

**Financial Statements
for period ended
January 31, 2026
(Preliminary)**

Harris Central Appraisal District
Consolidated Balance Sheet
January 31, 2026

Assets:

Texpool Investment		34,849,439
Petty Cash		1,600
Texpool-Restricted Operating Reserve		17,875,003
Texpool-Blue Cross		6,302,524
Cash-INSURANCE-Frost Bank		453,715
Cash-EFTPS-Frost Bank		11,639
Cash in Bank- Frost Bank		7,515,228
Assessments Receivable		(19,599)
Treasury Bill 912797TC1		969,093
Other Accounts Receivable		21,658
Employees Receivable		(10,365)
Accounts Receivable-Rendition Penalties		3,503,620
Allowance-Rendition Penalties		(2,420,651)
Fixed Assets:		
Building	21,373,955.44	
Less: Accumulated Depreciation	(7,780,478.97)	
Furniture, Fixtures & Equipment	441,288.74	
Less: Accumulated Depreciation	(391,819.16)	
Computer & Peripherals	6,981,320.62	
Less: Accumulated Depreciation	(6,162,564.57)	
Vehicles	193,178.92	
Less: Accumulated Depreciation	(171,675.27)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(90,005.28)	
Right-To-Use Software Subscription Assets	5,758,471.00	
Less: Accumulated Depreciation	(2,554,082.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		28,210,931
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>102,809,665</u></u>

Liabilities & Fund Balance:

Accounts Payable		1,368,913
Accrued Vacation Payable		5,545,831
Accrued Comp. Payable		1,519,101
Revenues Collected in Advance		19,287,938
Investments in General Fixed Assets		28,210,931
Deferred Revenue-Rendition Penalties		1,082,969
Fund Balance:		
Assigned for:		
Prior Years Encumbrances	1,780,832	
Election Services	2,000,000	
Insurance	6,732,736	
Major Repairs and Rehabilitation Projects	6,624,152	
Operating Reserve	17,875,003	
2026 Budget Reserve	3,100,000	
Unrestricted Fund Balance	6,933,618	
2026 Transactions to Date	747,642	
Total Fund Balance		45,793,982
Total Liabilities & Fund Balance		<u><u>102,809,665</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
January 31, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	16,157	3,064,843
5000: Overtime	703,751	0	22,097	681,654
5000: Part-Time Seasonal Wages	564,552	320,397	20,476	223,679
5000: Salaries & Wages Net	57,107,175	0	4,329,639	52,777,536
Total Salaries & Wages Related	61,456,478	320,397	4,388,369	56,747,712
Employee Benefits Related				
5100: FICA Medicare	891,120	0	61,873	829,247
5100: Group Dental Insurance	322,236	0	(25,147)	347,383
5100: Group Health Insurance	11,229,992	0	95,748	11,134,244
5100: Group Life & LTD Insurance	202,341	0	13,202	189,139
5100: Group Vision Insurance	80,136	0	2,744	77,392
5100: Retirement	9,816,296	0	1,038,134	8,778,162
5100: Social Security	226,024	0	2,271	223,753
5100: Unemployment Insurance	251,638	0	35,686	215,952
5100: Workers Compensation Ins	135,727	0	86,152	49,575
Total Employee Benefits Related	23,155,510	0	1,310,663	21,844,847
Office and Field Operations				
5200: Appraisal Supplies	16,270	7,150	0	9,120
5200: Security Services	212,083	4,843	16,156	191,084
5200: Online Subscription	530,417	336,070	310,392	(116,045)
5200: Communications Services	396,435	193,062	21,639	181,733
5200: Copier, Supplies & Maint	114,350	80,842	6,624	26,883
5200: Education Travel & Expenses	379,105	0	(152)	379,257
5200: Employee Recognition Activities	81,550	11,030	2,309	68,211
5200: Field Travel, Vanpool & Other	461,242	0	8,628	452,614
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	6,616	0	46,034
5200: Office Supplies	168,519	13,159	3,699	151,661
5200: Paper, Computer Stock	65,000	39,098	1,713	24,190
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	614,295	113,541	2,425,206
5200: Printing, Forms & Stationery	29,800	6,441	385	22,974
5200: Prof Registration Dues	95,000	703	86,163	8,135
5200: Public Notice Advertising	18,000	449	500	17,051
5200: Records Storage & Supplies	14,902	2,689	0	12,213
5200: Seminars & Other Tuition	453,990	779	35,887	417,324
5200: Vehicle Gasoline & Maint	34,000	9,585	415	24,000
Total Office and Field Operations	6,422,805	1,326,811	607,899	4,488,095

