



BOARD OF DIRECTORS

REGULAR MEETING

September 24, 2026

FILED

NOTICE OF REGULAR MEETING

9/16/2026 10:41:54 AM

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY : ZH DEPUTY

BOARD OF DIRECTORS

of the

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 24th day of September 2026, 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: 607 632 423#. 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 September 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. PUBLIC COMMENTS

We welcome members of the public to participate during public comment period of the meeting. Before the start of the meeting, speakers must complete and submit the Board of Directors Guest Check-in Form. During this portion of the meeting, speakers will be recognized by name and asked to provide their comments. The time limit is five (5) minutes per speaker, not to exceed a total of thirty (30) minutes for all speakers. Texas Open Meetings Act prohibits the Board from discussing items not listed in the agenda. However, Board members may respond with factual or policy information.

C. WORK SESSION

Discuss Board Legal Counsel.

D. 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.
 - a. Consultation with legal counsel regarding status of litigation matters:
 - i. TCAL Property Owner, LLC (The Campus at Legacy) v. CCAD; Cause No. 380-05206-2025.
 - ii. Columbia Legacy Square, LP v. CCAD; Cause No. 471-05278-2025.
 - b. Consultation with legal counsel regarding legal risks and procedural compliance related to seven (7) taxpayer complaints received on July 21, 2026.

E. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

1. Action on items pertaining to litigation, if any.
2. Action on items pertaining to taxpayer complaints, if any.

F. 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.

- | | |
|---------------|--|
| Pg. 5 | 1. Approval of minutes from the August 25, 2026 regular meeting. |
| Pg. 12 | 2. Review of August 2026 bills. |
| Pg. 14 | 3. Review of August 2026 financial reports. |
| Pg. 19 | 4. Review and sign checks for approved purchases requiring Board signature. |
| Pg. 20 | 5. Review report of August 2026 checks and electronic transfers greater than \$25,000. |

END OF CONSENT AGENDA

G. REGULAR AGENDA

- | | |
|---------------|--|
| Pg. 21 | 1. Receive recommendation from Chief Appraiser on seven (7) complaints received on July 21, 2026. |
| Pg. 22 | 2. Board action on recommendations from Chief Appraiser on seven (7) complaints received on July 21, 2026. |
| Pg. 23 | 3. Receive recommendation and vote on granting a 2027 retiree COLA. |
| Pg. 51 | 4. Receive recommendation and vote on remitting budget funds to the Texas County District Retirement System (TCDRS) to offset future COLA costs and Unfunded Actuarial Liability (UAAL). |

H. REPORTS

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|---------------|---|
| Pg. 53 | 1. Taxpayer Liaison Officer Report. |
| Pg. 56 | 2. Update on new District cubicle installation. |

I. CHIEF APPRAISER'S REPORT

1. General Comments.

J. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

1. November 12, 2026.

K. ADJOURNMENT

1. Decision to Adjourn.

MINUTES

BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

Tuesday, August 25, 2026

- MEETING LOCATION:** CENTRAL APPRAISAL DISTRICT OFFICE
250 Eldorado Parkway, Dr. Leo Fitzgerald
Board Room
McKinney, Texas 75069
- MEMBERS PRESENT:** Richard Grady, Veronica Yost, Andrew Cook,
Scott Grigg, Alvin Benton, Randal Shinn, Jason
Ross
- MEMBERS ABSENT:** Sumbel Zeb, Doug Bender

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. CONDUCT 2027-2028 REAPPRAISAL PLAN HEARING

Conducted 2027-2028 REAPPRAISAL PLAN HEARING, which began at 6:03 p.m.

C. ADJOURN 2027-2028 REAPPRAISAL PLAN HEARING

Adjourned 2027-2028 REAPPRAISAL PLAN HEARING, which concluded at 6:59 p.m.

D. PUBLIC COMMENTS

We welcome members of the public to participate during public comment period of the meeting. Before the start of the meeting, speakers must complete and submit the Board of Directors Guest Check-in Form. During this portion of the meeting, speakers will be recognized by name and asked to provide their comments. The time limit is five (5) minutes per speaker, not to exceed a total of thirty (30) minutes for all speakers. Texas Open Meetings Act prohibits the Board from discussing items not listed in the agenda. However, Board members may respond with factual or policy information.

Audience:

Mark Walsh, Saunders|Walsh, District's Legal Counsel
 Nancy Bittner, ARB Chairman
 Adam Ringgenberg, Valley View Consulting, LLC
 Dianne Faltys, McKinney, Tx.
 Andrea Jalensky, Allen, Tx.
 Michael Smith, McKinney, Tx.
 Kendall Yorn, Allen, Tx.

Public comments received:

Kendall Yorn, Allen, Tx.
 Michael Smith, McKinney, Tx.

E. EXECUTIVE SESSION

Board adjourned to executive session at 7:05 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: a. Consultation with legal counsel regarding status of litigation matters:

i. TCAL Property Owner, LLC (The Campus at Legacy) v. CCAD; Cause No. 380-05206-2025.

ii. BCO Turnpike Distribution Center M, LLC, et. al. v. CCAD; Cause No. 471-00863-2024 and 471-06708-2024.

b. Consultation with legal counsel regarding legal risks and procedural compliance related to seven (7) taxpayer complaints received on July 21, 2026.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

F. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

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

Discussion: No action taken regarding litigation.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Action on items pertaining to taxpayer complaints, if any.

Discussion: The Board voted to refer the (7) taxpayer complaints to the Chief Appraiser and requested that a resolution be presented at the September 24, 2026, Board of Directors meeting. Motion made by Alvin Benton. Jason Ross seconded the motion.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Alvin Benton

Second By: Jason Ross

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

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

4. Action on items pertaining to personnel, if any.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

G. 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.

Board reconvened to open session at 8:11 p.m.

Motion by Randal Shinn to accept reports and approve action items contained in consent agenda. Seconded by Jason Ross. Motion carried.

1. Approval of minutes from the June 25, 2026 regular meeting.

Discussion: Board approved minutes from June 25, 2026, regular meeting.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Randal Shinn

Second By: Jason Ross

2. Approval of minutes from the July 23, 2026 workshop.
 Discussion: Board approved minutes from July 23, 2026, workshop.
 Motion: Carried Yes 7, No 0, Abstained 0
 Motion By: Randal Shinn Second By: Jason Ross
3. Review of June and July 2026 bills.
 Discussion: Board reviewed the June and July 2026 bills.
 Motion: Carried Yes 7, No 0, Abstained 0
 Motion By: Randal Shinn Second By: Jason Ross
4. Review of June and July 2026 financial reports.
 Discussion: Board reviewed and accepted the June and July 2026 financial reports.
 Motion: Carried Yes 7, No 0, Abstained 0
 Motion By: Randal Shinn Second By: Jason Ross
5. Review and sign checks for approved purchases requiring Board signature.
 Discussion: There were no checks needing to be signed by Chairman, Richard Grady.
 Motion: Carried Yes 7, No 0, Abstained 0
 Motion By: Randal Shinn Second By: Jason Ross
6. Review report of June and July 2026 checks and electronic transfers greater than \$25,000.
 Discussion: Board reviewed and accepted the June and July 2026 report of checks and electronic transfers greater than \$25,000.
 Motion: Carried Yes 7, No 0, Abstained 0
 Motion By: Randal Shinn Second By: Jason Ross

H. REGULAR AGENDA

1. Vote on approval of the 2027-2028 Reappraisal Plan
 Discussion: Alvin Benton motioned to adopt the biennial Reappraisal Plan for 2027-2028, incorporating the amendment made by the Board of Directors during the Public Hearing. Jason Ross seconded the motion.
 Motion: Carried Yes 5, No 2, Abstained 0
 Motion By: Alvin Benton Second By: Jason Ross
2. Board of Directors Public Election Contract
 Discussion: Brian Swanson, Assistant Chief Appraiser, presented the contract with the Collin County Elections Administration Office for the 2026 Board of

Directors public election. Randal Shinn motioned to approve the contract allowing the Collin County Elections Office to conduct the election on November 3, 2026. Andrew Cook seconded the motion.

Motion: Carried Yes 6, No 0, Abstained 1

Motion By: Randal Shinn Second By: Andrew Cook

3. 2026 Microsoft Enterprise Agreement DIR Renewal

Discussion: The Board received Ryan Matthews', Deputy Chief Appraiser - Technology, recommendation to renew its Microsoft Enterprise licensing and subscriptions agreement. Jason Ross motioned to execute a three-year contract with SHI, beginning October 2026. Seconded by Randal Shinn.

Motion: Carried Yes 7, No 0, Abstained 0

Motion By: Jason Ross Second By: Randal Shinn

4. 2026 AT&T Fiber Internet Upgrade

Discussion: The Board received Mr. Matthews' recommendation and voted to upgrade it's primary AT&T fiber internet connection from 1 Gbps to 3 Gbps. Motion by Alvin Benton. Seconded by Andrew Cook.

Motion: Carried Yes 7, No 0, Abstained 0

Motion By: Alvin Benton Second By: Andrew Cook

I. REPORTS

1. Taxpayer Liaison Officer Report

Discussion: Chris Nickell, Taxpayer Liaison Officer, presented the Monthly Status Report, and the TDLR Status Report. There were fifteen (15) new complaints filed during June & July. Of those, twelve (12) were settled, and three (3) remain ongoing for various reasons. A total of 158 Customer Service Survey Cards were received during the same period. One (1) TDLR complaint was received and all documents have been sent and are now waiting on a decision from TDLR.

