



Mission Consolidated Independent School District

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- Telephone: (956) 323 5505 Fax: (956) 323 5634
- Website: www.mcisd.net

Notice and Agenda

The Board of Trustees of the Mission Consolidated Independent School District will hold a **Special Meeting on Wednesday, September 17, 2025, at 6:30 PM** in the **Mission CISD Annex, 925 E. Business HWY. 83, Mission, Tx 78572**. At this meeting, the Board may deliberate or act on any of the subjects listed on the following agenda. The President may change the order of items listed below for the convenience of the Board.

A G E N D A

I. Call Meeting to Order and Establish Quorum	
II. Pledge of Allegiance and Moment of Silence	
1. U. S. Flag and Texas Flag	
III. Public Comment(s) on Specific Agenda Item(s)	
IV. Discussion and Possible Action	
1. Resolution of the Board of Trustee of Mission CISD to Designate Officer to Calculate NNR and VTR	3
2. Consider an Order Authorizing the Defeasance and Redemption of a Portion of the District's Outstanding Unlimited Tax Bonds and Approving All Other Instruments and Procedures Related Thereto	5
3. No-New-Revenue Tax Rate and Voter-Approval Tax Rate for Tax Year 2025 for the Mission Consolidated Independent School District	10
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6. Mission CISD Board Resolution Nominating Candidates for Hidalgo County Appraisal District Board of Directors (2026–2029)	27
7. Investment Quarterly Report End June 30, 2025	29
V. Executive Session	
1. Private Consultation with Board Attorney (Texas Gov't Code §551.071)	
VI. Board of Trustees Information Items	
1. Hidalgo County Appraisal District's Certified and Supplemental Appraisal Roll for the Mission Consolidated School	33
VII. Adjournment	

In accordance with the Texas Open Meetings Act, the Board may enter into a closed meeting to deliberate any item that is listed above that fits within an exception listed in Subchapter D. Any

final action, decision, or vote on a subject deliberated in closed meeting will be taken in an open meeting held in compliance with the Texas Open Meetings Act.

This Notice was posted by 4:00 p.m., on September 11, 2025.

A handwritten signature in black ink that reads "Dr. Cris Valdez". The signature is written in a cursive style with a horizontal line underneath the text.

**Dr. Cris Valdez, Superintendent of Schools
Mission Consolidated Independent School District**

SUBJECT: Resolution of the Board of Trustee of Mission CISD to Designate Officer to Calculate NNR and VTR

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

The Board of Trustees of Mission Consolidated Independent School District (Mission CISD) has created a resolution to comply with state law requirements regarding the calculation and reporting of the district’s tax rates. Under the Texas Education Code and Tax Code, school districts must annually determine both the no-new-revenue tax rate and the voter-approval tax rate, using forms prescribed by the State Comptroller, and submit the calculations to the applicable county assessor-collector.

Through this resolution, the Board formally appoints the District’s **Assistant Superintendent for Business and Finance** as the designated officer responsible for calculating, completing, and submitting the required tax rate forms. This authority remains in effect unless modified by future Board action.

The resolution ensures compliance with statutory requirements, strengthens accountability in the district’s financial operations, and supports transparent reporting of property tax rates to the community.

ADMINISTRATIVE CONSIDERATIONS

Not applicable.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION:

Administration recommends the approval of the Resolution of the Board of Trustee of Mission CISD to Designate Officer to Calculate NNR and VTR.

CONTACT PERSONS

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance

**RESOLUTION OF THE BOARD OF TRUSTEES OF
MISSION CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT**

WHEREAS, the Board of Trustees (“Board”) of the Mission Consolidated Independent School District (“District”) is authorized by Texas Education Code § 11.151 to govern and oversee the management of the public schools in the District; and

WHEREAS, the Board, as authorized by Texas Education Code § 45.002, .003(a) may levy, assess, and collect annual ad valorem taxes for the maintenance of the district’s schools; and

WHEREAS, after the District’s assessor submits the appraisal roll to the board, an officer or employee designated by the board shall calculate the no-new-revenue tax rate and the voter-approval tax rate for the district; and

WHEREAS, the designated officer or employee shall use the tax rate calculation forms prescribed by the comptroller under Tax Code 5.07 in calculating the no-new-revenue tax rate and the voter-approval tax rate; and

WHEREAS, pursuant to Texas Tax Code § 26.04(c), (d-1), (d-3), as soon as practicable after the designated officer or employee calculates the no-new-revenue tax rate and the voter-approval tax rate of the district, the designated officer or employee shall submit the tax rate calculation forms used in calculating the rates to the county assessor-collector for each county in which all or part of the territory of the district is located.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT:

RESOLVED, the Board of Trustees hereby appoints the District’s Assistant Superintendent for Business and Finance as the designated officer responsible for calculating and reporting the no-new-revenue tax rate and the voter-approval tax rate as determined by state law.

RESOLVED, the authority granted by this resolution is effective henceforth unless the Board takes action to change the title of the appointee.

PASSED AND APPROVED this 17th day of September, 2025 by the Board of Trustees for the Mission Consolidated Independent School District.

By: _____
Dolores “Loli” Reyna, Board President

Attest: _____
Petra B. Ramirez, Board Secretary

SUBJECT: Consider an Order Authorizing the Defeasance and Redemption of a Portion of the District's Outstanding Unlimited Tax Bonds and Approving All Other Instruments and Procedures Related Thereto

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

The Mission Consolidated Independent School District (the "District") is requesting the adoption of a resolution authorizing the defeasance and redemption of a portion of its outstanding Unlimited Tax Refunding Bonds, Series 2016.

- **Purpose:** To apply up to \$3,750,000 of legally available funds to redeem eligible bonds maturing in 2028, 2029, and 2030. This action will reduce the district's interest costs, lower overall debt service requirements, and decrease outstanding debt obligations.
- **Scope of Redemption:** Bonds with a total principal amount not exceeding \$3,750,000 will be defeased and redeemed.
- **Authorization:** The Board of Trustees will designate the President, Vice President, and Secretary of the Board to execute and oversee all actions necessary to complete the redemption, including issuing notices of redemption, engaging a verification agent, and ensuring compliance with all legal requirements.
- **Timeline:** Redemption must occur as soon as practicable once funds are available, but no later than June 30, 2026.
- **Legal and Procedural Safeguards:**
 - Recitals will be formally adopted as findings of the Board.
 - Conflicting prior resolutions are repealed.
 - Severability and choice of law provisions were included to preserve enforceability.
 - The resolution will be adopted in an open, properly noticed meeting in compliance with Texas Government Code Chapter 551.
- **Effective Date:** The resolution takes effect immediately upon adoption.

ADMINISTRATIVE CONSIDERATIONS

This measure demonstrates the district's proactive debt management strategy to lower taxpayer costs while maintaining compliance with state law and bond covenants.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION:

Administration recommends the adoption of the Order Authorizing the Defeasance and Redemption of a Portion of the District's Outstanding Unlimited Tax Bonds and Approving All Other Instruments and Procedures Related Thereto.

CONTACT PERSONS

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance

ORDER AUTHORIZING THE DEFEASANCE AND REDEMPTION OF A PORTION OF THE DISTRICT'S OUTSTANDING UNLIMITED TAX BONDS, AND APPROVING ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO

THE STATE OF TEXAS §
COUNTY OF HIDALGO §
MISSION CONSOLIDATED §
INDEPENDENT SCHOOL DISTRICT §

WHEREAS, the Board of Trustees (the “Board”) of the Mission Consolidated Independent School District (the “District”) previously issued its Unlimited Tax Refunding Bonds, Series 2016 (the “Bonds”); and

WHEREAS, the Bonds are currently outstanding in the principal amount of \$30,565,000, and the Bonds maturing on and after February 15, 2027 are subject to redemption on February 15, 2026, at the option of the District; and

WHEREAS, the Board hereby determines that it is in the best interests of the District and its taxpayers to apply legally available funds of the District, in a principal amount not to exceed \$3,750,000, to defease and redeem certain eligible Bonds as herein provided in order to reduce the payment of interest thereon, the District’s aggregate debt service requirements, and the District’s legal debt outstanding;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT THAT:

SECTION 1: Redemption of Redeemed Bonds. The District hereby authorizes the application of legally available funds of the District, in an aggregate amount not to exceed \$3,750,000, towards the redemption of the Bonds stated to mature on February 15 in the years 2028, 2029, and 2030 (such redeemed bonds, the “Redeemed Bonds”) and any costs necessary or appropriate in connection therewith.

SECTION 2: Authorized Officers; Timing of Redemption. The President, Vice President and Secretary of the Board (the “Officers”) are each individually and collectively authorized and instructed to take all actions necessary to redeem the Redeemed Bonds. Such Officers shall redeem the Redeemed Bonds as soon as reasonably practicable after funds of the District become available for such purpose, pending tax collections and state aid received to satisfy current fiscal year debt service requirements, but in no event later than June 30, 2026. The Officers, or the designees thereof, are authorized to evidence adoption of this resolution (the “Redemption Resolution”) and to do any and all things necessary or convenient to effect the redemption described herein and otherwise give effect to the intent hereof.

SECTION 3: Notice of Redemption. The Officers are authorized and directed to give notice of redemption to the paying agent/registrars for the Redeemed Bonds as provided in the Order. Such notice shall be in substantially the form attached hereto as Exhibit A hereto and incorporated fully herein for all purposes with appropriate additions based on the total amount of the Redeemed Bonds. The Board's authorization and direction to the Officers to redeem the Redeemed Bonds is irrevocable upon adoption of this Redemption Resolution

SECTION 4: Further Actions Authorized. The President and Secretary of the Board, or the designees thereof, are authorized to evidence adoption of this Redemption Resolution and to do any and all things necessary or convenient to effect the redemption described herein and otherwise give effect to the intent hereof, including the retention of a verification agent to provide the Report (as defined in the Escrow Agreement).

