19%	\$599,487	\$592,948	\$24,541,313,376	\$222,100,000,000
SPECIAL DISTRICTS												
BAINBRIDGE MUD WBM	\$0	\$0	\$0	\$0	\$11,957,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
BLUE MEADOW MUD#1 WBMM1 (NOT TAXING)	\$132,342	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
BLUE MEADOW MUD#2 WBMM2 (NOT TAXING)	\$143,655	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
BLUE MEADOW MUD#3 WBMM3	\$17,235,065	-\$5,282,850	\$11,932,000	\$0	\$43,255,000	0.00%	N/A	N/A	\$203,374	\$263,878	N/A	N/A
CELINA MMD #2 MCL02	\$40,789,822	\$0	\$0	\$0	\$116,349,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
CHAMBERS GROVE MUD#1 WCGM1	\$15,826,283	\$0	\$0	\$0	\$63,811,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
COLLIN CO EMERGENCY SERVICES DIST #1 ECC1	\$0	-\$224,586,567	\$908,986,000	\$204,166	\$15,497,149,000	0.00%	N/A	N/A	N/A	\$425,791	N/A	N/A
COLLIN CO.WCID #3 WCCW3	\$1,142,710,840	-\$459,332	\$43,755,000	\$0	\$1,110,000,000	-2.86%	-6.69%	3.83%	\$605,967	\$577,083	N/A	N/A
COLLIN COUNTY MUD CR412 WM412	\$119,480,457	\$0	\$2,083,000	\$0	\$123,000,000	2.95%	1.20%	1.74%	\$361,272	\$369,210	N/A	N/A
COLLIN COUNTY MUD#1 WCCM1	\$2,004,175,026	-\$2,078,228	\$68,238,000	\$0	\$1,990,000,000	-0.71%	-4.11%	3.40%	\$686,399	\$665,858	N/A	N/A
COLLIN COUNTY MUD#2 WCCM2	\$973,634,960	-\$4,045,366	\$136,719,000	\$6,909,000	\$1,000,000,000	2.71%	-12.04%	14.75%	\$255,205	\$238,874	N/A	N/A
COLLIN COUNTY MUD#4 WCCM4	\$208,372,903	-\$798,484	\$59,475,000	\$12,903,444	\$265,000,000	27.18%	N/A	N/A	\$248,689	\$257,987	N/A	N/A
COLLIN COUNTY MUD#5 WCCM5	\$51,697,697	-\$1,198,745	\$30,261,000	\$0	\$79,200,000	53.20%	N/A	N/A	\$285,219	\$462,014	N/A	N/A
COLLIN COUNTY MUD#6 WCCM6	\$7,782,234	\$0	\$799,000	\$0	\$44,815,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
COLLIN COUNTY MUD#10 WCM10	\$41,233,184	\$0	\$44,848,000	\$3,779,099	\$118,467,000	0.00%	N/A	N/A	\$154,462	\$209,912	N/A	N/A
COLLIN COUNTY MUD#12 WCM12 (NOT TAXING)	\$117,689	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
DOUBLE R MUD #2A WDRM2 (NOT TAXING)	\$21,102	\$0	\$0	\$39,510	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
EAST COLLIN COUNTY MUD#1 WECM1	\$349,632	-\$101,687	\$0	\$0	\$23,470,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
EAST FORK FWSD #1A WEF1A	\$87,713,318	-\$29,808	\$29,252,000	\$0	\$106,000,000	20.85%	N/A	N/A	\$479,268	\$417,049	N/A	N/A
ELEVON MUD #1A WEM1A	\$169,812,878	-\$217,664	\$29,479,000	\$0	\$189,000,000	11.30%	N/A	N/A	\$296,768	\$293,412	N/A	N/A
GOLDEN RANCH MUD #1 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A

**COLLIN CENTRAL APPRAISAL DISTRICT
2026 PRELIMINARY
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2025 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 13, 2026	2026 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2026 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 7, 2026 (Based on 4-1 2026 Preliminary totals)	2026 PRELIMINARY TAXABLE VALUE COMPARED TO 2025 SUPP # 13	2026 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2026 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2025 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 13, 2026 SUPP #14	2026 AVG HOMESTEAD MARKET VALUE, AS OF APRIL 1, 2026 PRELIM TOTALS	2026 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 1, 2026 PRELIMINARY TOTALS	2026 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on April 1, 2026 Preliminary Totals)