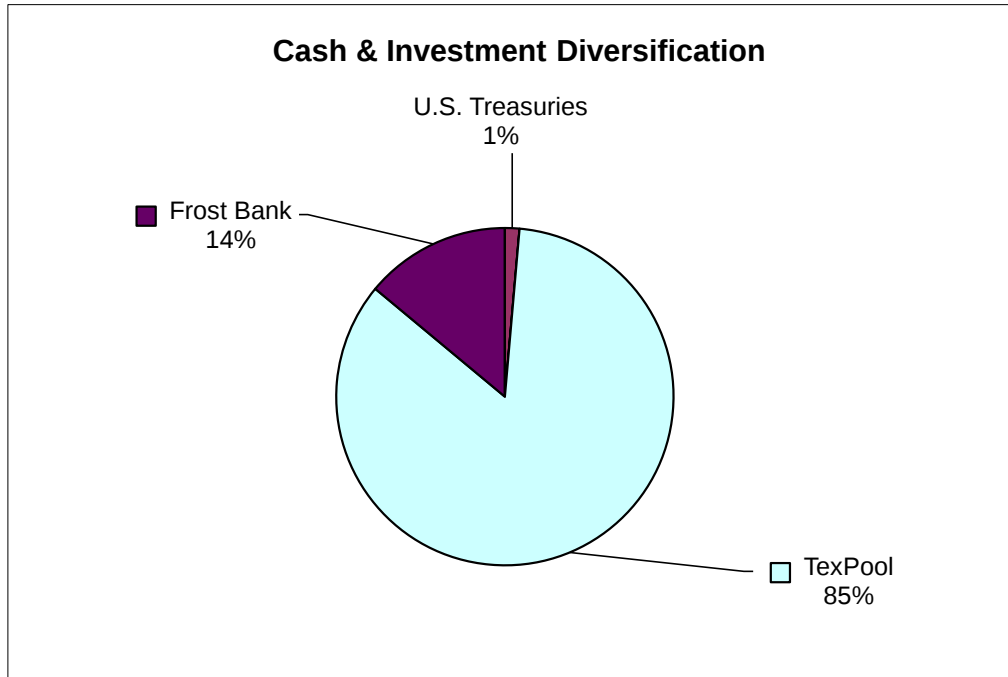
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
January 31, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	399,253	361,721	(173,474)
5300: Minor Equipment - Infrastructure	524,000	0	0	524,000
5300: Minor Equipment - Office & Field Operations	604,500	20,330	12,679	571,491
5300: Software Maintenance & Support	1,784,100	0	1,493,432	290,668
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	320,237	296,468	3,107,231
Total Computer Operations	7,246,285	739,820	2,204,703	4,301,762
Professional Services				
5400: Appraisal Services	1,718,320	1,668,769	9,950	39,601
5400: Arbitrator Fees & Services	600,000	44,900	0	555,100
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	34,423	22,948	23,629
5400: Other Professional Services	2,495,000	315,873	267,962	1,911,165
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	2,400	1,400	11,980,167
Total Professional Services	17,883,287	2,066,365	1,302,260	14,514,662
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	0	236,882	145,301
5510: Building & Fixture Maintenance	1,570,043	746,453	62,151	761,439
5520: Office Space	132,678	51,198	20,479	61,001
5530: Utilities	502,000	141,500	0	360,500
Total Office Space, Utilities & Related	2,586,904	939,151	319,513	1,328,240
Capital Purchases				
5700: Capital Purchases	75,000	0	0	75,000
Total Capital Purchases	75,000	0	0	75,000
Total Expenditures	118,826,269	5,392,544	10,133,408	103,300,317