SECTION 5: Recitals Incorporated. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Redemption Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

SECTION 6: Repealer. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Redemption Resolution are hereby repealed to the extent of such conflict, and the provisions of this Redemption Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 7: Choice of Law. This Redemption Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8: Severability. If any provision of this Redemption Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Redemption Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Redemption Resolution would have been enacted without such invalid provision.

SECTION 9: Open Meeting. It is officially found, determined, and declared that the meeting at which this Redemption Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Redemption Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 10: Headings. The titles and headings of the sections are for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms and provisions hereof.

SECTION 11: Effective Date. This Redemption Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED, this the 17th day of September 2025.

MISSION CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees
Dolores "Loli" Reyna

ATTEST:

Secretary, Board of Trustees
Petra B. Ramirez

EXHIBIT A

NOTICE OF PARTIAL REDEMPTION

Notice is hereby given that the Mission Consolidated Independent School District, acting through its Board of Trustees (the "Board"), has called for redemption the following outstanding obligations:

"Mission Consolidated Independent School District Unlimited Tax Refunding Bonds, Series 2016," dated October 1, 2016 (the "Bonds"), bearing interest, and stated to mature on February 15 in the year(s) as follows:

	Principal Amount	Amount Being Redeemed (\$)	
<u>Maturity Date</u> *	<u>Outstanding (\$)</u> *	<u>CUSIP</u> _____*	<u>Interest Rate (%)</u> *

The date fixed for redemption of the Bonds is _____ as authorized by the order authorizing the issuance of the Bonds and as directed by the Board pursuant to a resolution adopted on September 17, 2025. You are hereby notified that the Bonds should be presented for redemption on or before the Redemption Date and that interest shall cease to accrue from and after that date, and that on such date there shall become due and payable on each of the Bonds the redemption price equal to the principal amount thereof, without premium, plus unpaid accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that the Bonds will be payable at and should be submitted either in person or by certified or registered mail to U.S. Bank Trust Company, National Association, Houston, Texas at the following address:

<p><u>By Registered or Certified Mail</u> U.S. Bank Corporate Trust Services Attn: Original Issuance P.O. Box 64111 St. Paul, MN 55146-011</p>	<p><u>By Hand of Overnight Mail</u> U.S. Bank Corporate Trust Services Attn: Corporate Trust Services 111 Fillmore Avenue E St. Paul, MN 55107</p>
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The CUSIP number is included solely for the convenience of the Bondholders. None of the District, the Bond Counsel, or the Paying Agent/Registrar shall be responsible for the selection or the use of the CUSIP number, nor is any representation made as to its correctness on the Bonds or as indicated in any redemption notice.

This notice is issued and given pursuant to the option of redemption reserved to the Board in the order authorizing the issuance of the Bonds.

WITNESS MY OFFICIAL SIGNATURE this 17th of September 2025 .

MISSION CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees
Dolores "Loli" Reyna

* To be completed with final redemption information.

SUBJECT: No-New-Revenue Tax Rate and Voter-Approval Tax Rate for Tax Year 2025 for the Mission Consolidated Independent School District

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

The following tax rates are defined under Chapter 26 of the Property Tax Code. Statute requires that the designated officer or employee calculate both rates using forms prescribed by the Texas Comptroller.

- This year's no-new-revenue tax rate (formerly referred to as the effective tax rate) would impose the same total taxes as last year if applied to properties taxed in both years, less improvements made to those properties. It does not account for impacts in state aid or recapture that would occur if the rate was adopted.
- This year's voter-approval tax rate (formerly referred to as the rollback tax rate) is the highest tax rate the school district can set before it must hold a voter-approval tax rate election (VATRE) or exercise its authority under Sec. 26.042(e).

The rates below are given per \$100 of property value:

This year's no-new-revenue tax rate:	\$0.969572 /\$100
This year's voter-approval tax rate:	\$1.113000 /\$100
For maintenance and operations (M&O)	\$0.786900 /\$100
For interest and sinking (I&S)	\$0.326100 /\$100

ADMINISTRATIVE CONSIDERATIONS

Not applicable.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION:

Approval to accept the no-new-revenue tax rate and the voter-approval tax rate for tax year 2025 for the Mission Consolidated Independent School District is recommended.

CONTACT PERSONS

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance

2025 Tax Rate Calculation Worksheet
 School Districts without Chapter 313 and JETI Agreements

Form 50-859

Mission Consolidated Independent School District
 School District's Name
1201 Bryce Drive, Mission, TX 78572
 School District's Address, City, State, ZIP Code

(956) 323-5500
 Phone (area code and number)
https://www.mcisd.net/
 School District's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall submit the rates to the governing body by August 7 or as soon thereafter as practicable. Tax Code Section 26.04(e-1) does not require school districts to certify tax rate calculations or comply with certain Tax Code notice requirements. School districts are required to provide notice regarding tax rate calculations pursuant to Education Code Chapter 44.

This worksheet is for **school districts without Tax Code Chapter 313 or Government Code Chapter 403, Subchapter T, Texas Jobs, Energy, Technology, and Innovation Act (JETI) agreements only.** School districts that have a Chapter 313 or JETI agreement should use Comptroller Form 50-884 Tax Rate Calculation Worksheet, School Districts with Chapter 313 and JETI Agreements.

Water districts as defined under Water Code Section 49.001(1) do not use this form. Use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

All other taxing units should use Comptroller Form 50-856 *Tax Rate Calculation, Taxing Units Other Than School Districts or Water Districts*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The Texas Education Agency (TEA) provides detailed information on and guidance to school districts in calculating their tax rates. Please review and rely on information provided by TEA when completing this worksheet. Additionally, the information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The no-new-revenue (NNR) tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of revenue if applied to the same properties that are taxed in both years (no new taxes). When appraisal values increase, the NNR tax rate should decrease.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude one-fourth and one-third over-appraisal corrections made under Tax Code Section 25.25(d) from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2). ¹	\$3,142,268,067
2.	Prior year tax ceilings. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ²	\$165,193,175
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$2,977,074,892
4.	Prior year total adopted tax rate.	\$1.113000 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced prior year appraised value. A. Original prior year ARB values: <u>\$14,324,800</u> B. Prior year values resulting from final court decisions: - <u>\$7,122,609</u> C. Prior year value loss, Subtract B from A. ³	\$7,202,191
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value:: <u>\$8,564,599</u> B. Prior year disputed value: - <u>\$325,000</u> C. Prior year undisputed value, Subtract B from A. ⁴	\$8,239,599
7.	Prior year Chapter 42-related adjusted values. Add Line 5 and 6.	\$15,441,790
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$2,992,516,682

¹ Tex. Tax Code §26.012(14)
² Tex. Tax Code §26.012(14)
³ Tex. Tax Code §26.012(13)
⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
9.	Prior year taxable value of property in territory the school deannexed after Jan. 1, of the prior year. Enter the prior year value of property in deannexed territory. ⁵	\$0
10.	<p>Prior year taxable value lost because property first qualified for an exemption in the current year. If the school district increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport goods-in-transit, or temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use prior year market value: <u>\$979,684</u> B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + <u>\$425,764,576</u> C. Value loss. Add A and B. ⁶</p>	\$426,744,260
11.	<p>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified in the current year for the first time; do not use properties that qualified in the prior year.</p> <p>A. Prior year market value. <u>\$0</u> B. Current year productivity or special appraised value. - <u>\$0</u> C. Value loss. Subtract B from A. ⁷</p>	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$426,744,260
13.	Adjusted prior year taxable value. Subtract Line 12 from Line 8.	\$2,565,772,422
14.	Adjusted prior year total levy. Multiply Line 4 by Line 13 and divide by \$100.	\$28,557,047
15.	Taxes refunded for years preceding the prior year. Enter the amount of taxes refunded by the district for tax years preceding the prior year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁸	\$715,006
16.	Adjusted prior year levy with refunds. Add Line 14 and Line 15. ⁹ Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of taxes the governing body dedicated to the junior college district in the prior year from the result.	\$29,272,053
17.	<p>Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 19). These homesteads include homeowners age 65 or older or disabled. ¹⁰</p> <p>A. Certified values. ¹¹ <u>\$3,143,966,970</u> B. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property. - <u>\$0</u> C. Total current year value. Subtract B from A.</p>	\$3,143,966,970
18.	<p>Total value of properties under protest or not included on certified appraisal roll. ¹²</p> <p>A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹³ <u>\$92,248,662</u> B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives school districts a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties are also not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value not on the roll. ¹⁴ + <u>\$0</u> C. Total value under protest or not certified. Add A and B.</p>	\$92,248,662

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⁵ Tex. Tax Code §26.012(15)

⁶ Tex. Tax Code §26.012(15)

⁷ Tex. Tax Code §26.012(15)

⁸ Tex. Tax Code §26.012(13)

⁹ Tex. Tax Code §26.012(13)

¹⁰ Tex. Tax Code §§26.012 and 26.04(c-2)

¹¹ Tex. Tax Code §26.012(6)

¹² Tex. Tax Code §26.01(c) and (d)

¹³ Tex. Tax Code §26.01(c)