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

Motion By: None Second By: None

2. Report of Activities and Events for ARB Officer Selection and ARB Member Applications

Discussion: Nancy Bittner, ARB Chairman, presented a report regarding activities & events for ARB Officer Selection and ARB Member applications.

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

Motion By: None Second By: None

3. 2026 Protest & Inquiry Report

Discussion: Stephanie Cave-Bernal, Deputy Chief Appraiser, ARB, Agents, Research & Customer Service, presented the 2026 Protest & Inquiry report.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

4. 2nd Quarter Arbitration Report

Discussion: The 2nd Quarter Arbitration Report was presented by Teresa Justus, ARB & Agent Services Manager.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

5. 2nd Quarter Investment & Collateral Report

Discussion: Adam Ringgenberg, Valley View Consulting LLC, presented the 2nd Quarter Investment & Collateral Report.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

6. Vendor Report

Discussion: Mr. Swanson presented the Vendor Report.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

7. Litigation Report and Expense Summary

Discussion: Mr. Swanson also presented the Litigation Report & Expense Summary.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

8. Certificate of Distinction

Discussion: Mr. Swanson informed the Board that the Government Treasurers' Organization of Texas awarded the Certificate of Distinction to the Collin Central Appraisal District for its Investment Policy.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

J. CHIEF APPRAISER'S REPORT

1. 2026 Certified Taxable Value Report

Discussion: Chief Appraiser, Marty Wright, provided the Board a 2026 Certified Taxable Value Report.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. General Comments

Discussion: Mr. Wright thanked ARB members and CCAD staff for their continued efforts and dedication throughout the ongoing 2026 ARB season.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

K. NEW BUSINESS

Items for discussion at upcoming meetings:

- Discussion on posting CCAD documents and ways to make information more transparent for taxpayers
- Discussion on attorney for Board of Directors

L. 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, September 24, 2026, 6:00 p.m.

M. 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 9:14 p.m.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Scott Grigg

Second By: Randal Shinn

[MIN_FOOT]

BOARD OF DIRECTORS
CASH DISBURSEMENTS REPORT
(TEXAS CAPITAL BANK OPERATING ACCOUNT)
AUGUST 2026

DATE	NUM	VENDOR NAME	AMOUNT	DESCRIPTION
08/04/2026	260421	DECK, RANDALL	-990.00	DEPUTY SHERIFF
08/04/2026	260422	PENSON, OLIVIA K	-525.00	DEPUTY SHERIFF
08/04/2026	260423	VALDEZ, CHRISTIAN	-990.00	DEPUTY SHERIFF
08/04/2026	260424	CUSHMAN & WAKEFIELD	-7,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/04/2026	260425	ESEI	-3,334.55	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
08/04/2026	260426	LOW SWINNEY EVANS & JAMES PLLC	-1,747.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/04/2026	260427	MASSEY SERVICE, INC.	-336.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/04/2026	260428	RING CENTRAL, INC.	-3,948.58	UTILITIES
08/04/2026	260429	TEMPS OF MCKINNEY	-697.57	EMPLOYMENT AGENCY (SEASONAL TEMPS)
08/04/2026	260430	VALLEY VIEW CONSULTING, LLC	-5,365.43	PROFESSIONAL SERVICES (INVESTMENT ADVISORS)
08/04/2026	260431	VARIVERGE LLC	-500.68	PRINTING AND/OR POSTAGE & DELIVERY
08/04/2026	7428	CYPRESS VALLEY LANDSCAPING	-1,379.92	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/05/2026	ACH	TSYS MERCHANT SOLUTIONS LLC	-50.00	CREDIT CARD MERCHANT
08/07/2026	ACH	ADP INC	-458,683.07	PAYROLL, TAXES, OR FEES
08/07/2026	ACH	ADP INC	-61,133.48	PAYROLL, TAXES, OR FEES
08/07/2026	ACH	NATIONWIDE RETIREMENT SOLUTIONS	-6,185.00	EMPLOYEE BENEFITS
08/07/2026	ACH	ADP INC	-4,136.70	PAYROLL, TAXES, OR FEES
08/07/2026	ACH	NATIONWIDE RETIREMENT SOLUTIONS	-3,980.00	EMPLOYEE BENEFITS
08/10/2026	ADJ	TEXAS CAPITAL BANK	-973.26	SUPPLIES OR MISC G&A SERVICES (BANK FEES REVERSED)
08/11/2026	260432	BORTON, BRIAN K	-525.00	DEPUTY SHERIFF
08/11/2026	260433	DAVIS, MARISA	-480.00	DEPUTY SHERIFF
08/11/2026	260434	DECK, RANDALL	-960.00	DEPUTY SHERIFF
08/11/2026	260435	O'ROURKE, ROBERT	-480.00	DEPUTY SHERIFF
08/11/2026	260436	MC PURE CLEANING, LLC	-6,960.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/11/2026	260437	PROPERTY TAX EDUCATION COALITION, INC	-120.00	EDUCATION, TRAVEL, OR TRAINER
08/11/2026	260438	SAUNDERS & WALSH, PLLC	-182,914.10	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/11/2026	260439	TEEL VALUATION GROUP (VALBRIDGE)	-8,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/11/2026	260440	TEMPS OF MCKINNEY	-1,183.24	EMPLOYMENT AGENCY (SEASONAL TEMPS)
08/11/2026	260441	VAIL & PARK, P.C.	-1,600.00	PROFESSIONAL SERVICES (CPA)
08/11/2026	260442	WEX HEALTH INC	-167.25	EMPLOYEE BENEFITS
08/11/2026	7429	AFLAC - AGC0004875136	-1,001.56	EMPLOYEE BENEFITS
08/11/2026	7430	ALL SERVICE HEATING, AIR, AND PLUMBING	-924.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/11/2026	7431	BLUECROSS BLUESHIELD (LIFE&STLT)	-12,506.43	EMPLOYEE BENEFITS
08/11/2026	7432	GREAT AMERICA FINANCIAL SERVICES	-1,963.00	EQUIPMENT LEASE OR MAINTENANCE
08/11/2026	7433	MYPRINTCHOICE	-70.00	SUPPLIES OR MISC G&A SERVICES
08/11/2026	7434	PERDUE, BRANDON, FIELDER, COLLINS	-250.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/11/2026	7435	SHRED-IT USA LLC	-745.85	SUPPLIES OR MISC G&A SERVICES
08/11/2026	ACH-P	PITNEY BOWES LEASE	-7,796.01	EQUIPMENT LEASE OR MAINTENANCE
08/11/2026	ACH-P	HOME DEPOT	-262.45	SUPPLIES OR MISC G&A SERVICES
08/11/2026	ACH-P	AT&T - MAIN LOCAL	-253.22	UTILITIES
08/11/2026	ACH-P	IRON MOUNTAIN, INC	-198.83	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/15/2026	ACH	TCDRS	-197,994.43	EMPLOYEE BENEFITS
08/18/2026	260443	BORTON, BRIAN K	-480.00	DEPUTY SHERIFF
08/18/2026	260444	O'ROURKE, ROBERT	-990.00	DEPUTY SHERIFF
08/18/2026	260445	PENSON, OLIVIA K	-495.00	DEPUTY SHERIFF
08/18/2026	260446	ZEGADLO, MARC	-495.00	DEPUTY SHERIFF
08/18/2026	260447	CUSHMAN & WAKEFIELD	-7,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/18/2026	260448	INTEX ELECTRICAL CONTRACTORS, INC	-1,805.81	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/18/2026	260449	NICKELL, CHRISTOPHER	-4,500.00	TAXPAYER LIASON OFFICER
08/18/2026	260450	PARKS COFFEE (FKA PROSTAR)	-5,854.70	SUPPLIES OR MISC G&A SERVICES
08/18/2026	260451	TEMPS OF MCKINNEY	-1,414.11	EMPLOYMENT AGENCY (SEASONAL TEMPS)
08/18/2026	260452	VAIL & PARK, P.C.	-1,600.00	PROFESSIONAL SERVICES (CPA)
08/18/2026	7436	CARENOW CORPORATE	-65.00	SUPPLIES OR MISC G&A SERVICES
08/18/2026	7437	COSTAR REALTY INFORMATION INC	-7,065.93	PUBLICATIONS AND/OR RESEARCH
08/18/2026	7438	FIRST STOP HEALTH, LLC	-2,011.35	EMPLOYEE BENEFITS
08/18/2026	7439	FRONTIER WASTE - MCKINNEY	-574.62	UTILITIES
08/18/2026	7440	LEGAL SHIELD / ID SHIELD	-1,752.10	EMPLOYEE BENEFITS
08/18/2026	7441	SHI GOVERNMENT SOLUTIONS	-1,403.08	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
08/18/2026	7442	SUPERIOR VISION OF TEXAS	-1,770.88	EMPLOYEE BENEFITS
08/18/2026	7443	SWINGLE COLLINS & ASSOCIATES	-3,250.00	EMPLOYEE BENEFITS
08/18/2026	7444	TAAD	-243.50	EDUCATION, TRAVEL, OR TRAINER
08/18/2026	7445	TWO MEN AND A TRUCK	-2,729.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/18/2026	ACH-P	AT&T - MOBILITY	-5,324.66	UTILITIES