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
January 31, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	9,643,879	106,082,390
Investment Interest	0	0	151,059	(151,059)
Other Income	0	0	1,086,112	(1,086,112)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	10,881,050	107,945,219
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	320,397	4,388,369	56,747,712
Employee Benefits & Related	23,155,510	0	1,310,663	21,844,847
Office & Field Operations	6,422,805	1,326,811	607,899	4,488,095
Computer Operations	7,246,285	739,820	2,204,703	4,301,762
Professional Services	17,883,287	2,066,365	1,302,260	14,514,662
Office Space, Utilities, & Maintenance	2,586,904	939,151	319,513	1,328,240
Capital Purchases	75,000	0	0	75,000
Total Expenditures	118,826,269	5,392,544	10,133,408	103,300,317

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
January 31, 2026**

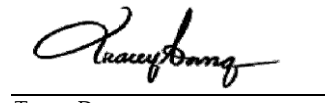


The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

Report approved by:


Theresa Paul
Chief Financial Officer

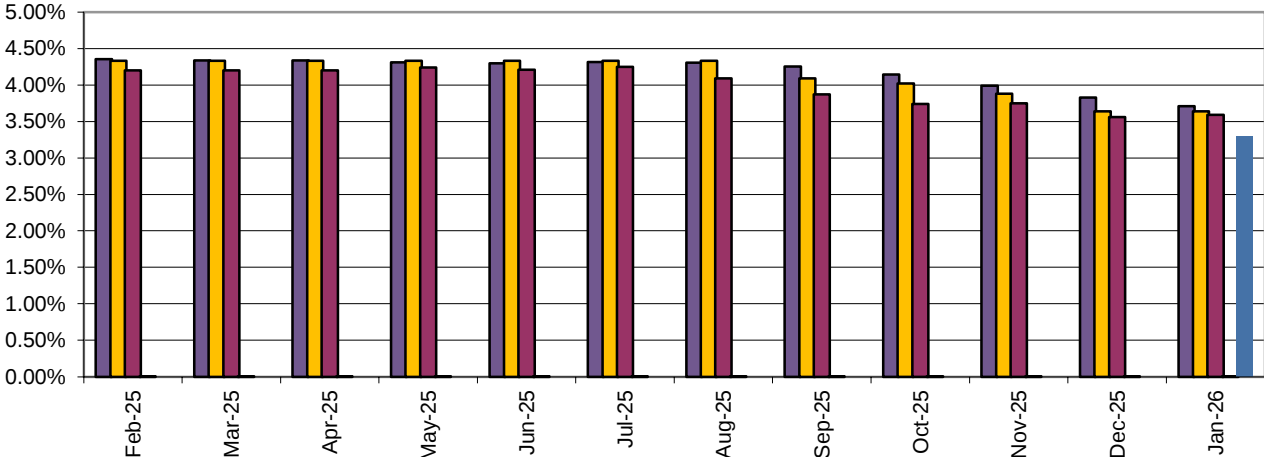
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END

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SECURITIES INVENTORY
as of January 31, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	969,093	0	0	0	969,499
		Total Securities					969,093	0	0	0	969,499
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.71%	37,927,699	0	3,192,275	114,015	34,849,439
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.71%	4,293,147	3,192,275	1,200,000	17,102	6,302,524
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.71%	17,818,859	0	0	56,144	17,875,003
		Total Pools					60,039,705	3,192,275	4,392,275	187,261	59,026,966