¹⁴ Tex. Tax Code §26.01(d)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Current year tax ceilings. Enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ¹⁵	\$66,077,011
20.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁶ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ¹⁷ If completing this section, the taxing unit must include supporting documentation in Section 6. ¹⁸ Taxing units that are not affected, enter 0.	\$0
21.	Current year total taxable value. Add Lines 17C and 18C. Subtract Line 19 and 20.	\$3,170,138,621
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed by the school district.	\$0
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the school district after Jan. 1, of the prior year, and be located in a new improvement.	\$151,072,165
24.	Total adjustments to the current year taxable value. Add lines 22 and 23.	\$151,072,165
25.	Adjusted current year taxable value. Subtract line 24 from line 21.	\$3,019,066,456
26.	Current year NNR tax rate. Divide line 16 by line 25 and multiply by \$100.	\$0.969572 /\$100

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SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. Most school districts calculate a voter-approval tax rate that is split into three separate rates.²⁰

- Maximum Compressed Tax Rate (MCR):** A district's maximum compressed tax rate is defined as the tax rate for the current tax year per \$100 of valuation of taxable property at which the district must levy a maintenance and operations tax to receive the full amount of the tier one allotment.²¹
- Enrichment Tax Rate:**²² A district's enrichment tax rate is defined as any tax effort in excess of the district's MCR and less than \$0.17. The enrichment tax rate is divided into golden pennies and copper pennies. School districts can claim up to 8 golden pennies, not subject to compression, and 9 copper pennies which are subject to compression with any increases in the guaranteed yield.²³
- Debt Rate:** The debt rate includes the debt service necessary to pay the school district's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The MCR and Enrichment Tax Rate added together make up the school district's maintenance and operations (M&O) tax rate. Districts cannot increase the district's M&O tax rate to create a surplus in M&O tax revenue for the purpose of paying the district's debt service.²⁴

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate (disaster pennies) in the calculation this year. This adjustment will be made in Section 4 of this worksheet.

A district must complete an efficiency audit before seeking voter approval to adopt a M&O tax rate higher than the calculated M&O tax rate, hold an open meeting to discuss the results of the audit, and post the results of the audit on the district's website 30 days prior to the election.²⁵ Additionally, a school district located in an area declared a disaster by the governor may adopt a M&O tax rate higher than the calculated M&O tax rate during the two-year period following the date of the declaration without conducting an efficiency audit.²⁶

Districts should review information from TEA when calculating their voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
27.	Current year maximum compressed tax rate (MCR). TEA will publish compression rates based on district and statewide property value growth. Enter the school districts' maximum compressed rate based on guidance from TEA. ²⁷	\$0.616900 /\$100

¹⁵ Tex. Tax Code §26.012(6)(B)
¹⁶ Tex Tax Code §§26.012(6)(C) and 26.012(1-b)
¹⁷ Tex Tax Code §26.012(1-a)
¹⁸ Tex Tax Code §26.04(d-3)
¹⁹ Tex Tax Code §26.012(6)
²⁰ Tex. Tax Code §26.08(n)
²¹ Tex. Edu. Code §48.2551(a)(3)
²² Tex. Tax Code §26.08(i) and Tex. Edu. Code §45.0032
²³ Tex. Edu. Code §§48.202(a-1)(2) and 48.202(f)
²⁴ Tex. Edu. Code §45.0021(a)
²⁵ Tex. Edu. Code §11.184(b)
²⁶ Tex. Edu. Code §11.184(b-1)
²⁷ Tex. Edu. Code §§48.255, 48.2551(b)(1) and (b)(2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<p>Current year enrichment tax rate. Enter the greater of A and B.²⁸</p> <p>A. Enter the district's prior year enrichment tax rate, minus any required reduction under Education Code Section 48.202(f)</p> <p style="text-align: right;">\$0.17000 /\$100</p> <p>B. \$0.05 per \$100 of taxable value</p> <p style="text-align: right;">\$0.05000 /\$100</p>	\$0.170000 /\$100
29.	<p>Current year maintenance and operations (M&O) tax rate. Add Lines 27 and 28.</p> <p>Note: M&O tax rate may not exceed the sum of \$0.17 and the district's maximum compressed rate.²⁹</p>	\$0.786900 /\$100
30.	<p>Total current year debt to be paid with property tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) Are paid by property taxes; (2) Are secured by property taxes; (3) Are scheduled for payment over a period longer than one year; and (4) Are not classified in the school district's budget as M&O expenses.</p> <p>A. Debt includes contractual payments to other school districts that have incurred debt on behalf of this school district, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.³⁰</p> <p>Enter debt amount:</p> <p style="text-align: right;">\$12,496,925</p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$0</p> <p>C. Subtract state aid received for paying principal and interest on debt for facilities through the existing debt allotment program and/or instructional facilities allotment program. - \$2,159,103</p> <p>D. Adjust debt: Subtract B and C from A.</p>	\$10,337,822
31.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³¹	\$0
32.	Adjusted current year debt. Subtract line 31 from line 30D.	\$10,337,822
33.	<p>Current year anticipated collection rate. If the anticipated rate in A is lower than actual rates in B, C and D, enter the lowest rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³²</p> <p>A. Enter the current year anticipated collection rate certified by the collector.³³ 100.00%</p> <p>B. Enter the 2024 actual collection rate 98.46%</p> <p>C. Enter the 2023 actual collection rate 99.95%</p> <p>D. Enter the 2022 actual collection rate 100.83%</p>	100.00%
34.	<p>Current year debt adjusted for collections. Divide Line 32 by Line 33.</p> <p>Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, add the amount of taxes the governing body proposes to dedicate to the junior college district in the current year to the result.</p>	\$10,337,822
35.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$3,170,138,621
36.	Current year debt rate. Divide Line 34 by Line 35 and multiply by \$100.	\$0.326100 /\$100
37.	<p>Current year voter-approval tax rate. Add Lines 28 and 35.</p> <p>If the school district received distributions from an equalization tax imposed under former Chapter 18, Education Code, add the NNR tax rate as of the date of the county unit system's abolition to the sum of Lines 29 and 36.³⁴</p>	\$1.113000 /\$100

²⁸ Tex. Tax Code §26.08(n)(2)
²⁹ Tex. Edu. Code §45.003(d)
³⁰ Tex. Tax Code §26.012(7)
³¹ Tex. Tax Code §§26.012(10) and 26.04(b)
³² Tex. Tax Code §§26.04(h), (h-1) and (h-2)
³³ Tex. Tax Code §26.04(b)
³⁴ Tex. Tax Code §26.08(g)

SECTION 3: Voter-Approval Tax Rate Adjustment for Pollution Control

A school district may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The school district's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The school district must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a school district that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
38.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁵ The school district shall provide its tax assessor with a copy of the letter. ³⁶	\$0
39.	Current year total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	\$0
40.	Additional rate for pollution control. Divide line 38 by line 39 and multiply by \$100.	\$0.000000 /\$100
41.	Current year voter-approval tax rate, adjusted for pollution control. Add line 37 and line 40.	N/A

SECTION 4: Voter-Approval Tax Rate Adjustment in Year Following Disaster

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate in the calculation this year.³⁷ As such, it must reduce its voter-approval tax rate for the current tax year.

This section applies to a school district in a disaster area that adopts a tax rate greater than its voter-approval tax rate without holding an election in the prior year, as provided for by Tax Code Section 26.042(e).

Line	Prior Year Disaster Adjustment Worksheet	Amount/Rate
42.	Prior year adopted tax rate. Enter the rate in Line 4 of the No-New-Revenue Tax Rate Worksheet.	\$0.000000 /\$100
43.	Prior voter-approval tax rate. If the school district adopted a tax rate above the prior year voter-approval tax rate without holding an election due to a disaster, enter the voter-approval tax rate from the prior year's worksheet.	\$0.000000 /\$100
44.	Increase in the prior year tax rate due to disaster (disaster pennies). Subtract Line 43 from Line 42.	\$0.000000 /\$100
45.	Current year voter-approval tax rate, adjusted for prior year disaster. Subtract Line 44 from one of the following lines (as applicable): Line 37 or Line 41 (school districts with pollution control).	N/A

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue Tax Rate. \$0.969572 /\$100
 Enter the current year NNR tax rate from Line 26.

Voter-Approval Tax Rate. \$1.113000 /\$100
 As applicable, enter the current year voter-approval tax rate from Line 37, Line 41 or Line 45. Indicate the line number used: 37

³⁵ Tex. Tax Code §26.045(d)
³⁶ Tex. Tax Code §26.045(f)
³⁷ Tex. Tax Code §26.042(f) and Tex. Edu. Code §45.0032(d)

SECTION 6: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in Line 26 must include the following as an addendum:

- 1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
- 2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

16

SECTION 7: School District Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the school district. By signing below, you certify that you are the designated officer or employee of the school district and have calculated the tax rates in accordance with requirements in Tax Code and Education Code.³⁸

print here → Jaime Lopez

 Printed Name of School District Representative

sign here → Jaime Lopez
Jaime Lopez (Sep 8, 2025 13:40:21 CDT)

 Printed Name of School District Representative

9/8/2025

 Date

³⁸ Tex. Tax Code §26.04(c)

SUBJECT: Resolution of the Board to Set Tax Rate

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

The Board of Trustees of Mission Consolidated Independent School District (Mission CISD) has created a resolution for setting the Maintenance & Operations (M&O) and Debt Service (Interest & Sinking) tax rates for the 2025 tax year. These rates are based on certified property valuations from the Hidalgo County Appraisal District and follow the adoption of the district’s 2025 budget on June 18, 2025.

For the tax year beginning January 1, 2025, and ending December 31, 2025, the Board will consider an **M&O tax rate of \$0.7869 per \$100 valuation** to support the operation and maintenance of the district’s schools, and a **Debt Service tax rate of \$0.3261 per \$100 valuation** to fund principal and interest payments on bonded indebtedness.

This resolution ensures the district has the necessary financial resources to support instructional and operational needs while meeting its debt obligations.

ADMINISTRATIVE CONSIDERATIONS

Not applicable.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION:

Administration recommends the approval of the Resolution of the Board to Set Tax Rate.