BOARD OF DIRECTORS
CASH DISBURSEMENTS REPORT
(TEXAS CAPITAL BANK OPERATING ACCOUNT)
AUGUST 2026

DATE	NUM	VENDOR NAME	AMOUNT	DESCRIPTION
08/18/2026	ACH-P	AT&T - FIBER	-54.18	UTILITIES
08/21/2026	ACH	ADP INC	-402,318.86	PAYROLL, TAXES, OR FEES
08/21/2026	ACH	ADP INC	-60,686.11	PAYROLL, TAXES, OR FEES
08/21/2026	ACH	NATIONWIDE RETIREMENT SOLUTIONS	-7,552.00	EMPLOYEE BENEFITS
08/21/2026	ACH	NATIONWIDE RETIREMENT SOLUTIONS	-3,980.00	EMPLOYEE BENEFITS
08/24/2026	TRSMR	CCAD	-55,365.00	FUNDS TO COVER ARB PAYROLL
08/25/2026	260453	CUSHMAN & WAKEFIELD	-7,500.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/25/2026	260454	GONZALES, CHRIS	-1,134.82	EMPLOYEE REIMBURSEMENT (TRAVEL RELATED)
08/25/2026	260455	LOW SWINNEY EVANS & JAMES PLLC	-577.50	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/25/2026	260456	MASSEY SERVICE, INC.	-510.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/25/2026	260457	MP2 ENERGY TEXAS(SHELL ENERGY SOLUTIONS	-8,136.87	UTILITIES
08/25/2026	260458	ROCKIN G DRYWALL & CONSTRUCTION	-1,950.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/25/2026	260459	SWANSON, BRIAN	-323.36	EMPLOYEE REIMBURSEMENT (TRAVEL RELATED)
08/25/2026	260460	TEEL VALUATION GROUP (VALBRIDGE)	-6,000.00	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
08/25/2026	260461	TEMPS OF MCKINNEY	-2,684.52	EMPLOYMENT AGENCY (SEASONAL TEMPS)
08/25/2026	260462	VARIVERGE LLC	-2,096.20	PRINTING AND/OR POSTAGE & DELIVERY
08/25/2026	260463	VARIVERGE LLC	-1,092.17	PRINTING AND/OR POSTAGE & DELIVERY
08/25/2026	260464	DAVIS, MARISA	-570.00	DEPUTY SHERIFF
08/25/2026	260465	DECK, RANDALL	-525.00	DEPUTY SHERIFF
08/25/2026	260466	O'ROURKE, ROBERT	-555.00	DEPUTY SHERIFF
08/25/2026	260467	PENSON, OLIVIA K	-495.00	DEPUTY SHERIFF
08/25/2026	260468	POLK, MATTHEW	-555.00	DEPUTY SHERIFF
08/25/2026	7446	AFLAC - BB570	-7,144.01	EMPLOYEE BENEFITS
08/25/2026	7447	ALL SERVICE HEATING, AIR, AND PLUMBING	-393.00	FACILITIES MAINTENANCE, REPAIRS, REMODEL
08/25/2026	7448	CHARTER COMM (AKA SPECTRUM)	-1,356.12	UTILITIES
08/25/2026	7449	CITY OF MCKINNEY	-1,389.00	UTILITIES
08/25/2026	7450	MOMENTIVE SOFTWARE, INC.	-359.00	PUBLICATIONS AND/OR RESEARCH
08/25/2026	7451	QUALITY PERSONNEL SERVICE	-1,792.67	EMPLOYMENT AGENCY (SEASONAL TEMPS)
08/25/2026	ACH-P	AT&T - FIBER	-1,608.90	UTILITIES
08/25/2026	ACH-P	UNUM LIFE INSURANCE CO OF AMERICA	-1,011.00	EMPLOYEE BENEFITS
08/26/2026	260469	VARIVERGE LLC	-1,996.49	PRINTING AND/OR POSTAGE & DELIVERY
08/31/2026	ACH	PITNEY BOWES RESERVE ACCOUNT	-20,000.00	PRINTING AND/OR POSTAGE & DELIVERY
08/31/2026	7452	CARD SERVICE CENTER	-18,549.02	CREDIT CARD MERCHANT
08/31/2026	7453	DEX IMAGING	-3,164.85	EQUIPMENT LEASE OR MAINTENANCE
08/31/2026	7454	PLANO OFFICE SUPPLY	-2,162.24	SUPPLIES OR MISC G&A SERVICES
08/31/2026	7455	SAM'S CLUB	-678.28	SUPPLIES OR MISC G&A SERVICES
08/31/2026	7456	STAPLES BUSINESS CREDIT	-700.20	SUPPLIES OR MISC G&A SERVICES
			<u>-1,668,102.72</u>	

COMPILED FINANCIAL STATEMENTS

Collin Central Appraisal District

For the One and Eight Months Ended August 31, 2026

Collin Central Appraisal District

Compiled Financial Statements

For the One and Eight Months Ended August 31, 2026

Contents

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Statement of Net Position - Proprietary Fund..... 2

Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary
Comparison - Proprietary Fund 3

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 August 31, 2026 and for the one and eight months ended August 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.



Frisco, Texas

September 11, 2026

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

Assets

Current Assets:

Cash & Cash Equivalents	\$ 10,643,995
Certificates of Deposit	28,093,130
Prepaid Items	375,632

Total Current Assets	<u>39,112,757</u>
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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	(5,887,867)

Net Pension Asset	<u>6,692,862</u>
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Total Noncurrent Assets	<u>14,073,740</u>
-------------------------	-------------------

Total Assets	<u>53,186,497</u>
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Deferred Outflows of Resources

Deferred Outflow Related to TCDRS	<u>3,092,068</u>
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Total Deferred Outflows of Resources	<u>3,092,068</u>
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Liabilities

Current Liabilities:

Accounts Payable	530,823
Accrued Liability	155,955
Accrued Wages Payable	403,878
Unearned Revenue - Entities	6,327,142
Compensated Absences Payable, Current	209,342
Operating Lease Liabilities, Current	28,671
SBITA Liabilities, Current	174,144

Total Current Liabilities	<u>7,829,955</u>
---------------------------	------------------

Noncurrent Liabilities:

Operating Lease Liabilities, Net of Current Portion	38,388
SBITA Liabilities, Net of Current Portion	8,073
Compensated Absences Payable, Net of Current Portion	628,026

Total Noncurrent Liabilities	<u>674,487</u>
------------------------------	----------------

Total Liabilities	<u>8,504,442</u>
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Deferred Inflow of Resources

Deferred Inflow Related to TCDRS	<u>634,687</u>
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Total Deferred Inflows of Resources	<u>634,687</u>
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Net Position

Net Investment in Capital Assets	7,131,602
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Unrestricted - Designated	38,055,620
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Unrestricted - Undesignated	1,952,214
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Total Net Position	<u>\$ 47,139,436</u>
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COLLIN CENTRAL APPRAISAL DISTRICT
Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund
For the One and Eight Months Ended August 31, 2026

	One Month Ended 08/31/2026	Eight Months Ended 08/31/2026	Budget Fiscal Year 2026	Percentage of Budget	Remaining Budget
Operating Revenues					
Local Support	\$ 2,341,708	\$ 18,733,668	\$ 28,100,500	66.67%	\$ 9,366,832
Business Personal Property					
Rendition Penalty Revenue	29	73,876	-		(73,876)
Miscellaneous Revenue	405	60,530	-		(60,530)
Total Revenues	2,342,142	18,868,074	28,100,500	67.14%	9,232,426
Operating Expenses					
Salaries - Full Time	962,344	8,381,776	15,443,600	54.27%	7,061,824
Salaries - Part Time and Temp	24,868	377,797	600,000	62.97%	222,203
Overtime	690	80,612	140,000	57.58%	59,388
Payroll Taxes	14,734	129,423	234,700	55.14%	105,277
Auto Allowance	68,676	590,393	931,000	63.41%	340,607
Workers' Compensation	4,588	36,706	70,000	52.44%	33,294
Group Insurance	214,739	1,809,526	3,342,000	54.15%	1,532,474
Employee Retirement	127,602	1,118,670	2,144,300	52.17%	1,025,630
Unemployment Compensation	-	782	50,000	1.56%	49,218
Aerial Photography	-	383,350	500,000	76.67%	116,650
Appraisal Review Board	109,162	725,727	1,200,000	60.48%	474,273
Audit & Accounting	1,600	36,429	40,000	91.07%	3,571
Board of Directors - Meetings	-	-	9,000	0.00%	9,000
Board of Directors - Professional Services	-	-	200,000	0.00%	200,000
Building Maintenance & Repairs	22,864	187,804	760,000	24.71%	572,196
Computer Maintenance	14,493	185,085	425,000	43.55%	239,915
Contract Services	9,707	67,483	150,000	44.99%	82,517
Equipment Repair & Maintenance	3,165	27,546	52,000	52.97%	24,454
General Insurance	5,423	43,810	80,000	54.76%	36,190
Legal Notices & Advertising	-	7,208	37,000	19.48%	29,792
Legal Services	219,992	1,682,267	3,000,000	56.08%	1,317,733
Postage	23,733	397,972	520,000	76.53%	122,028
Professional Services	9,107	196,597	500,000	39.32%	303,403
Registration & Dues	418	12,540	60,000	20.90%	47,460
Rent-Equipment	10,342	41,746	100,000	41.75%	58,254
Security	10,560	116,485	165,000	70.60%	48,515
Supplies & Materials	24,776	359,627	570,000	63.09%	210,373
Telephone, Internet, Data Cloud	16,497	105,699	250,000	42.28%	144,301
Travel & Education	5,229	51,403	100,000	51.40%	48,597
Utilities	12,620	81,099	181,900	44.58%	100,801
Equipment & Software - Non-Capital	58,912	504,269	1,445,000	34.90%	940,731
Depreciation and Amortization	21,681	173,445	-		(173,445)
Contingency	-	-	400,000	0.00%	400,000
Buy Down of Pension	-	-	400,000	0.00%	400,000
Total Operating Expenses	1,998,522	17,913,276	34,100,500	52.53%	16,187,224
Operating Income (Loss)	343,620	954,798	(6,000,000)	-15.91%	(6,954,798)
Nonoperating Income (Expenses)					
Interest Income	65,031	818,851	-		(818,851)
Total Nonoperating Revenues & Expenses	65,031	818,851	-		(818,851)
Change in Net Position	408,651	1,773,649	\$ (6,000,000)	-29.56%	\$ (7,773,649)
Net Position, Beginning of Period	46,730,785	45,365,787			
Net Position, End of Period	\$ 47,139,436	\$ 47,139,436			