SPECIAL DISTRICTS												
GOLDEN RANCH MUD #2 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
LAKEHAVEN MUD WLHM	\$230,453,710	-\$217,406	\$79,462,000	\$0	\$299,000,000	29.74%	N/A	N/A	\$279,576	\$301,645	N/A	N/A
LC MUD #1 WLCM1	\$28,087,342	-\$17,280	\$17,240,000	\$0	\$42,400,000	50.96%	-10.42%	61.38%	\$232,776	\$298,617	N/A	N/A
MAGNOLIA POINTE MUD #1 WDRM1	\$485,284,535	-\$486,234	\$35,942,000	\$0	\$488,000,000	0.56%	-6.85%	7.41%	\$272,994	\$260,412	N/A	N/A
MCKINNEY HILL PARK MUD #1 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
MCKINNEY MUD#1 WMM1	\$1,045,206,435	\$0	\$2,556,000	\$0	\$978,000,000	-6.43%	-6.67%	0.24%	\$590,499	\$559,451	N/A	N/A
MCKINNEY MUD#2 WMM2	\$612,009,461	-\$1,348,328	\$89,485,000	\$0	\$668,000,000	9.15%	-5.47%	14.62%	\$512,395	\$510,491	N/A	N/A
MCKINNEY MUD#2A WMM2A (NOT TAXING)	\$2,154,418	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
MESQUOAKEE RANCH MUD #1 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
NORTH COLLIN COUNTY MUD#1 WNCM1	\$18,315,772	\$0	\$0	\$0	\$18,000,000	-1.72%	-1.72%	0.00%	N/A	N/A	N/A	N/A
NORTH PARKWAY MMD#1 MNP1	\$308,943,599	-\$3,470,183	\$106,435,000	\$0	\$407,000,000	31.74%	-2.71%	34.45%	\$348,325	\$455,541	N/A	N/A
RAINTREE MUD#1 WRTM1	\$9,897,522	-\$8,193	\$0	\$0	\$20,580,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
RAINWATER CROSSING MMD MRWC	\$11,145,481	\$0	\$0	\$0	\$74,970,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
RIVERFIELD MUD #1 WRFM1	\$9,391,000	\$0	\$0	\$0	\$9,340,000	-0.54%	-0.54%	0.00%	N/A	N/A	N/A	N/A
SEIS LAGOS UTILITY DIST WSE	\$454,422,489	-\$7,640	\$1,738,000	\$0	\$453,000,000	-0.31%	-0.70%	0.38%	\$903,075	\$913,247	N/A	N/A
SERENADE MUD WSM	\$429,091	\$0	\$0	\$3,770,830	\$32,350,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
SEVEN SPRINGS MUD #1 WSPM (NOT TAXING)	\$0	\$0	\$0	\$44,925,114	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
SIXTH ELEMENT ALPHA MUD #1 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
SOUTHEAST COLLIN CO MUD #1 WSEM1	\$0	\$0	\$0	\$0	\$4,697,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
TICKEY CREEK MUD #1 WTCM	\$0	\$0	\$0	\$20,416,201	\$20,100,000	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
TRAILS OF BLUE RIDGE RDTBR	\$69,673,244	\$0	\$199,000	\$0	\$65,200,000	-6.42%	-6.71%	0.29%	\$638,348	\$606,974	N/A	N/A
UPTOWN MUD #1 WUM1	\$126,563,109	-\$1,916,639	\$60,152,000	\$0	\$303,500,000	0.00%	N/A	N/A	\$366,489	\$479,056	N/A	N/A
VAN ALSTYNE MUD#2 WVAM2	\$47,824,172	-\$32,000	\$4,770,000	\$0	\$51,300,000	7.27%	N/A	N/A	\$309,463	\$377,724	N/A	N/A
VAN ALSTYNE MUD#3 WVAM3	\$52,661,120	-\$1,621,715	\$34,134,000	\$0	\$83,600,000	58.75%	N/A	N/A	\$255,602	\$344,265	N/A	N/A
WEST PRESTON MUD#1 WWPM1	\$20,904,668	\$0	\$0	\$0	\$60,400,000	0.00%	N/A	N/A	\$537,890	\$524,557	N/A	N/A