CONTACT PERSONS

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance

RESOLUTION

MAKING CERTAIN FINDINGS UNDER TEX. EDUC. CODE § 26.042(e) CONCERNING
SETTING THE MAINTENANCE & OPERATIONS AND DEBT SERVICE TAX RATES OF
THE MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FOR THE YEAR
BEGINNING ON JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

WHEREAS the valuation of taxable property within the boundaries of the Mission Consolidated Independent School District has heretofore been determined by the Hidalgo County Appraisal District and certified to the Board of Trustees; and,

WHEREAS the budget for the Mission Consolidated Independent School District was prepared and adopted on June 18, 2025, after a Public Hearing on the matter; and,

WHEREAS the tax rate for the Mission Consolidated Independent School District was prepared and is scheduled to be adopted on September 17, 2025, by the Board of Trustees; and,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. The Maintenance & Operations Tax Rate on the \$100 valuation adopted and levied for the Tax Year beginning on January 1, 2025, and ending on December 31, 2025, in the amount of \$0.7869 on a \$100 valuation, payable in lawful currency of the United States, is levied for the support and maintenance of the public schools of the Mission Consolidated Independent School District.

SECTION 3. The Debt Service (Interest & Sinking Fund) Tax Rate on the \$100 valuation adopted and levied for the Tax Year beginning on January 1, 2025, and ending on December 31, 2025, in the amount of \$0.3261 on a \$100 valuation, payable in lawful currency of the United States, is levied for the payment principal and interest payments on approved and issued bonded indebtedness of the Mission Consolidated Independent School District.

SECTION 4. The foregoing taxes are to be collected by the tax officials duly appointed by the Board of Trustees.

SECTION 5. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF \$1.113, WHICH IS EFFECTIVELY A 13.66 PERCENT INCREASE IN THE DISTRICT'S M&O TAX RATE AND WILL RAISE TAXES ON A \$100,000 HOME BY APPROXIMATELY \$0.00.

APPROVED and EXECUTED this the 17th day of September 2025.

MISSION CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT

By: _____
DOLORES REYNA
President
Board of Trustees

ATTEST:

By: _____
PETRA B. RAMIREZ
Secretary
Board of Trustees

2025 Tax Rate

Wednesday, September 17, 2025 at 6:30 p.m.

Presenter: Jaime Lopez

Assistant Superintendent for Business & Finance



Tax Rate Comparison and Make-Up

	Tax Year 2024	Tax Year 2025	
		Budget Plan	Tax Rate Adoption
MCR	\$0.6169	0.6169	\$0.6169
Tier 2	0.17	0.17	0.17
Total M&O Rate	0.7869	0.7869	0.7869
Total Tax Rate	\$1.1130	\$1.1130	\$1.1130

Additional Notes

~~HB17 in the special session will require to mail annual notice of Public Meeting to Discuss Budget and Proposed Tax Rate to each property owner in the district~~



Thank You!



SUBJECT: Budget Amendment

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

In accordance with TEA budget and accounting procedures guidelines, the District’s official budget includes the General Fund and Debt Service. The adoption of the budgets associated with these funds, and subsequent amendments, should be approved by the Board of Trustees. The authority to approve a budget or a budget amendment for a grant program, however, lies with the granting agency and not with the District’s Board.

ADMINISTRATIVE CONSIDERATIONS

All requests for budget amendments have been reviewed and are justified for the programmatic or policy changes and adjustments of original estimates.

FUNDING SOURCE AND AMOUNT

This budget amendment reflects the allocation of new state revenues received under **House Bill 2 (HB 2)** for the 2025–2026 school year. The district has been awarded a total of **\$7,362,206** in additional funding across the following allotments:

Teacher Retention Allotment – \$4,380,000

Allotment for Basic Costs – \$1,459,090

School Safety Allotment – \$545,385

Support Staff Retention Allotment – \$480,731

Full Individual & Initial Evaluation Allotment – \$497,000

Corresponding expenditure adjustments are proposed to begin implementation of the **Teacher Retention Allotment**. At this time, **\$2,823,230** is being budgeted under **Function 11 – Instruction** to support required teacher salary increases as outlined in HB 2.

RECOMMENDATION

Approval of budget amendment as presented.

CONTACT PERSON(S)

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance
Fabiola Barberena, Accountant

Mission Consolidated Independent School District
GENERAL FUND
Budget Amendment for the Month of September 2025 - House Bill 2
Fiscal Year 2025 - 2026

Description	Amended Budget September 10, 2025	September HB2	Amended Budget September 17, 2025
Unaudited Beginning Fund Balance	99,411,692		99,411,692
Revenues:			
5700 - Local	28,230,994	-	28,230,994
5800 - State	133,932,617	7,362,206	141,294,823
5900 - Federal	16,534,223	-	16,534,223
Total Revenues	178,697,834	\$ 7,362,206	186,060,040
Expenditures:			
11 Instruction	105,902,598	2,823,230	108,725,828
12 Inst. Res. & Media Services	2,518,190	-	2,518,190
13 Curriculum Dev. & Inst. Staff Dev.	2,283,209	-	2,283,209
21 Inst. Leadership	3,227,709	-	3,227,709
23 School Leadership	9,923,542	-	9,923,542
31 Guide., Counseling & Eval. Ser.	6,986,150	-	6,986,150
32 Social Work Services	153,795	-	153,795
33 Health Services	1,923,479	-	1,923,479
34 Student (Pupil) Trans.	5,509,456	-	5,509,456
35 Food Services	16,134,107	-	16,134,107
36 Curricular/Extracurricular Act.	8,122,700	-	8,122,700
41 General Administration	6,507,737	-	6,507,737
51 Plant Maint. & Operations	21,419,991	-	21,419,991
52 Security and Monitoring Serv.	4,703,015	-	4,703,015
53 Data Processing Services	3,764,731	-	3,764,731
61 Community Services	234,756	-	234,756
71 Debt Service	1,271,597	-	1,271,597
81 Fac. Acquisition & Const.	9,251,943	-	9,251,943
95 Pmt. to Juv. Justice Alt. Ed. Prg.	20,000	-	20,000
99 Other Intergovernmental Charges	350,000	-	350,000
Total Expenditures	\$ 210,208,705	\$ 2,823,230	\$ 213,031,935
7900 - Other Sources	28,455,312	\$ -	28,455,312
8900 - Other Uses	(28,455,312)	-	(28,455,312)
Total Other Financing Sources & (Uses)	\$ -	\$ -	\$ -
Un-Audited Ending Fund Balance	\$ 67,900,821	\$ 4,538,976	\$ 72,439,797

Mission Consolidated Independent School District
GENERAL FUND
Budget Amendment for the Month of September 2025 - Detail - House Bill 2
Fiscal Year 2025 - 2026

Revenues:

Class Object	Campus/Department	Type	Reason	Amount	Total
5800 - State	Districtwide	Revenue	House Bill 2 (HB 2) - Teacher Retention Allotment	\$ 4,380,000	
			House Bill 2 (HB 2) - Allotment for Basic Costs	1,459,090	
			House Bill 2 (HB 2) - School Safety Allotment	545,385	
			House Bill 2 (HB 2) - Support Staff Retention Allotment	480,731	
			House Bill 2 (HB 2) - Full Individual & Initial Evaluation Allotment	<u>497,000</u>	
					7,362,206
Revenues Total				\$	<u>7,362,206</u>

Expenditures:

Function	Campus/Department	Type	Reason	Amount	Total
11 Instruction	Districtwide	Expense	House Bill 2 (HB 2) - Teacher Retention Allotment	<u>\$ 2,823,230.00</u>	
					2,823,230
Expenditures Total				\$	<u>2,823,230</u>

SUBJECT: Mission CISD Board Resolution Nominating Candidates for Hidalgo County Appraisal District Board of Directors (2026–2029)

PRESENTER: Sylvia Cruz, Executive Director for Business and Finance

BACKGROUND INFORMATION

The Board of Trustees of Mission Consolidated Independent School District (Mission CISD) has created a resolution to nominate candidates for the Hidalgo County Appraisal District Board of Directors for the 2026–2029 term. Under state law, all taxing entities associated with the district are authorized to nominate up to five individuals to serve on the Board, with terms beginning January 1, 2026.

The resolution specifies that Mission CISD must submit its nominations by October 15, 2025, through a written resolution to the Chief Appraiser. Mission CISD may nominate one (1) but no more than (2) candidates. Once submitted, these nominations will be considered by all taxing entities within Hidalgo County as part of the district-wide election process.

ADMINISTRATIVE CONSIDERATIONS

By approving this resolution, the Mission CISD Board of Trustees formally puts forward its selected nominee(s) for consideration to serve on the Hidalgo County Appraisal District Board of Directors, ensuring representation and participation in the governance of property appraisal matters that affect the district and community.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION:

Approval of the Mission CISD Board Resolution Nominating Candidates for Hidalgo County Appraisal District Board of Directors (2026–2029)

CONTACT PERSONS

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR
(Mission Consolidated Independent School District – Mission CISD)
EXPRESSING ITS NOMINATION FOR APPRAISAL DISTRICT DIRECTORS
FOR 2026-2029 OF THE HIDALGO COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS:**

WHEREAS, the Board of Trustees for **Mission CISD** are authorized to make nominations for each position to be filled in the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, these directors shall serve a term beginning January 1, 2026, and that all taxing entities associated with the Hidalgo County Appraisal District are authorized to nominate up to five (5) individuals for said Board; and

WHEREAS, the Board of Trustees for **Mission CISD** must submit the names of the nominees by written resolution to the Chief Appraiser by **October 15, 2025**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR (NAME OF ENTITY) ISD, that the name(s):

(Name(s) of Nominee)

1. _____
2. _____

is/are hereby nominated by the Board of Trustees for **Mission CISD** to the Hidalgo County Appraisal District Board of Directors.