Collin Central Appraisal District

Date: 8/17/2026

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: 9/17/2026

To: Board of Directors

From: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is written over the "From:" line.

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

For: August 2026

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH	8/07/26	ADP (payroll and taxes)	\$519,816.55
ACH	8/11/26	Saunders and Walsh (litigation)	\$182,914.10
ACH	8/15/26	TCDRS (employee benefits)	\$197,994.43
ACH	8/21/26	ACH (payroll and taxes)	\$463,004.97
TRSF	8/26/26	Funds to cover ARB payroll	\$55,365.00

G.1.

**Receive recommendation from Chief Appraiser
on seven (7) complaints received on July 21,
2026.**

September 24, 2026

G.2.

Board action on recommendations from Chief Appraiser on seven (7) complaints received on July 21, 2026.

September 24, 2026

G.3.
**Receive recommendation and vote on granting
a 2027 retiree COLA.**

September 24, 2026



Collin Central Appraisal District

September 24, 2026

TO: Board of Directors

FROM: Brian Swanson, Assistant Chief Appraiser 

RE: Policy #1007 Report – Preliminary 2027 Budget Consideration

The following information is provided based on the reporting requirements of Policy 1007.

INVESTMENT YEAR	POLICY 1007 PERFORMANCE GUIDELINES MET	COLA %, IF PERFORMANCE MET	BUDGET YEAR AFFECTED	YEAR SERIES COUNT #1	YEAR SERIES COUNT #2	YEAR SERIES COUNT #3
2010	YES 12.64%	NONE	2012			
2011	NO -1.15%	1.00% FLAT RATE	2013			
2012	YES 12.63%	1.00% FLAT RATE	2014			
2013	YES 16.39%	1.00% FLAT RATE	2015			
2014	NO 6.84%	NONE	2016			
2015	NO -0.66%	NONE	2017			
2016	NO 7.00%	NONE	2018			
2017	YES 14.72%	40% CPI	2019	1		
2018	NO -1.86%	NONE	2020	2		
2019	YES 16.57%	NONE	2021	3		
2020	YES 10.50%	NONE	2022	4		
2021	YES 22.01%	50% CPI	2023	5	1	
2022	NO -7.00%	NONE	2024		2	
2023	YES 10.50%	NONE	2025		3	
2024	YES 10.26%	NONE	2026		4	
2025	YES 10.5%	POTENTIAL COLA	2027		5	1
2026	FUTURE	NONE	2028			2
2027	FUTURE	NONE	2029			3
2028	FUTURE	NONE	2030			4
2029	FUTURE	POTENTIAL COLA	2031			5

Per the guidelines of Policy 1007, the next potential retiree COLA would begin January 1, 2025.



Plan Assessment for Plan Year 2027
Collin County Central Appraisal District – 457
Participation Date – 11/1/1980

It's that time of year again — time to look at your TCDRS retirement plan and decide whether or not your benefits are adequate and affordable. This plan assessment will give you an overview of the benefits you provide as well as how much it will cost to provide these benefits in the upcoming plan year.

	2027 Plan
Basic Plan Options	
Employee Deposit Rate	7%
Employer Matching	250%
Retirement Eligibility	
Age 60 (Vesting)	8 years of service
Rule of	75 years total age + service
At Any Age	30 years of service
Optional Benefits	
Partial Lump Sum	Yes
Group Term Life	None
Retirement Plan Funding	
Total Normal Cost Rate	17.60%
Employee Deposit Rate	<u>-7.00%</u>
Employer-Paid Normal Cost Rate	10.60%
UAAL / (OAAL) Rate	<u>-0.65%</u>
Required Rate	9.95%
Elected Rate	13.25%
Contribution Rates	
Retirement Plan Rate	13.25%
(greater of required and elected rate)	
Group Term Life Rate	N/A
Valuation Results (Dec. 31, 2025)	
Actuarial Accrued Liability	\$66,520,148
Actuarial Value of Assets	<u>\$67,130,648</u>
Unfunded / (Overfunded) AAL	(\$610,500)
Funded Ratio	100.9%

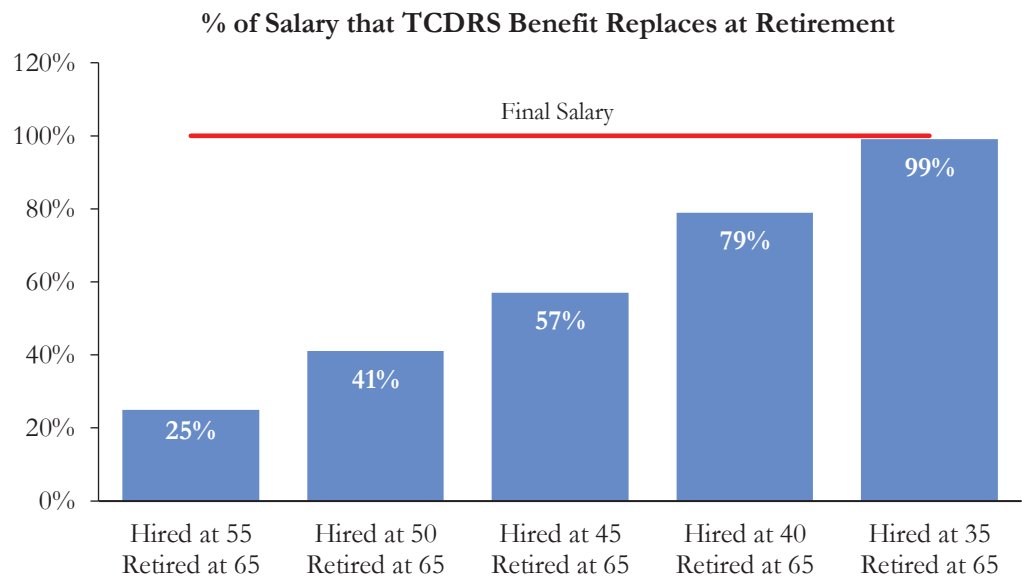
Notes:

Buyback adopted: 2000

Last COLA: 2023

What You Are Providing

The TCDRS benefit is based on employee deposits, which earn 7% compound interest each year, and employer matching at retirement. The following chart shows the estimated TCDRS benefit as a percentage of final salary prior to retirement for a new hire:

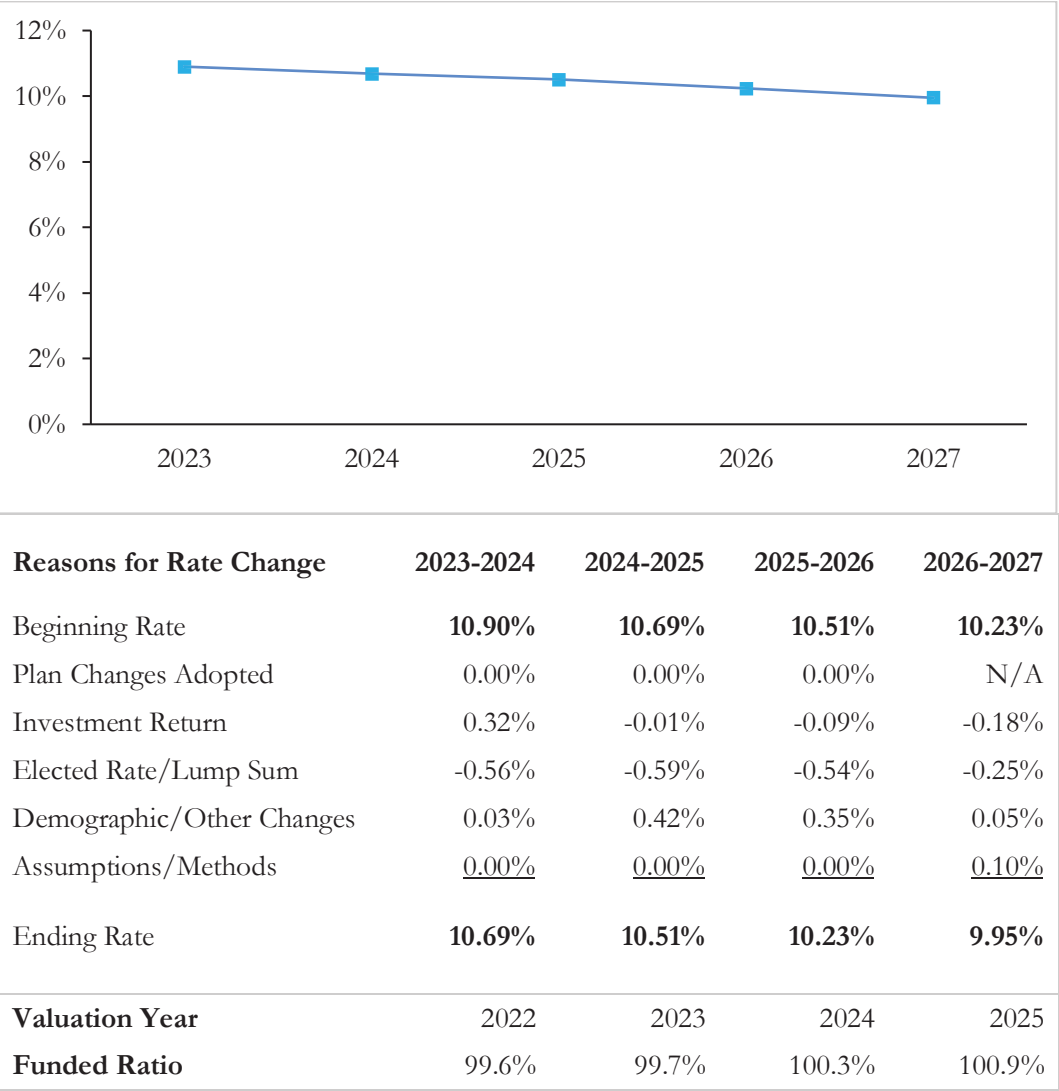


Assumptions

- Employees are new hires and will work for you until retirement.
- Your current plan provisions will remain in effect through an employee’s retirement.
- Current laws governing TCDRS will continue as they are.
- Graded salary scales give bigger raises early in careers, with smaller raises later in careers (see Summary Valuation Report at [TCDRS.org/Employer](https://www.tcdrs.org/Employer)).
- Based on Single Life benefit.

Reasons for Rate Change

Below is a record of your required rate history for your retirement plan over the last five years.



Full details on the valuation calculations are included in the Dec. 31, 2025 Summary Valuation Report which will be available mid-May at TCDRS.org/Employer.

Next Steps

If you are interested in making plan changes, please contact your Account Manager at 800-651-3848. Your benefit selections are due by Dec. 15, 2026.



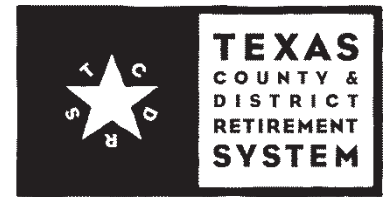
PLAN CUSTOMIZER SUMMARY FOR PLAN YEAR 2027

Collin County Central Appraisal District

CURRENT PLAN AND PROPOSED PLAN(S)

	Current Plan	NO COLA	30% COLA CPI	50% COLA CPI
Basic Plan Options				
Employee Deposit Rate	7.00%	7.00%	7.00%	7.00%
Employer Matching	250%	250%	250%	250%
Application of Matching	Past & Future	Past & Future	Past & Future	Past & Future
Prior Service Credit	150%	150%	150%	150%
Retirement Eligibility				
Age 60 (Vesting)	8 yrs of service	8 yrs of service	8 yrs of service	8 yrs of service
Rule Of	75 yrs total age + service	75 yrs total age + service	75 yrs total age + service	75 yrs total age + service
At Any Age	30 yrs of service	30 yrs of service	30 yrs of service	30 yrs of service
Optional Benefits				
Partial Lump-Sum Payment at Retirement	Yes	Yes	Yes	Yes
Group Term Life	NONE	NONE	NONE	NONE
COLA	N/A	N/A	30% CPI	50% CPI
Retirement Plan Funding				
Normal Cost Rate	10.60%	10.60%	10.60%	10.60%
UAAL/(OAAL) Rate	-0.65%	-0.90%	-0.49%	0.81%
Required Rate	9.95%	9.70%	10.11%	11.41%
Elected Rate	13.25%	13.25%	13.25%	13.25%
Additional Employer Contribution	\$0.00	\$400,000.00	\$400,000.00	\$400,000.00
Total Contribution Rate				
Retirement Plan Rate	13.25%	13.25%	13.25%	13.25%
Group Term Life Rate	0.00%	0.00%	0.00%	0.00%
Total Contribution Rate	13.25%	13.25%	13.25%	13.25%
Valuation Results				
Actuarial Accrued Liability	\$66,520,148	\$66,520,148	\$67,113,210	\$68,694,164
Actuarial Value of Assets	\$67,130,648	\$67,502,741	\$67,502,741	\$67,502,741
Unfunded/(Overfunded) Actuarial Liability	(\$610,500)	(\$982,593)	(\$389,531)	\$1,191,423
Funded Ratio	100.9%	101.5%	100.6%	98.3%





May 11, 2026

Barton Oaks Plaza IV, Ste. 500
 901 S. MoPac Expy.
 Austin, TX 78746
 (512) 328-8889
 800-823-7782
 Fax: (512) 328-8887
www.TCDRS.org

Mr. Brian Swanson
 Deputy Chief Appraiser – Operations & Compliance
 Collin County Central Appraisal District
 250 Eldorado Pkwy
 McKinney, TX 75069

Dear Mr. Swanson,

Thank you for contacting Texas County & District Retirement System (TCDRS) to ask about the funded status of your retirement plan. We have reviewed the information in aggregate for reasonableness; however, it has not been audited and may be subject to correction.

We have shown below your plan's estimated funding status as of January 1, 2026 on both an ongoing and a plan termination basis. The results are based on the same participant and asset information used in the December 31, 2025 actuarial valuation. The results will change over time as plan experience occurs.

Plan Funding Status as of January 1, 2026

	<u>Plan Liabilities</u>	<u>Plan Assets</u>	<u>Overfunded Amount (Liabilities – Assets)</u>	<u>Funding Ratio (Assets / Liabilities)</u>
Ongoing Basis	\$ 66,520,148	\$ 67,130,648	\$ (610,500)	100.9%
Estimated Plan Termination Basis	\$ 68,129,000	\$ 67,965,000	\$ 164,000	99.8%

Your plan funding status on a termination basis is different from that of an on-going plan in several ways. In a termination, asset gains and losses are recognized immediately. In contrast, an on-going plan recognizes gains and losses on a smoothed basis in order to keep rates more stable from year to year. In addition, in a termination it is assumed that there will be no additional contributions made to the plan. Finally, when a plan terminates, all members become immediately vested and entitled to receive employer matching and other employer provided benefit credits.

If your plan were to terminate, the district would be required to fully fund the plan on a termination basis. In the event the district could not fully fund the liabilities, there would be a one-time reduction in benefits. Surplus plan assets, if any, would be refunded to the district after termination.

We are providing you with this information pursuant to your request and to assist you in performing your official duties. This data should be used only for the purposes intended (as stated above). No third party

Mr. Brian Swanson

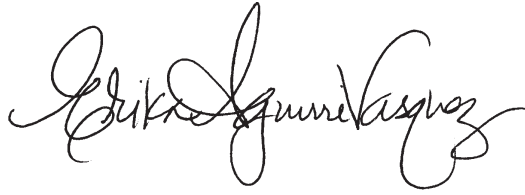
Page 2

May 11, 2026

should rely on this work product as this data is specific to the particular circumstances of Collin County Central Appraisal District. Third parties should not use this information to draw conclusions with respect to their own particular circumstances. Such third parties should engage TCDRS for information appropriate to their own specific needs.

Please contact us if you have any questions. We would be happy to assist you.

Sincerely,

A handwritten signature in black ink, appearing to read "Erika Aguirre Vasquez". The signature is fluid and cursive, with the first name "Erika" being the most prominent.

Erika Aguirre Vasquez

Senior Account Manager, Employer Services



Collin Central Appraisal District

POLICY NUMBER: 1007

**POLICY NAME: Retirement System Management, Qualified 415
Replacement Benefit Arrangement & Retiree COLA
Implementation**

It is the policy of the Collin Central Appraisal District (“CCAD”, “District”) to annually review the District’s financial ability to provide a COLA to retirees through the Texas County District Retirement System (“TCDRS”).

The Board of Directors will review data and receive a recommendation from the Chief Appraiser, during the budget process each year, regarding whether a retiree COLA should be given in the following calendar year.

It must be acknowledged and understood that the funding of a retiree COLA is solely at the expense of the District. Active employees save toward their fixed retirement annuity, but active employees do not contribute to their future retiree COLA. It must be acknowledged and understood that any 415 Replacement Benefit Arrangement must be of no extra cost to the District, when balanced with the contributions made by the District to TCDRS, on behalf of affected retirees.

It must be clearly understood that the Board of Directors, at its sole discretion, even if all of the performance guidelines set forth below are met, may choose to limit or eliminate the COLA for any year(s).