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
January 31, 2026

Funds on Deposit

	<u>Amount</u>
Interest bearing bank balance, Concentration Account, Frost Bank	9,265,237
Interest bearing bank balance, Payroll Tax Account, Frost Bank	11,639
Interest bearing bank balance, Insurance Account, Frost Bank	453,715
	<u>9,730,591</u>
Total Deposits at Frost Bank	<u><u>9,730,591</u></u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	10,721,729
Total Collateral Value	9,747,026
	<u>974,703</u>
Excess Pledge Value	<u><u>974,703</u></u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 02 Feb 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor					
Cpn Rate	Currency	Exchange Rate	Mdy	S&P	Fitch	Security Code	Maturity	Type	Issuer	Depository	Accrued Interest	Margin	Margin %
5,700,000.00	BASTROP TEX	COMBINATION	92.970000	5,299,290.00	5,299,943.12	4,818,130.11	0.000115	1.000000					
4.12500	USD	1.00000000000	8II	AA		070321UD4	01-Aug-2052	MUBD	01CJXJ	DTC	653.12	481,813.01	110.00 %
5,245,000.00	ARGYLE TEX INDPT SCH DIST	UNLTD	101.515000	5,324,461.75	5,421,785.64	4,928,896.04	0.018556	1.000000					
4.00000	USD	1.00000000000	8II	Aaa		040319P58	15-Aug-2041	MUBD	01CJSB	DTC	97,323.89	492,889.60	110.00 %

Total

10,945,000.00	10,623,751.75	10,721,728.76	9,747,026.15	97,977.01	974,702.61
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Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date: 04-Dec-2017 End Date: 02-Feb-2028
Repo Repricing Rate: 0.0000% Deal Currency: USD
Deal Amount: 9,746,060.46 Unwind Amount: 9,746,060.46
Deal Value -> Today: 9,746,060.46 -> Next Business Day: 9,746,060.46
Listed Positions: 2 Listed Securities Par 10,945,000.00

1)	Listed Securities Market Value	:	10,623,751.75
2)	+ Listed Securities Accrued Interest	:	97,977.01
3)	= Listed Securities Total Value	:	10,721,728.76
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	974,702.61
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	9,747,026.15
9)	= Total Required Collateral Value	:	9,746,060.46

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 02 Feb 2026

Grand Totals : Number of Accounts:	1		
Deal Amount:	9,746,060.46	Unwind Amount:	9,746,060.46
Deal Value -> Today:	9,746,060.46	-> Next Business Day:	9,746,060.46
Listed Positions:	2	Listed Securities Par Value:	10,945,000.00

1)	Listed Securities Market Value	:	10,623,751.75
2)	+ Listed Securities Accrued Interest	:	97,977.01
3)	= Listed Securities Total Value	:	10,721,728.76
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	974,702.61
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	9,747,026.15
9)	= Total Required Collateral Value	:	9,746,060.46

BROKER DEALER SERVICES DIVISION
PRICING, INDICATIVE DATA AND OTHER DISCLOSURES

The prices of financial assets and indicative data reported or reflected in reports furnished by the Broker Dealer Services Division (BDS) of The Bank of New York Mellon (BNY) generally are provided by data providers and ratings agencies ("vendors") used by BDS in the ordinary course of business. Trust receipts will be valued based on the face amount of the underlying financial assets, as set forth therein. Prices and indicative data are not independently verified, and may contain errors or omissions.

With respect to certain newly issued financial assets, if vendors do not provide prices, such financial assets will be valued at par or the new issue price for up to three business days. Thereafter, such financial assets will be valued at zero.

With respect to certain financial assets other than new issues, vendors may not provide prices and may not update prices previously provided on a regular basis. If vendors do not provide prices or update previously reported prices within three business days, such financial assets will be valued at zero, unless other arrangements are agreed in writing.

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With respect to certain financial assets that are not widely held or regularly traded, vendors may report prices based on valuation models which reflect underlying non-observable assumptions that may not be accurate or complete and such models and/or prices may not be regularly adjusted.

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Unless otherwise agreed in writing, financial assets held as collateral may include financial assets issued by your transaction counterparty or its subsidiaries or affiliates.

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Market data, which is subject to availability, may or may not be current.