FURTHERMORE, the Board of Trustees for **Mission CISD** directs the Chief Appraiser to submit said nomination for consideration by all taxing entities within the Hidalgo County Appraisal District in the upcoming district election.

PASSED AND APPROVED this 17th day of September, 2025.

Dr. Cris Valdez, Superintendent for Mission CISD

ATTEST:

Secretary

SUBJECT: Quarterly Investment Report

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

In accordance with Board Policy CDA (LEGAL), all investments made by a District shall comply with the Public Funds Investment Act (Texas Government Code Chapter 2256, Subchapter A) and all federal, state, and local statutes, rules or regulations. *Gov't Code 2256.026*

Not less than quarterly, an investment officer shall prepare and submit to a board a written report of investment transactions for all funds covered by the Public Funds Investment Act for the preceding reporting period. This report shall be presented to a board and a Superintendent, not less than quarterly, within a reasonable time after the end of the reporting period.

ADMINISTRATIVE CONSIDERATIONS

Mission CISD's investment portfolio totaled **\$86,086,159.20** as of the end of the second quarter on **June 30, 2025**. Interest earned in the 2nd quarter was **\$978,555.75**.

Please find the **Quarterly Investment Report for June 2025** attached.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION

Information item only.


CONTACT PERSON (S)

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director for Business and Finance
Sylvia S Esquivel, Accountant

**MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
 INVESTMENT REPORT SUMMARY
 QUARTER ENDING June 30, 2025**

FUND	MUTUAL FUNDS	INVESTMENT POOLS	MONEY MARKET /US AGENCIES	CASH	ENDING BALANCE	INTEREST EARNED 4TH QTR
Operating		\$ 43,338,864.14	\$ 10,571,423.15	\$ 22,113,866.89	\$ 76,024,154.18	\$ 925,007.71
Debt Service		988,467.67		4,910,090.27	5,898,557.94	30,599.08
Non-Expendable Trust Fund	\$ 293,305.17				293,305.17	-
Payroll				3,870,141.91	3,870,141.91	22,948.96
TOTAL	\$ 293,305.17	\$ 44,327,331.81	\$ 10,571,423.15	\$ 30,894,099.07	\$ 86,086,159.20	\$ 978,555.75

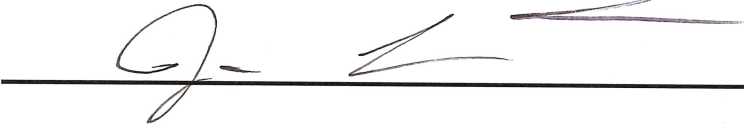
We, the approved Investment Officers of Mission CISD, hereby certify that the following Investment Report represents the investment position of the District as of June 30, 2025 in compliance with the Board approved Investment Policy, the the Public Funds Investment Act (Texas Government Code 2256), and Generally Accepted Accounting Principles (GAAP).



Sylvia S Esquivel, Accountant



Sylvia Cruz - Executive Director for Business and Finance



Jaime Lopez - Assistant Superintendent for Business and Finance

Investment #	Type	Original Purchase Date	Fund	Maturity Date	Rate @ 6/30/2025 *Qtr.avg	Beg. Bal. Market/Book Value 04/01/2025	Purchased increase	Sold decrease	End. Bal. Market/Book Value 06/30/2025	
OPERATING										
10827-3859-000	TxStar-04		199	n/a	4.30%	*	1,385,141.40	14,911.65	0.00	1,400,053.05
907155492	LoneStar-02		199	n/a	4.42%	*	29,489,453.05	326,200.10	0.00	29,815,653.15
TX010061002	TX CLASS		199	n/a	4.42%	*	32,738,539.85	237,585.21	28,000,000.00	4,976,125.06
1200-03	Texas Range		199	n/a	4.31%	*	7,070,691.15	76,341.73	0.00	7,147,032.88
49-4330-3806 Checking/Interest	PNC Business		199	n/a	2.56%		14,881,300.70	102,243,819.07	117,125,119.77	0.00
Investment Sweep -60934N807	PNC BANK		199	n/a	3.97%	*	0.00	23,318,718.20	1,204,851.31	22,113,866.89
22533TNH5 Credit Agricole Corporate	US BANK	5/15/2024	199	01/17/2025	5.41%	*	0.00	0.00	0.00	0.00
63876JP38 Natixis New York Branch	US BANK	5/14/2024	199	02/03/2025	5.45%		0.00	0.00	0.00	0.00
31846v567 First Amer:GVT OBK;Z	US BANK	5/15/2024	199	03/31/2025	4.22%		7,912,665.68	188,651.60	0.00	8,056,198.15
313ERDZ1 Fed Farm CR BNKS	US BANK	5/13/2024	199	05/08/2026	4.72%		2,518,225.00	2,725.00	5,725.00	2,515,225.00
62479LL86 MUFG BANK NY	US BANK	5/13/2024	199	11/08/2024	5.45%		0.00	0.00	0.00	0.00
							95,996,016.83	126,408,952.56	146,335,696.08	76,024,154.18
DEBT SERVICE										
49-4330-2598	PNC Business		599	n/a	2.25%	*	4,164,045.10	3,105,423.75	2,359,378.58	4,910,090.27
TX0100610001	TX CLASS		599	n/a	4.42%	*	977,647.21	10,820.46	0.00	988,467.67
							5,141,692.31	3,116,244.21	2,359,378.58	5,898,557.94
NON-EXPENDABLE TRUST										
140193103 AmericanFunds CIB;A	Edwards Jones			12/31/25			69,111.92	13,334.54	0.00	82,446.46
399874106 American Funds GRO;A	Edwards Jones			12/31/25			59,776.71	5,974.77	0.00	65,751.48
024071102 American Funds BAL;A	Edwards Jones			12/31/25			79,909.18	2,537.28	11,200.00	71,246.46
453320103 American Funds INC;A	Edwards Jones			12/31/25			69,954.04	3,906.73	0.00	73,860.77
							278,751.85	25,753.32	11,200.00	293,305.17
PAYROLL										
49-4330-2571 Checking/Interest	PNC BANK		063	n/a	2.31%		3,965,441.45	1,079,153.88	1,174,453.42	3,870,141.91
							3,965,441.45	1,079,153.88	1,174,453.42	3,870,141.91
							\$ 105,381,902.44	\$ 130,630,103.97	\$ 149,880,728.08	\$ 86,086,159.20

Investment #	Type	INTEREST RECEIVED			Qtr. Interest Received	Total Interest Value 04/01/2025	Accrued Interest @ 6/30/25	4TH QTR INTEREST EARNED
		APR	MAY	JUNE				
OPERATING								
10827-3859-000	TxStar-04	4,928.27	5,071.22	4,912.16	14,911.65	63,620.16	0.00	14,911.65
907155492	LoneStar-02	107,485.12	111,005.96	107,709.02	326,200.10	1,394,015.16	0.00	326,200.10
TX010061002	TX CLASS	119,573.40	84,649.14	33,362.67	237,585.21	1,118,675.93	0.00	237,585.21
1200-03	Texas Range	25,228.96	25,981.58	25,131.19	76,341.73	325,287.18	0.00	76,341.73
49-4330-3806 Checking/Interest	PNC Business	23,177.23	12,543.28	0.00	35,720.51	358,991.56	0.00	35,720.51
Investment Sweep -60934N807	PNC BANK	-	-	4,807.14	4,807.14	4,807.14	40,593.46	45,400.60
22533TNH5 Credit Agricole Corporate	US BANK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63876JP38 Natixis New York Branch	US BANK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31846v567 First Amer:GVT OBK;Z	US BANK	0.00	59,375.00	0.00	59,375.00	153,085.03	27,636.49	87,011.49
313ERDZ1 Fed Farm CR BNKS	US BANK	28,374.68	27,513.23	28,465.87	84,353.78	173,416.28	17,482.64	101,836.42
62479LL86 MUFG BANK NY	US BANK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		308,767.66	326,139.41	204,388.05	839,295.12	3,591,898.44	85,712.59	925,007.71
DEBT SERVICE								
49-4330-2598	PNC Business	7,942.94	5,427.66	6,408.02	19,778.62	47,078.28	0.00	19,778.62
TX0100610001	TX CLASS	3,570.74	3,680.12	3,569.60	10,820.46	98,500.15	0.00	10,820.46
		11,513.68	9,107.78	9,977.62	30,599.08	145,578.43	0.00	30,599.08
NON-EXPENDABLE TRUST								
140193103 AmericanFunds CIB;A	Edwards Jones	0.00	0.00	0.00	0.00	0.00	0.00	0.00
399874106 American Funds GRO;A	Edwards Jones	0.00	0.00	0.00	0.00	0.00	0.00	0.00
024071102 American Funds BAL;A	Edwards Jones	0.00	0.00	0.00	0.00	0.00	0.00	0.00
453320103 American Funds INC;A	Edwards Jones	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL								
49-4330-2571 Checking/Interest	PNC BANK	6,511.34	8,390.24	8,047.38	22,948.96	104,395.29	0.00	22,948.96
		6,511.34	8,390.24	8,047.38	22,948.96	104,395.29	0.00	22,948.96
		\$ 326,792.68	\$ 343,637.43	\$ 222,413.05	\$ 892,843.16	\$ 3,841,872.16	\$ 85,712.59	\$ 978,555.75

SUBJECT: Hidalgo County Appraisal District’s Certified and Supplemental Appraisal Roll for the Mission Consolidated Independent School District

PRESENTER: Jaime Lopez, Assistant Superintendent for Business and Finance

BACKGROUND INFORMATION

The Chief Appraiser of the Hidalgo County Appraisal District has certified and submitted the appraisal roll as approved by the Appraisal Review Board, for calendar year beginning January 1, 2025 and ending December 31, 2025, and has delivered to Pablo Villarreal, Jr., Tax Assessor-Collector for the Mission Consolidated Independent School District, a statement of the total amount of appraised, assessed, and taxable value of property as of January 1, 2025.