INTENT

This policy is intended to provide instruction and guidance to the District. It establishes the business rules for governing the process of providing a periodic cost-of-living adjustment (COLA) to the District’s retirees and for creating a 415 Replacement Benefit Arrangement with TCDRS that is neutral in cost to the District, while providing for payment to retirees for the difference in Unrestricted and Restricted Benefits, as calculated by TCDRS under the adopted Qualified Replacement Benefit Arrangement. Proper management of the retiree COLA and § 415 is of utmost importance to stabilize the ongoing cost to the District and to provide for our retirees.

GOAL

The goal is to provide for our retirees with a periodic COLA to help offset a portion of the effects of inflation on a retiree's future purchasing power, without creating an unsustainable future liability for the District. The baseline goal will be to offset 50% of the effects of inflation by implementing periodic 50% CPI COLAS on a schedule that properly aligns with GASB68. The goal of the 415 Replacement Benefit Arrangement is to provide for retirees by ensuring that the retiree receives 100% of their calculated TCDRS retirement benefit.

UNDERSTANDING COST OF LIVING ADJUSTMENTS

TWO TYPES OF COLAS

➤ CPI-based COLA

- A retiree's benefit payments increase by a percentage based on the increase in the Consumer Price Index for All Urban Consumers (CPI-U). A CPI-based COLA is based on the retiree's original benefit payment amount and how much inflation has occurred since they started receiving the benefit.
 - The District has the option to establish 100% CPI, or a lower percentage, based on budget and policy constraints.
 - This policy of the board of directors establishes a maximum of 50% CPI.

➤ Flat-rate COLA

- Benefit payments increase by a percentage you choose within the limit set by the TCDRS Board of Trustees each year. All your retirees get the same percentage increase. However, a flat-rate COLA may not adequately address a retiree's loss of buying power.
 - The flat rate increase is applied to a retiree's current benefit payment but does not look back at inflation.
 - This policy of the board of directors establishes a maximum flat-rate COLA of 3.00%.

COLAS IMPACT ON EMPLOYER CONTRIBUTION RATES:

- Unless contributions are made in advance of granting a COLA, the cost of a COLA is spread across the next 15 years.
 - This will create a “stairstep” add-on where the next round of COLA starts a new 15 year period.
- The District’s Budget and this Policy call for payments in advance of granting a COLA to eliminate or greatly decrease the “stairstep” effect on future employer contribution rates.

PERFORMANCE GUIDELINES

1. One or both of the following investment performance tests must be met before a flat-rate or CPI COLA can be considered for the entire 3 year or longer period.
 - a. The 7.50% annualized investment return target was met for three of the four years immediately preceeding the COLA year.

OR

 - b. The average annualized investment return over the four years immediately preceeding the COLA year was $\geq 7.50\%$.
2. If the average annualized investment return over the four years immediately preceeding the COLA year was $< 7.50\%$, the flat-rate or CPI COLA will be factored down to account for missing the investment target. If none of the years in the period meet the investment target, a COLA cannot be given.
 - a. Refer to Addendums 3 and 4 to see how the factor will be calculated.
3. The CCAD current year budget must have funds to contribute to TCDRS during the current year to help offset the future effects the granting of a retiree COLA will have on UAAL.
4. The District’s current employees, based on the current budget, are eligible to receive performance reviews with wage/salary increases that would begin in the same year the retiree COLA would apply. If current employees’ wages/salaries are frozen across the general employee population, retirees will not be eligible for a COLA.

5. If for any reason the Board of Directors determines that a retiree COLA is not feasible or is not financially prudent, even if the Performance Guidelines are met, a retiree COLA will not be given for the year(s) under review.

COLA IMPLEMENTATION GUIDELINES

6. A COLA will not be given more than once in a three-year period and cannot be given twice in a four-year period or three times in a six-year period. This schedule will keep the District from receiving the label of “repeating COLA District” under GASB68, which is very important in the calculation of the District’s pension liability under GASB 68.
7. At least once every three years, during the annual budget process, the chief appraiser will request a cost estimate from TCDRS to grant a 50% CPI COLA. The information is to be utilized in projecting the appropriate amount for the “Retirement, Unfunded Liability & Retiree COLA Funding” line item in the Proposed Budget.
8. The Board of Directors, at their sole discretion, will first determine if a COLA should be granted and whether the COLA will be based on CPI or a flat-rate.
 - a. If TCDRS investments during the preceeding 4 year period averages at least 7.50%, and the District meets the requirement of an average of \$275,000 budgeted for COLA and UAAL offset, and the District’s “Funded Ratio” percentage calculation based on the TCDRS Plan Customizer is at least 90%, the Board of Directors will give preference to a 50% CPI COLA versus a flat-rate COLA.
9. The Board of Directors, based on information provided by the chief appraiser, will utilize inflation data from the Urban Consumer Price Index (CPI-U) and/or TCDRS to determine the appropriate level of flat-rate or CPI COLA if a retiree COLA is approved by the Board of Directors.
 - a. In a year where a retiree COLA is possible under the guidelines of this Policy, the chief appraiser will compile a report of annual inflation utilizing the year-over-year change in CPI-U. The report will be in the following format.

TCDRS INVESTMENT PERFORMANCE YEAR	TCDRS INVESTMENT <7.50% is Did not Meet. 7.50% is Met. >7.50% is Exceeded Target	CALCULATED INFLATION RATE	BUDGET YEAR IMPACTED
1 ST Investment Year	Investment Return %	% Rate	2 Years after investment year
2 nd Investment Year	Investment Return %	% Rate	2 Years after investment year
3 rd Investment Year	Investment Return %	% Rate	2 Years after investment year
Additional investment years, as appropriate for period under consideration	Investment Return %	% Rate	2 years after investment year

10. The Board of Directors will determine the flat-rate percentage or percentage of CPI to utilize, based on the “sum of inflation %” calculation for the three-year, or longer, period prior to budget year that would be affected by COLA, to offset a portion of the effects of inflation on retirees.
11. The base guideline is 50% CPI COLA or 50% of inflation for the period via a flat-rate with a maximum flat-rate COLA of 3%. Therefore, the range of COLAS will be from 0% to a maximum of 3.00% for a flat-rate adjustment and 0% to a maximum of a 50% CPI COLA. Both will utilize CPI-U inflation determined under this Policy in conjunction with information and reporting from TCDRS.
- If the calculated flat-rate average inflation contains a two digit decimal less than .75, the flat-rate will be rounded down to the next lower whole percentage. If the calculated flat-rate average inflation contains a two digit decimal greater than .75, the flat-rate will be rounded up to the next higher whole percentage. TCDRS only allows whole percentage increments.
 - To grant up to 3.00% flat-rate or up to 50% CPI COLA, the District’s line item for “Retirement, Unfunded Liability & Retiree COLA Funding” must have averaged at least \$275,000 for the three budget years immediately prior to the year the COLA is granted.
 - If the budget average is less than \$275,000, the flat-rate or CPI COLA percentage must be factored to the actual average, divided by \$275,000.
12. During the annual budget process for next year’s budget, typically April – June, the chief appraiser will seek authority to remit a lump-sum payment to TCDRS from the current budget to minimize the effect of future COLAS on the District’s retirement account with TCDRS. The remittance of current funds, while planning for next year’s budget, is considered an integral part of the process to ensure proper management of future TCDRS funding levels and COLA management. The lump-sum payment will be made to

TCDRS in the 4th quarter of the current year, and will be taken from the current year budget line item titled “Retirement, Unfunded Liability & Retiree COLA Funding” and/or from Designated Fund Reserves for “TCDRS Pension 2.50% of Actuarial Liability”.

- a. Funds in the current budget to offset the effects of a COLA on UAAL that are not contributed to TCDRS will be designated to the District’s Designated Reserves, below the line, specifically for TCDRS Retiree COLA Prepay.

13. In the 4th quarter of the year immediately preceding the year for which a COLA is effective, the chief appraiser will update the required TCDRS plan revision documents and submit the required documents to the Board of Directors in a public session. Once approved by the Board, the chief appraiser will submit the documents to TCDRS in a timely manner.

QUALIFIED REPLACEMENT BENEFIT ARRANGEMENT

14. Section 113.1 of the Administrative Code for the Texas County and District Retirement System establishes a qualified governmental excess benefit program in accordance with Section 415(m) of the Internal Revenue Code and as authorized under Section 845.504, Government Code. The program, entitled as the “Texas County and District Retirement System Qualified Replacement Benefit Arrangement”, is maintained solely for the purpose of providing for the payment of that portion of the annual retirement benefits that had been accrued by and would otherwise be payable with respect to a member of the Texas County and District Retirement System but for the limitation on the payment of benefits under Section 415(b) of the Internal Revenue Code of 1986, as amended.

15. The establishment of a Replacement Benefit Arrangement for any current or future retirees must be cost neutral to the District regarding a retiree’s benefit payment, by reducing the employer’s annual contribution to TCDRS by the amount paid to the retiree under the 415 Benefit Arrangement.

16. Administrative fees charged by TCDRS to the District, if any, must be necessary to maintain the arrangement and reasonable regarding their cost relative to the services provided.

17. The 415 Benefit Arrangement must fully comply with the appropriate provisions of the Internal Revenue Service and TCDRS.