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**Financial Statements
for period ended
February 28, 2026
(Preliminary)**

Harris Central Appraisal District
Consolidated Balance Sheet
February 28, 2026

Assets:

Texpool Investment	27,929,486
Petty Cash	1,600
Texpool-Restricted Operating Reserve	17,925,472
Texpool-Blue Cross	5,519,178
Cash-INSURANCE-Frost Bank	701,764
Cash-EFTPS-Frost Bank	11,640
Cash in Bank- Frost Bank	13,377,450
Assessments Receivable	22,331,452
Treasury Bill 912797TC1	969,093
Other Accounts Receivable	15,094
Employees Receivable	(11,834)
Accounts Receivable-Rendition Penalties	3,503,620
Allowance-Rendition Penalties	(2,420,651)

Fixed Assets:

Building	21,373,955.44	
Less: Accumulated Depreciation	(7,858,602.40)	
Furniture, Fixtures & Equipment	441,288.74	
Less: Accumulated Depreciation	(391,819.16)	
Computer & Peripherals	6,981,320.62	
Less: Accumulated Depreciation	(6,223,030.53)	
Vehicles	193,178.92	
Less: Accumulated Depreciation	(173,747.78)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	5,758,471.00	
Less: Accumulated Depreciation	(4,474,279.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		26,086,539
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u>121,485,734</u>

Liabilities & Fund Balance:

Accounts Payable	1,389,831
Accrued Vacation Payable	5,545,831
Accrued Comp. Payable	1,519,278
Revenues Collected in Advance	38,575,904
Investments in General Fixed Assets	26,086,539
Deferred Revenue-Rendition Penalties	1,082,969

Fund Balance:

Assigned for:		
Prior Years Encumbrances	1,540,527	
Election Services	2,000,000	
Insurance	6,236,497	
Major Repairs and Rehabilitation Projects	6,624,152	
Operating Reserve	17,925,472	
2026 Budget Reserve	3,100,000	
Unrestricted Fund Balance	7,104,509	
2026 Transactions to Date	2,754,226	
Total Fund Balance		<u>47,285,383</u>
Total Liabilities & Fund Balance		<u>121,485,734</u>