Also included is the value for properties under protest at the time of submission for the assessment rolls lying within the Mission Consolidated Independent School District.

The Chief Appraiser also provided a supplemental roll that reflects changes contingent on voter approval of Propositions 11 and 13 at the Constitutional Amendment Election on November 4, 2025. These propositions would increase the state mandated homestead exemption from \$100,000 to \$140,000 and the state mandated exemption for homesteads of a person who is elderly or disabled from \$10,000 to \$60,000.

ADMINISTRATIVE CONSIDERATIONS

Not applicable.

FUNDING SOURCE AND AMOUNT

Not applicable.

RECOMMENDATION:

Not applicable.

CONTACT PERSONS

Jaime Lopez, Assistant Superintendent for Business and Finance
Sylvia Cruz, Executive Director f33 Business and Finance

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (25,017)	(Count) (781)	(Count) (25,798)
Land HS Value	742,101,486	26,412,938	768,514,424
Land NHS Value	1,183,912,671	28,606,368	1,212,519,039
Land Ag Market Value	290,952,055	2,943,571	293,895,626
Land Timber Market Value	0	0	0
Total Land Value	2,216,966,212	57,962,877	2,274,929,089
Improvement HS Value	1,497,246,548	57,379,825	1,554,626,373
Improvement NHS Value	1,669,333,657	53,391,338	1,722,724,995
Total Improvement	3,166,580,205	110,771,163	3,277,351,368
Market Value	5,383,546,417	168,734,040	5,552,280,457
BUSINESS PERSONAL PROPERTY	(1,920)	(0)	(1,920)
Market Value	502,574,252	0	502,574,252
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (26,937)	(Total Count) (781)	(Total Count) (27,718)
TOTAL MARKET	5,886,120,669	168,734,040	6,054,854,709
Ag Productivity	3,233,056	24,418	3,257,474
Ag Loss (-)	287,718,999	2,919,153	290,638,152
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	5,598,401,670	165,814,887	5,764,216,557
	97.0%	3.0%	100.0%
HS CAP Limitation Value (-)	312,703,074	13,365,773	326,068,847
CB CAP Limitation Value (-)	151,465,707	7,459,805	158,925,512
NET APPRAISED VALUE	5,134,232,889	144,989,309	5,279,222,198
Total Exemption Amount	1,658,245,853	38,759,450	1,697,005,303
NET TAXABLE	3,475,987,036	106,229,859	3,582,216,895
TAX LIMIT/FREEZE ADJUSTMENT	198,558,596	5,069,142	203,627,738
LIMIT ADJ TAXABLE (I&S)	3,277,428,440	101,160,717	3,378,589,157
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,277,428,440	101,160,717	3,378,589,157

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$38,420,030.27 = 3,378,589,157 * (1.113000 / 100) + \$816,332.95

MISSION ISD
Tax Limit Adjustment Breakdown
(Freeze)

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	43,518,620	12,675,946	67,378.98	35,044.81	72,122.13	36,305.28	330
OV65	585,673,118	176,665,168	1,177,515.41	738,050.91	1,313,883.44	798,266.97	4,314
OV65S	35,425,345	9,217,482	31,707.72	18,945.62	37,525.16	22,984.52	266
Total	664,617,083	198,558,596	1,276,602.11	792,041.34	1,423,530.73	857,556.77	4,910

Tax Rate: 1.113000

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	1,057,825	327,983	1,581.14	649.17	2,243.26	1,286.58	7
OV65	12,481,898	4,541,069	33,728.82	23,642.44	38,395.42	26,090.18	81
OV65S	694,915	200,090	0	0	0	0	5
Total	14,234,638	5,069,142	35,309.96	24,291.61	40,638.68	27,376.76	93

Tax Rate: 1.113000

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	44,576,445	13,003,929	68,960.12	35,693.98	74,365.39	37,591.86	337
OV65	598,155,016	181,206,237	1,211,244.23	761,693.35	1,352,278.86	824,357.15	4,395
OV65S	36,120,260	9,417,572	31,707.72	18,945.62	37,525.16	22,984.52	271
Total	678,851,721	203,627,738	1,311,912.07	816,332.95	1,464,169.41	884,933.53	5,003

Tax Rate: 1.113000

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	0	0	0	0	0	0
HS-State	1,039,616,951	11,437	37,430,219	392	1,077,047,170	11,829
HS-Prorated	3,904,399	49	405,479	5	4,309,878	54
OV65-Local	0	0	0	0	0	0
OV65-State	25,190,477	4,614	675,752	95	25,866,229	4,709
OV65-Prorated	0	1	0	0	0	1
OV65S-Local	0	0	0	0	0	0
OV65S-State	1,434,757	269	40,000	5	1,474,757	274
OV65S-Prorated	0	0	0	0	0	0
DP-Local	0	0	0	0	0	0
DP-State	2,096,708	360	60,000	7	2,156,708	367
DP-Prorated	0	0	0	0	0	0
DPS-Local	0	0	0	0	0	0
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	37,718,103	305	0	0	37,718,103	305
DVHS-Prorated	998,408	8	0	0	998,408	8
DVHSS	2,382,047	27	0	0	2,382,047	27
DVHSS-Prorated	0	0	0	0	0	0
FRSS	145,799	1	0	0	145,799	1
Subtotal for Homestead Exemptions	1,113,487,649	17,071	38,611,450	504	1,152,099,099	17,575
Disabled Veterans Exemptions						
DV1	582,884	78	22,000	3	604,884	81
DV1S	5,000	3	10,000	2	15,000	5
DV2	267,000	34	0	0	267,000	34
DV2S	42,125	8	0	0	42,125	8
DV3	372,140	45	20,000	2	392,140	47
DV3S	10,000	1	0	0	10,000	1
DV4	1,872,958	186	96,000	8	1,968,958	194
DV4S	69,918	10	0	0	69,918	10
Subtotal for Disabled Veterans Exemptions	3,222,025	365	148,000	15	3,370,025	380
Special Exemptions						
Charitable Org	12,753,534	102	0	0	12,753,534	102
FR	26,603,938	10	0	0	26,603,938	10
PC	39,200	1	0	0	39,200	1
SO	215,434	5	0	0	215,434	5
Subtotal for Special Exemptions	39,612,106	118	0	0	39,612,106	118

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
EX	10,915,868	3	0	0	10,915,868	3
EX-Prorated	0	0	0	0	0	0
EX-XR	94,725	2	0	0	94,725	2
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	1,170,244	3	0	0	1,170,244	3
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	489,572,182	603	0	0	489,572,182	603
EX-XV-PRORATED	0	0	0	0	0	0
EX366	171,054	128	0	0	171,054	128
Subtotal for Absolute Exemptions	501,924,073	739	0	0	501,924,073	739
Total:	1,658,245,853	18,293	38,759,450	519	1,697,005,303	18,812

New Value

Total New Market Value: \$177,409,137
Total New Taxable Value: \$157,274,027

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	7	979,684
Absolute Exemption Value Loss:		7	979,684

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DP	Disability	5	50,000
DV1	Disabled Veterans 10% - 29%	2	5,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	0
DV2	Disabled Veterans 30% - 49%	2	19,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	7	68,000
DV4	Disabled Veterans 70% - 100%	27	300,200
DVHS	Disabled Veteran Homestead	13	2,018,521
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	188,141
FR	FREEPORT	10	26,603,938
HS	Homestead	258	23,852,820
OV65	Over 65	63	396,338
OV65S	OV65 Surviving Spouse	14	67,458
PC	Pollution Control (Special Exemption)	1	39,200
Partial Exemption Value Loss:		405	53,616,616
Total NEW Exemption Value			54,596,300

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			54,596,300

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	11,415	194,694	94,722	72,262
A & E	11,716	197,010	94,934	74,408

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
781	168,734,040	127,870,990	582,810,649

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Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	18,835		117,120,035	3,240,541,412	1,775,162,444
B	Multifamily Residential	649		28,123,263	266,176,353	245,638,928
C1	Vacant Lots and Tracts	2,212		0	200,134,932	176,984,192
C2	Colonia Lots and Land Tracts	2		0	281,048	281,048
D1	Qualified Open-Space Land	887	8,142.98	0	290,952,055	3,202,979
D2	Farm or Ranch Improvements on Qualified	116		513,979	4,142,055	3,877,579
E	Rural Land,Not Qualified for Open-Space Land	628		4,983,458	156,508,217	111,770,022
F1	Commercial Real Property	1,274		17,833,222	710,224,899	674,739,828
G3	Other Sub-surface Interests	1		0	114,420	114,420
J1	Water Systems	2		0	2,992	2,992
J2	Gas Distribution Systems	6		0	4,436,930	4,436,680
J3	Electric Companies (including Co-ops)	45		0	45,139,380	45,139,380
J4	Telephone Companies (including Co-ops)	18		0	4,441,069	4,272,409
J5	Railroads	15		0	1,185,258	1,160,333
J6	Pipelines	12		0	240,590	240,590
J7	Cable Companies	3		0	10,906,380	10,906,380
L1	Commercial Personal Property	1,545		0	218,998,564	204,172,273
L2	Industrial and Manufacturing Personal Property	103		0	187,723,301	175,691,020
M1	Mobile Homes	985		780,109	20,776,822	16,987,449
O	Residential Inventory	36		334,864	2,710,755	2,646,926
S	Special Inventory	44		0	18,559,164	18,559,164
XB	Income Producing Tangible Personal	128		0	171,054	0
XR	Nonprofit Water or Wastewater Corporation	2		0	94,725	0
XU	MiscellaneousExemptions (§11.23)	3		0	1,170,244	0
XV	Other Totally Exempt Properties (including	628		2,933,852	500,488,050	0
Totals:			8,142.98	172,622,782	5,886,120,669	3,475,987,036