18. The 415 Benefit Arrangement must be reviewed by the Board of Directors annually, during the 4th quarter, to determine whether to continue or terminate the Arrangement for the next calendar year.

PROHIBITED ACTIONS

19. The granting of a flat-rate or % of CPI COLA unless all “Performance Guidelines” are met.
20. The granting of a flat-rate COLA that exceeds 3.00%.
21. The granting of a CPI COLA that exceeds 50% CPI COLA.
22. The granting of a Flat-rate or % of CPI retiree COLA when current budget funds and/or designated reserve funds are not available to contribute to offset the cost of granting the COLA.
23. Paying for medical coverage, reimbursing medical premiums or medical expenses to retirees.
24. The adoption of a 415 Replacement Benefit Arrangement that is not neutral to the District, when balanced against the reduction of contributions made to TCDRS for the affected retirees.
25. Under no circumstance will the District or Board adopt a policy that grants an “automatic” or “guaranteed repeating” retiree COLA, as defined under GASB 68.
- GASB 68 guidelines for determining if a district is a repeating COLA district.
 - i. More often than once in three years. OR
 - ii. Two of four years. OR
 - iii. Three of six years.

RETIREE ADVISORY PANEL

26. The chief appraiser, during the fourth quarter report required by this policy, will provide a list of 2 to 5 retirees recommended to serve on a “Retiree Advisory Panel”.

- a. If at least two retirees agree to serve, a panel will be formed with members being appointed based on the schedule below. Advisory Panel Members can be appointed to additional terms based on the chief appraiser’s recommendation, with approval given by the Board of Directors.**

i. Initial appointment term schedule for 2023.

If five members initially serve on the panel

2023	Appoint three members to a 2 year term (2023-2024)
2023	Appoint two members for a 1 year term (2023)

ii. Ongoing appointment term schedule, 2024 forward.

2024	After the initial appointments are made creating a staggering of terms for three members or more, all appointments will be for 2 year terms
-------------	--

iii. Vacancies, 2024 forward

2024	Chief appraiser will determine whether to recommend to the board to fill remainder of open term or leave the panel position open for the remainder of the term
-------------	---

- iv. If formed, the panel will meet at least once annually during the budget process, with an optional meeting(s) in the fourth quarter as a part of the review of this Policy.**

- b. The Retiree Advisory Panel will work directly with the chief appraiser and/or administrative staff as determined by the chief appraiser.**
- c. The Retiree Advisory Panel will not report directly to the Board of Directors unless requested by the chief appraiser to assist with specific recommendations or reports.**
- d. Participation by retirees will be on a volunteer, non-paid, basis. Members of the Retiree Advisory Panel are not employees of the District.**
- e. The District will pay Panel members per diem travel expenses using the same guidelines followed for active employees, with a maximum round trip mileage of 100 miles per day.**

- i. The chief appraiser is authorized to purchase meals in conjunction with a work session conducted by the chief appraiser.
- f. If a Panel cannot be seated, the chief appraiser will continue the implementation of this Policy.

ADDENDUM 1

KEY TERMS AND DEFINITIONS

- TCDRS: Texas County District Retirement System.
- District: Collin Central Appraisal District (ID in TCDRS #457).
- Pension Plan: TCDRS is a defined benefits pension plan.
 - Savings based plan, with employee and employer contributing funds annually.
 - Does not receive funds from the State of Texas.
- Target Investment Performance: 5% return + 2.50% inflation = 7.50% annual investment return target.
- Investment Return to employee/retiree: 7%
- Investment Return to employer: 8.50%
- TCDRS management fee: under 0.30%
- COLA: Cost of Living Adjustment for retirees
- CPI COLA: Utilizes CPI-U (urban consumer price index) to establish inflation calculation for a period of time.
- % of CPI COLA: District can opt to cover from 10% to 100% of CPI-U.
 - Looks at each individual retiree based on retiree date, and brings them forward with 10% to 100% of inflation offset.
- Flat-Rate COLA: A percent increase in one percent increments that applies flat-rate percentage, but does not have the “catch-up” mechanism of the CPI COLA.
- GASB: Governmental Accounting Standards Board
 - 68 is the Statement Number dealing with accounting and financial reporting for pensions, effective for us in 2015.

ADDENDUM 2

INVESTMENT AND COLA HISTORY

INVESTMENT YEAR	POLICY 1007 PERFORMANCE GUIDELINES LISTED ABOVE MET	COLA %, IF PERFORMANCE MET	BUDGET YEAR AFFECTED
2001	No 2.91%	3.00% Flat Rate	2003
2002	No 1.29%	None	2004
2003	Yes 20.14%	4% Flat Rate	2005
2004	Yes 12.72%	100% CPI	2006
2005	No 7.24%	100% CPI	2007
2006	Yes 13.93%	100% CPI	2008
2007	No 7.94%	2.00% Flat Rate	2009
2008	No -29.00%	50% CPI	2010
2009	Yes 26.54%	30% CPI	2011
2010	Yes 12.64%	None	2012
2011	No -1.15%	1.00% Flat Rate	2013
2012	Yes 12.63	1.00% Flat Rate	2014
2013	Yes 16.39%	1.00% Flat Rate	2015
2014	No 6.84%	None	2016
2015	No -0.66%	None	2017
2016	No 7.00%	None	2018
2017	Yes 14.72%	40% CPI	2019
2018	No -1.86%	None	2020
2019	Yes 16.57%	None	2021
2020	Yes 9.70%	None	2022

Notes: 2011 was first budget to have UAAL buy down as line item.

Policy 1007 was adopted in October 2013, utilized to determine that a 1.00% flat-rate COLA would be given for budget year 2014.

ADDENDUM 3

EXAMPLE FOR INDIVIDUAL YEAR(S) MEETING INVESTMENT GOAL,
BUT NOT OVERALL FOR PERIOD

TCDRS INVESTMENT PERFORMANCE YEAR	TCDRS INVESTMENT <7.5% is "Did not Meet". 7.5% is "Met". >7.5% is "Exceeded Target"	CALCULATED INFLATION RATE for INVESTMENT YR.	BUDGET YEAR AFFECTED	ANNUAL MET? OVERALL MET?
2013	6.84%	1.50%	2015	No
2014	-0.66%	1.6%	2016	No
2015	7.00 %	0.01%	2017	No
2016	14.72%	1.3%	2018	Yes
	3 of the 4 years missed the target and the overall average for the 4 year period was 7.39%	Overall inflation for 4 year period 4.41%.		1 year exceeded, but overall did not meet

Flat-rate: The calculated rate for the 4 year period was 4.41%, which is multiplied times 50% inflation offset baseline, equals 2.20%. 7.39% investment return divided by 7.50% target is 98.5%. The 2.20% inflation offset, times 98.5% investment return compared to investment target, equals 2.17%. Since TCDRS only allows flat-rate adjustments based on whole percentage amounts, the flat-rate would be 2.00%.

Factoring down from the adopted baseline of 50% of inflation for CPI COLA:

CPI-U: 4.41% inflation for the 4 year period. 7.39% investment return divided by 7.50% target is 98.5%. The baseline CPI COLA of 50% times 98.50% = 49.25% CPI COLA calculation. Since TCDRS only allows increments of 10% in their sliding scale of CPI COLAS, the 49.25% would round to equal the baseline of 50% CPI COLA.

ADDENDUM 4

EXAMPLE FOR INVESTMENT GOAL BEING MET FOR OVERALL PERIOD, BUT SOME INDIVIDUAL YEARS DID NOT MEET

TCDRS INVESTMENT PERFORMANCE YEAR	TCDRS INVESTMENT <7.5% is "Did not Meet". 7.5% is "Met". >7.5% is "Exceeded Target"	CALCULATED INFLATION RATE for INVESTMENT YR.	BUDGET YEAR AFFECTED	ANNUAL MET? OVERALL MET?
2014 2017	14.72%	2.1%	2019	Yes
2015 2018	-1.86%	2.4%	2020	No
2016 2019	16.57%	1.8%	2021	Yes
2017 2020	9.70%	1.2%	2022	Yes
	Under this example 1 year missed, but the overall avg. for the 4 year period was 9.78%	Overall inflation for 4 year period was 7.50%.		Overall Meets

Flat-rate: The calculated rate for the 4 year period was 7.5%, which is multiplied times 50% inflation offset baseline, equals 3.75%. The maximum flat-rate under this policy is 3.00%. The 9.78% investment return is greater than the target investment rate, therefore the 3.00% would not be factored down.

CPI-U: 7.50% inflation for the 4 year period. The 9.78% investment return is above the target of 7.50%, therefore the baseline CPI COLA of 50% would not be factored down.

Date Adopted: October 24, 2013

Resolution #: 2013-1034

Date Amended: June 22, 2017

Resolution #: 2017-1060

Date Amended: December 19, 2019

Resolution #: 2019-1079

Date Amended: June 24, 2021

Resolution #: 2021-1098

Date Amended: December 16, 2021

Resolution #: 2021-1104

Date Amended: December 15, 2022

Resolution #: 2022-1118



September 16, 2026

Barton Oaks Plaza IV, Ste. 500
901 S. MoPac Expy.
Austin, TX 78746
(512) 328-8889
800-823-7782
Fax: (512) 328-8887
TCDRS.org

Mr. Brian Swanson
Assistant Chief Appraiser
Collin County Central Appraisal District
250 Eldorado Pkwy.
McKinney, TX 75069

Dear Mr. Swanson,

Thank you for contacting the Texas County & District Retirement System (TCDRS). Enclosed are the results of the retiree cost-of-living adjustment (COLA) study for your TCDRS retirement plan.

BACKGROUND INFORMATION

A cost-of-living adjustment, or COLA, is a plan option available to participating employers each year. COLAs help reduce the impact of inflation by restoring some or all of the purchasing power your retirees have lost during their retirement. However, COLAs do have a rate-increasing effect on your plan into the future, so it's important to factor that into your funding decisions.

There are two types of COLAs available with TCDRS: Flat-rate and CPI-based.

Flat-rate COLAs

Flat-rate COLAs increase your retirees' benefit payments by a percentage of your choosing, up to an annual limit, which is 3% for 2027. All retirees get the same percentage increase. However, a flat-rate COLA will not restore each individual retiree's purchasing power the same. For example, a recent retiree may have lost only a small percentage of purchasing power, while someone who's been retired much longer may have lost significantly more purchasing power. A flat-rate COLA might take care of a recent retiree's loss of purchasing power, but might not effectively address the purchasing power losses of someone who has been retired for a long time.

CPI-based COLAs

CPI-based COLAs use the Consumer Price Index to restore the lost purchasing power for each retiree based on their original benefit amount and how much inflation has occurred since they started receiving their benefit. A CPI-based COLA allows employers to choose how much lost purchasing power to restore — anywhere from 10% to 100%. A 100% CPI will fully restore the purchasing power lost through the years but may come at a high cost. A lower CPI percentage might be more affordable for some employers, especially if they have never adopted a COLA.

Mr. Brian Swanson
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September 16, 2026

Both types of COLA adoptions become effective Jan. 1 and only impact retirees who have been retired for at least one calendar year. For example, if you were retired on Dec. 31, 2025, you would be eligible for a COLA on Jan. 1, 2027.

Impact of a Retiree COLA on Your Plan Finances

In general, COLAs are funded over 15 years. However, you can advance fund all or part of the COLA by making an additional employer contribution to your plan.

It’s important to note that frequent adoption of COLAs can result in a “repeating COLA designation” by the Governmental Account Standards Board (GASB) and impact your organization’s financials. TCDRS will let you know if you would receive the designation by adopting a COLA and what the impact on your financials will be. Generally, you can adopt a COLA once every three years without ever receiving the repeating COLA designation.

COLA STUDY RESULTS

This study shows the estimated impact on your eligible retirees' monthly benefits for the 50% CPI-based COLA effective Jan. 1, 2027. For comparative purposes only, we have also included the results of a 100% CPI-based COLA in the exhibit so you can see what full restoration of purchasing power would look like. The following is a summary of the results of the study:

Summary of Estimated Results for COLA Effective January 1, 2027

COLA:	<u>50% CPI-Based</u>
Average Benefit Increase %:	7.17%
Additional 15-Year Cost as a Percent of Payroll:	1.81%
2027 Required Rate with COLA *:	11.76%
Additional Contribution to Advance Fund COLA *:	\$ 2,337,067

** With the indicated additional contribution to advance fund, and assuming no other plan changes are made, your 2027 required rate will remain 9.95%.*

These cost estimates are based on actuarial assumptions, including mortality rates and future investment returns. These assumptions are long-term, and we expect that your actual experience will vary from year to year, and will also differ from exactly what was assumed. To the extent that your retirees live longer or shorter from what was assumed, or your plan’s investment returns are greater or less than assumed, then the estimated costs can end up being different than what is actually needed to make the COLA payments to your retirees.

We have reviewed the information provided and the results in the aggregate for reasonableness; however, it has not been audited and is subject to correction. We are providing you this information pursuant to

Mr. Brian Swanson
Page 3
September 16, 2026

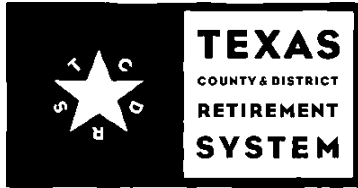
your request and to assist you in performing your official duties. This data should only be used for the purposes intended and not disclosed to third parties. Please employ all methods necessary to ensure the confidentiality of this data, and let us know if you have any questions about confidentiality.

You may contact me at 800-651-3848 if you have any questions, and I would be happy to assist you.

Sincerely,

A handwritten signature in black ink, reading "Erika Aguirre Vasquez". The signature is fluid and cursive, with the first name "Erika" being the most prominent.

Erika Aguirre Vasquez
Senior Account Manager, Employer Services

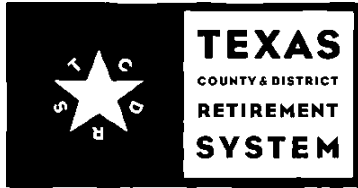


Estimated Cost-of-Living Adjustment (COLA) Increases

Effective January 1, 2027

TCDRS Plan for Collin County Central Appraisal District

			50% CPI-Based COLA		100% CPI-Based COLA (to illustrate full restoration of purchasing power for comparative purposes only)	
Retirement Year	Payee Count	Average Current Monthly Payment	Percentage Increase	Estimated Average New Monthly Payment	Percentage Increase	Estimated Average New Monthly Payment
1993	1	\$ 121	9.86%	\$ 133	52.80%	\$ 185
2001	1	4,182	9.99%	4,600	43.13%	5,986
2002	1	2,305	9.93%	2,534	42.28%	3,279
2003	2	1,714	9.84%	1,883	40.98%	2,417
2005	4	1,434	9.65%	1,572	38.16%	1,981
2006	1	1,381	9.51%	1,512	36.27%	1,881
2007	1	3,402	9.42%	3,722	34.85%	4,588
2008	3	3,771	9.26%	4,121	32.58%	5,000
2009	6	5,044	9.25%	5,511	32.53%	6,685
2010	4	2,584	9.15%	2,820	31.00%	3,384
2011	2	3,029	9.09%	3,304	30.15%	3,942
2012	3	1,649	8.97%	1,797	28.47%	2,118
2013	1	632	8.90%	688	27.48%	806
2014	2	3,956	8.84%	4,305	26.62%	5,009
2015	3	1,557	8.81%	1,694	26.19%	1,964
2016	6	3,259	8.78%	3,545	25.77%	4,099
2017	1	7,205	8.70%	7,832	24.58%	8,976



Estimated Cost-of-Living Adjustment (COLA) Increases

Effective January 1, 2027

TCDRS Plan for Collin County Central Appraisal District

			50% CPI-Based COLA		100% CPI-Based COLA (to illustrate full restoration of purchasing power for comparative purposes only)	
Retirement Year	Payee Count	Average Current Monthly Payment	Percentage Increase	Estimated Average New Monthly Payment	Percentage Increase	Estimated Average New Monthly Payment
2018	1	\$ 7,167	8.61%	\$ 7,785	23.37%	\$ 8,842
2019	5	3,841	8.54%	4,169	22.28%	4,697
2020	4	2,937	8.45%	3,185	20.97%	3,553
2021	5	3,678	8.39%	3,987	20.18%	4,421
2022	2	3,070	8.12%	3,319	16.23%	3,568
2023	7	6,309	4.59%	6,599	9.18%	6,888
2024	5	4,752	2.82%	4,886	5.64%	5,020
2025	4	4,578	1.34%	4,639	2.68%	4,700
All Years	75	\$ 3,631	7.17%	\$ 3,892	21.08%	\$ 4,397

Payees are eligible for a January 1, 2027 COLA if they have been retired for at least one full calendar year (i.e., they were retired as of December 31, 2025).



Collin Central Appraisal District

September 24, 2026

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: Retiree COLA

It is my recommendation, based on the guidelines found in Policy 1007, that the Board grant a retiree 50% COLA CPI for budget year 2027.

The guidelines in Policy 1007 were formed to keep the District from receiving a “repeating COLA” district label under GASB68. Being designated a repeating COLA district drastically increases GASB68 pension liability.



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 # 2026-1156

The Collin Central Appraisal District Board of Directors met in open session on September 24, 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 a 50% COLA CPI for CAD retirees for budget year 2027, based on guidelines found in Policy #1007.”

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

G.4.

Receive recommendation and vote on remitting budget funds to the Texas County District Retirement System (TCDRS) to offset future COLA costs and Unfunded Actuarial Liability (UAAL).

September 24, 2026



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 # 2026-1153

The Collin Central Appraisal District Board of Directors met in open session on September 24, 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 authorizes the chief appraiser to make a lump sum payment in the amount of \$400,000 in the Texas County District Retirement System (TCDRS), during the fourth quarter of 2026. The purpose of the payment is to offset future COLA costs and Unfunded Actuarial Accrued Liability (UAAL).”

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

H.1.

Taxpayer Liaison Officer Report

September 24, 2026



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: 9.24.2026

1. During August we received 43 Customer Service Survey Cards. With 215 possible boxes checked, All were marked excellent.
2. We have received 0 new complaints during this period. 2 are ongoing for various reasons.



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: 9.24.2026

We have had no new TDLR complaints during this period.

H.2.

Update on new District cubicle installation

September 24, 2026

COMMERCIAL/BPP NEW CARPET



COMMERCIAL/BPP NEW CUBES



RESIDENTIAL/LAND NEW CARPET



RESIDENTIAL/LAND NEW CUBES



INSIDE NEW CUBE