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	662		3,430,044	119,160,697	63,793,229
B	Multifamily Residential	28		56,227	7,359,317	7,115,776
C1	Vacant Lots and Tracts	45		0	4,797,077	3,956,214
D1	Qualified Open-Space Land	23	64.26	0	2,943,571	24,418
D2	Farm or Ranch Improvements on Qualified	1		0	77,496	77,496
E	Rural Land,Not Qualified for Open-Space Land	23		247,227	3,988,607	2,204,664
F1	Commercial Real Property	26		1,052,857	29,919,823	28,570,610
O	Residential Inventory	7		0	487,452	487,452
Totals:			64.26	4,786,355	168,734,040	106,229,859

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	19,497		120,550,079	3,359,702,109	1,838,955,673
B	Multifamily Residential	677		28,179,490	273,535,670	252,754,704
C1	Vacant Lots and Tracts	2,257		0	204,932,009	180,940,406
C2	Colonia Lots and Land Tracts	2		0	281,048	281,048
D1	Qualified Open-Space Land	910	8,207.24	0	293,895,626	3,227,397
D2	Farm or Ranch Improvements on Qualified	117		513,979	4,219,551	3,955,075
E	Rural Land,Not Qualified for Open-Space Land	651		5,230,685	160,496,824	113,974,686
F1	Commercial Real Property	1,300		18,886,079	740,144,722	703,310,438
G3	Other Sub-surface Interests	1		0	114,420	114,420
J1	Water Systems	2		0	2,992	2,992
J2	Gas Distribution Systems	6		0	4,436,930	4,436,680
J3	Electric Companies (including Co-ops)	45		0	45,139,380	45,139,380
J4	Telephone Companies (including Co-ops)	18		0	4,441,069	4,272,409
J5	Railroads	15		0	1,185,258	1,160,333
J6	Pipelines	12		0	240,590	240,590
J7	Cable Companies	3		0	10,906,380	10,906,380
L1	Commercial Personal Property	1,545		0	218,998,564	204,172,273
L2	Industrial and Manufacturing Personal Property	103		0	187,723,301	175,691,020
M1	Mobile Homes	985		780,109	20,776,822	16,987,449
O	Residential Inventory	43		334,864	3,198,207	3,134,378
S	Special Inventory	44		0	18,559,164	18,559,164
XB	Income Producing Tangible Personal	128		0	171,054	0
XR	Nonprofit Water or Wastewater Corporation	2		0	94,725	0
XU	MiscellaneousExemptions (§11.23)	3		0	1,170,244	0
XV	Other Totally Exempt Properties (including	628		2,933,852	500,488,050	0
Totals:			8,207.24	177,409,137	6,054,854,709	3,582,216,895

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
2	1232418	MADERO GRID LLC	\$54,931,190	\$54,931,190
1	1232417	IGNACIO GRID LLC	\$54,931,190	\$54,931,190
3	1004018	ROYAL TECHNOLOGIES CORP	\$43,543,975	\$39,600,124
4	934078	AEP TEXAS INC-27H	\$36,690,200	\$36,690,200
5	1136777	STANLEY BLACK & DECKER US INC	\$33,191,793	\$29,467,674
6	1064540	WONDERFUL CITRUS PACKING LLC	\$21,035,805	\$21,035,805
7	1231173	22 REAL ESTATE INVESTMENTS LLC	\$19,266,537	\$19,266,537
8	541389	WAL-MART STORES	\$16,762,727	\$16,762,727
9	277280	H E BUTT GROCERY COMPANY	\$13,989,737	\$13,989,737
10	1132275	STAG IND MISSION LP	\$13,457,913	\$13,457,913
11	1064182	A-S 135 HWY 83-BRYAN RD LP	\$13,463,851	\$13,162,510
12	298901	BERT OGDEN CHEVROLET INC	\$11,981,385	\$11,981,385
13	1056881	WONDERFUL CITRUS PACKING LLC	\$11,140,000	\$11,140,000
14	1208037	SPECTRUM GULF COAST LLC	\$11,093,980	\$11,093,980
15	968711	HEB GROCERY COMPANY LP	\$10,460,748	\$10,460,748
16	1012318	TBD- Q- PALMHURST LP	\$8,833,832	\$8,833,832
17	350848	SPIKES MOTOR CO INC	\$8,553,468	\$8,553,468
18	1168363	CHARCO LAND SALES LLC	\$29,399,513	\$8,232,433
19	1086879	CAGE I PLAZA LLC	\$8,063,925	\$7,517,593
20	1089423	HESELBEIN TIRE SOUTHWEST	\$7,232,760	\$7,232,760
Total			\$428,024,529	\$398,341,806

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (25,017)	(Count) (781)	(Count) (25,798)
Land HS Value	742,101,486	26,412,938	768,514,424
Land NHS Value	1,183,912,671	28,606,368	1,212,519,039
Land Ag Market Value	290,952,055	2,943,571	293,895,626
Land Timber Market Value	0	0	0
Total Land Value	2,216,966,212	57,962,877	2,274,929,089
Improvement HS Value	1,497,246,548	57,379,825	1,554,626,373
Improvement NHS Value	1,669,333,657	53,391,338	1,722,724,995
Total Improvement	3,166,580,205	110,771,163	3,277,351,368
Market Value	5,383,546,417	168,734,040	5,552,280,457
BUSINESS PERSONAL PROPERTY	(1,920)	(0)	(1,920)
Market Value	502,574,252	0	502,574,252
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (26,937)	(Total Count) (781)	(Total Count) (27,718)
TOTAL MARKET	5,886,120,669	168,734,040	6,054,854,709
Ag Productivity	3,233,056	24,418	3,257,474
Ag Loss (-)	287,718,999	2,919,153	290,638,152
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	5,598,401,670	165,814,887	5,764,216,557
	97.0%	3.0%	100.0%
HS CAP Limitation Value (-)	312,703,074	13,365,773	326,068,847
CB CAP Limitation Value (-)	151,524,165	7,459,805	158,983,970
NET APPRAISED VALUE	5,134,174,431	144,989,309	5,279,163,740
Total Exemption Amount	1,990,207,461	52,740,647	2,042,948,108
NET TAXABLE	3,143,966,970	92,248,662	3,236,215,632
TAX LIMIT/FREEZE ADJUSTMENT	64,899,070	1,177,941	66,077,011
LIMIT ADJ TAXABLE (I&S)	3,079,067,900	91,070,721	3,170,138,621
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,079,067,900	91,070,721	3,170,138,621

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$35,796,674.21 = 3,170,138,621 * (1.113000 / 100) + \$513,031.36

Tax Limit Adjustment Breakdown
(Freeze)

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	43,518,620	3,354,180	32,065.35	24,445.04	72,122.13	36,305.28	330
OV65	585,673,118	58,726,028	587,483.43	463,288.62	1,313,883.44	798,266.97	4,314
OV65S	35,425,345	2,818,862	18,767.91	13,715.07	37,525.16	22,984.52	266
Total	664,617,083	64,899,070	638,316.69	501,448.73	1,423,530.73	857,556.77	4,910

Tax Rate: 1.113000

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	1,057,825	3,500	38.96	38.96	2,243.26	1,286.58	7
OV65	12,481,898	1,174,441	12,883.46	11,543.67	38,395.42	26,090.18	81
OV65S	694,915	0	0	0	0	0	5
Total	14,234,638	1,177,941	12,922.42	11,582.63	40,638.68	27,376.76	93

Tax Rate: 1.113000

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	44,576,445	3,357,680	32,104.31	24,484	74,365.39	37,591.86	337
OV65	598,155,016	59,900,469	600,366.89	474,832.29	1,352,278.86	824,357.15	4,395
OV65S	36,120,260	2,818,862	18,767.91	13,715.07	37,525.16	22,984.52	271
Total	678,851,721	66,077,011	651,239.11	513,031.36	1,464,169.41	884,933.53	5,003

Tax Rate: 1.113000

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	0	0	0	0	0	0
HS-State	1,328,521,866	11,437	49,535,743	392	1,378,057,609	11,829
HS-Prorated	5,134,869	49	567,672	5	5,702,541	54
OV65-Local	0	0	0	0	0	0
OV65-State	77,911,267	4,614	2,287,496	95	80,198,763	4,709
OV65-Prorated	0	1	0	0	0	1
OV65S-Local	0	0	0	0	0	0
OV65S-State	3,903,664	269	84,128	5	3,987,792	274
OV65S-Prorated	0	0	0	0	0	0
DP-Local	0	0	0	0	0	0
DP-State	5,499,823	360	144,483	7	5,644,306	367
DP-Prorated	0	0	0	0	0	0
DPS-Local	0	0	0	0	0	0
DPS-State	94,228	2	0	0	94,228	2
DPS-Prorated	0	0	0	0	0	0
DVHS	23,593,572	305	0	0	23,593,572	305
DVHS-Prorated	756,636	8	0	0	756,636	8
DVHSS	993,311	27	0	0	993,311	27
DVHSS-Prorated	0	0	0	0	0	0
FRSS	105,799	1	0	0	105,799	1
Subtotal for Homestead Exemptions	1,446,515,035	17,073	52,619,522	504	1,499,134,557	17,577
Disabled Veterans Exemptions						
DV1	155,549	78	10,000	3	165,549	81
DV1S	5,000	3	0	2	5,000	5
DV2	171,090	34	0	0	171,090	34
DV2S	15,000	8	0	0	15,000	8
DV3	232,259	45	20,000	2	252,259	47
DV3S	0	1	0	0	0	1
DV4	1,550,161	186	91,125	8	1,641,286	194
DV4S	27,188	10	0	0	27,188	10
Subtotal for Disabled Veterans Exemptions	2,156,247	365	121,125	15	2,277,372	380
Special Exemptions						
Charitable Org	12,753,534	102	0	0	12,753,534	102
FR	26,603,938	10	0	0	26,603,938	10
PC	39,200	1	0	0	39,200	1
SO	215,434	5	0	0	215,434	5
Subtotal for Special Exemptions	39,612,106	118	0	0	39,612,106	118

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
EX	10,915,868	3	0	0	10,915,868	3
EX-Prorated	0	0	0	0	0	0
EX-XR	94,725	2	0	0	94,725	2
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	1,170,244	3	0	0	1,170,244	3
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	489,572,182	603	0	0	489,572,182	603
EX-XV-PRORATED	0	0	0	0	0	0
EX366	171,054	128	0	0	171,054	128
Subtotal for Absolute Exemptions	501,924,073	739	0	0	501,924,073	739
Total:	1,990,207,461	18,295	52,740,647	519	2,042,948,108	18,814

No-New-Revenue Tax Rate Assumption

New Value

Total New Market Value: \$177,409,137
Total New Taxable Value: \$151,072,165

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	7	979,684
Absolute Exemption Value Loss:		7	979,684

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DP	Disability	5	278,189
DV1	Disabled Veterans 10% - 29%	2	5,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	0
DV2	Disabled Veterans 30% - 49%	2	19,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	0
DV3	Disabled Veterans 50% - 69%	7	56,000
DV4	Disabled Veterans 70% - 100%	27	281,571
DVHS	Disabled Veteran Homestead	13	1,596,037
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	98,141
FR	FREEPORT	10	26,603,938
HS	Homestead	258	31,948,157
OV65	Over 65	63	1,864,641
OV65S	OV65 Surviving Spouse	14	231,757
PC	Pollution Control (Special Exemption)	1	39,200
Partial Exemption Value Loss:		405	63,022,131
Total NEW Exemption Value			64,001,815

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
HS	Homestead	11528	324,663,194
OV65	Over 65	1574	57,934,600
OV65S	OV65 Surviving Spouse	79	2,757,873
DP	Disability	122	3,896,488
DPS	DISABLED Surviving Spouse	2	94,228
Increased Exemption Value Loss:		13,305	389,346,383
Total Exemption Value Loss:			453,348,198

Average Homestead Value

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Category	Count of HS	Average Market	Average Exemption	Average Taxable
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No-New-Revenue Tax Rate Assumption

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	11,415	194,694	119,044	47,940
A & E	11,716	197,010	119,441	49,901

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
781	168,734,040	127,870,990	71,843,829

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	18,835		117,120,035	3,240,541,412	1,457,116,294
B	Multifamily Residential	649		28,123,263	266,176,353	245,016,692
C1	Vacant Lots and Tracts	2,212		0	200,134,932	176,979,019
C2	Colonia Lots and Land Tracts	2		0	281,048	281,048
D1	Qualified Open-Space Land	887	8,142.98	0	290,952,055	3,202,979
D2	Farm or Ranch Improvements on Qualified	116		513,979	4,142,055	3,877,579
E	Rural Land,Not Qualified for Open-Space Land	628		4,983,458	156,508,217	98,576,033
F1	Commercial Real Property	1,274		17,833,222	710,224,899	674,687,828
G3	Other Sub-surface Interests	1		0	114,420	114,420
J1	Water Systems	2		0	2,992	2,992
J2	Gas Distribution Systems	6		0	4,436,930	4,436,680
J3	Electric Companies (including Co-ops)	45		0	45,139,380	45,139,380
J4	Telephone Companies (including Co-ops)	18		0	4,441,069	4,272,409
J5	Railroads	15		0	1,185,258	1,160,333
J6	Pipelines	12		0	240,590	240,590
J7	Cable Companies	3		0	10,906,380	10,906,380
L1	Commercial Personal Property	1,545		0	218,998,564	204,172,273
L2	Industrial and Manufacturing Personal Property	103		0	187,723,301	175,691,020
M1	Mobile Homes	985		780,109	20,776,822	16,886,931
O	Residential Inventory	36		334,864	2,710,755	2,646,926
S	Special Inventory	44		0	18,559,164	18,559,164
XB	Income Producing Tangible Personal	128		0	171,054	0
XR	Nonprofit Water or Wastewater Corporation	2		0	94,725	0
XU	MiscellaneousExemptions (§11.23)	3		0	1,170,244	0
XV	Other Totally Exempt Properties (including	628		2,933,852	500,488,050	0
Totals:			8,142.98	172,622,782	5,886,120,669	3,143,966,970

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	662		3,430,044	119,160,697	50,311,259
B	Multifamily Residential	28		56,227	7,359,317	7,115,776
C1	Vacant Lots and Tracts	45		0	4,797,077	3,956,214
D1	Qualified Open-Space Land	23	64.26	0	2,943,571	24,418
D2	Farm or Ranch Improvements on Qualified	1		0	77,496	77,496
E	Rural Land,Not Qualified for Open-Space Land	23		247,227	3,988,607	1,705,437
F1	Commercial Real Property	26		1,052,857	29,919,823	28,570,610
O	Residential Inventory	7		0	487,452	487,452
Totals:			64.26	4,786,355	168,734,040	92,248,662

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	19,497		120,550,079	3,359,702,109	1,507,427,553
B	Multifamily Residential	677		28,179,490	273,535,670	252,132,468
C1	Vacant Lots and Tracts	2,257		0	204,932,009	180,935,233
C2	Colonia Lots and Land Tracts	2		0	281,048	281,048
D1	Qualified Open-Space Land	910	8,207.24	0	293,895,626	3,227,397
D2	Farm or Ranch Improvements on Qualified	117		513,979	4,219,551	3,955,075
E	Rural Land,Not Qualified for Open-Space Land	651		5,230,685	160,496,824	100,281,470
F1	Commercial Real Property	1,300		18,886,079	740,144,722	703,258,438
G3	Other Sub-surface Interests	1		0	114,420	114,420
J1	Water Systems	2		0	2,992	2,992
J2	Gas Distribution Systems	6		0	4,436,930	4,436,680
J3	Electric Companies (including Co-ops)	45		0	45,139,380	45,139,380
J4	Telephone Companies (including Co-ops)	18		0	4,441,069	4,272,409
J5	Railroads	15		0	1,185,258	1,160,333
J6	Pipelines	12		0	240,590	240,590
J7	Cable Companies	3		0	10,906,380	10,906,380
L1	Commercial Personal Property	1,545		0	218,998,564	204,172,273
L2	Industrial and Manufacturing Personal Property	103		0	187,723,301	175,691,020
M1	Mobile Homes	985		780,109	20,776,822	16,886,931
O	Residential Inventory	43		334,864	3,198,207	3,134,378
S	Special Inventory	44		0	18,559,164	18,559,164
XB	Income Producing Tangible Personal	128		0	171,054	0
XR	Nonprofit Water or Wastewater Corporation	2		0	94,725	0
XU	MiscellaneousExemptions (§11.23)	3		0	1,170,244	0
XV	Other Totally Exempt Properties (including	628		2,933,852	500,488,050	0
Totals:			8,207.24	177,409,137	6,054,854,709	3,236,215,632

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
2	1232418	MADERO GRID LLC	\$54,931,190	\$54,931,190
1	1232417	IGNACIO GRID LLC	\$54,931,190	\$54,931,190
3	1004018	ROYAL TECHNOLOGIES CORP	\$43,543,975	\$39,600,124
4	934078	AEP TEXAS INC-27H	\$36,690,200	\$36,690,200
5	1136777	STANLEY BLACK & DECKER US INC	\$33,191,793	\$29,467,674
6	1064540	WONDERFUL CITRUS PACKING LLC	\$21,035,805	\$21,035,805
7	1231173	22 REAL ESTATE INVESTMENTS LLC	\$19,266,537	\$19,266,537
8	541389	WAL-MART STORES	\$16,762,727	\$16,762,727
9	277280	H E BUTT GROCERY COMPANY	\$13,989,737	\$13,989,737
10	1132275	STAG IND MISSION LP	\$13,457,913	\$13,457,913
11	1064182	A-S 135 HWY 83-BRYAN RD LP	\$13,463,851	\$13,162,510
12	298901	BERT OGDEN CHEVROLET INC	\$11,981,385	\$11,981,385
13	1056881	WONDERFUL CITRUS PACKING LLC	\$11,140,000	\$11,140,000
14	1208037	SPECTRUM GULF COAST LLC	\$11,093,980	\$11,093,980
15	968711	HEB GROCERY COMPANY LP	\$10,460,748	\$10,460,748
16	1012318	TBD- Q- PALMHURST LP	\$8,833,832	\$8,833,832
17	350848	SPIKES MOTOR CO INC	\$8,553,468	\$8,553,468
18	1168363	CHARCO LAND SALES LLC	\$29,399,513	\$8,232,433
19	1086879	CAGE I PLAZA LLC	\$8,063,925	\$7,517,593
20	1089423	HESELBEIN TIRE SOUTHWEST	\$7,232,760	\$7,232,760
Total			\$428,024,529	\$398,341,806