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Salaries & Wages Related				
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5000: Overtime	703,751	0	59,484	644,267
5000: Part-Time Seasonal Wages	564,552	316,451	40,855	207,247
5000: Salaries & Wages Net	57,107,175	0	8,456,172	48,651,003
Total Salaries & Wages Related	61,456,478	316,451	8,639,737	52,500,290
Employee Benefits Related				
5100: FICA Medicare	891,120	0	121,407	769,713
5100: Group Dental Insurance	322,236	0	(42,608)	364,844
5100: Group Health Insurance	11,229,992	0	234,638	10,995,354
5100: Group Life & LTD Insurance	202,341	0	29,023	173,318
5100: Group Vision Insurance	80,136	0	6,946	73,190
5100: Retirement	9,816,296	0	1,747,916	8,068,380
5100: Social Security	226,024	0	7,448	218,576
5100: Unemployment Insurance	251,638	0	43,122	208,516
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	0	2,260,201	20,895,309
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5200: Employee Recognition Activities	81,550	10,708	2,632	68,210
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5200: Office Equipment Maint	52,650	616	9,828	42,206
5200: Office Supplies	168,519	8,589	18,334	141,596
5200: Paper, Computer Stock	65,000	34,751	6,054	24,195
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	653,171	389,542	2,110,329
5200: Printing, Forms & Stationery	29,800	5,112	1,714	22,974
5200: Prof Registration Dues	95,000	1,024	91,439	2,537
5200: Public Notice Advertising	18,000	421	528	17,051
5200: Records Storage & Supplies	14,902	13,421	1,267	213
5200: Seminars & Other Tuition	453,990	914	43,716	409,360
5200: Vehicle Gasoline & Maint	34,000	9,585	415	24,000
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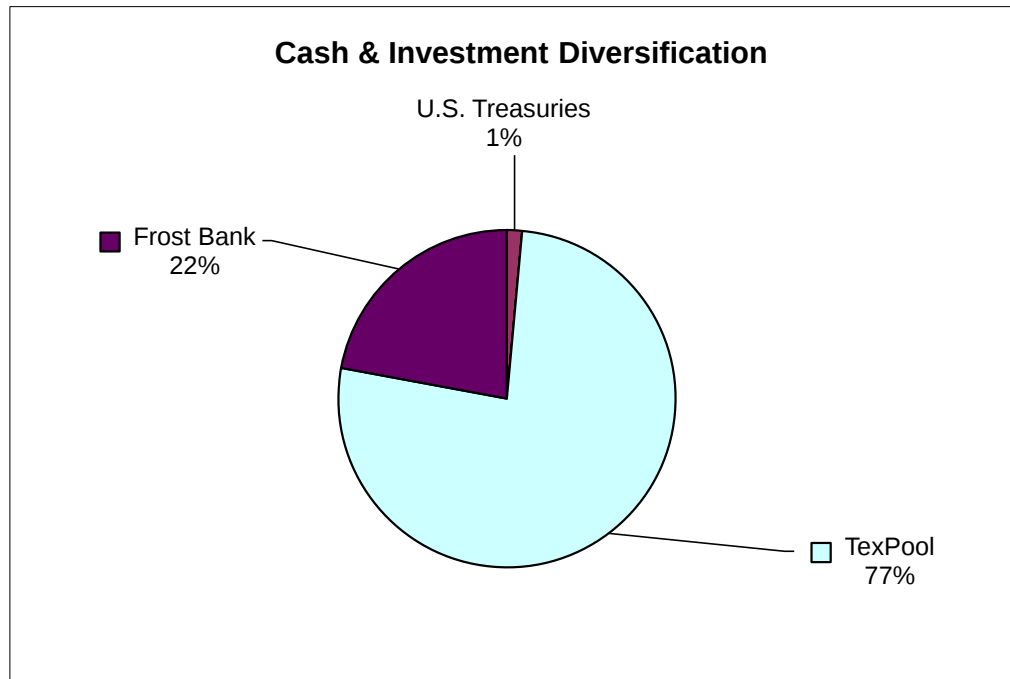
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5300: Hardware Maintenance & Support	587,500	9,222	754,332	(176,054)
5300: Minor Equipment - Infrastructure	524,000	62,932	427	460,642
5300: Minor Equipment - Office & Field Operations	604,500	4,652	36,851	562,996
5300: Software Maintenance & Support	1,784,100	0	1,493,432	290,668
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	332,296	322,459	3,069,180
Total Computer Operations	7,246,285	409,103	2,647,904	4,189,278
Professional Services				
5400: Appraisal Services	1,718,320	1,359,330	319,389	39,601
5400: Arbitrator Fees & Services	600,000	0	112,150	487,850
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	34,423	22,948	23,629
5400: Other Professional Services	2,495,000	418,378	677,242	1,399,380
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	284,093	947,274	10,752,601
Total Professional Services	17,883,287	2,096,224	3,079,002	12,708,061
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	501	236,882	144,800
5510: Building & Fixture Maintenance	1,570,043	833,624	177,373	559,046
5520: Office Space	132,678	40,958	30,719	61,001
5530: Utilities	502,000	440,690	10,110	51,200
Total Office Space, Utilities & Related	2,586,904	1,315,774	455,084	816,046
Capital Purchases				
5700: Capital Purchases	75,000	0	0	75,000
Total Capital Purchases	75,000	0	0	75,000
Total Expenditures	118,826,269	5,465,166	17,999,892	95,361,212

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
February 28, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	19,287,759	96,438,510
Investment Interest	0	0	231,187	(231,187)
Other Income	0	0	1,235,172	(1,235,172)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	20,754,118	98,072,151
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	316,451	8,639,737	52,500,290
Employee Benefits & Related	23,155,510	0	2,260,201	20,895,309
Office & Field Operations	6,422,805	1,327,615	917,962	4,177,228
Computer Operations	7,246,285	409,103	2,647,904	4,189,278
Professional Services	17,883,287	2,096,224	3,079,002	12,708,061
Office Space, Utilities, & Maintenance	2,586,904	1,315,774	455,084	816,046
Capital Purchases	75,000	0	0	75,000
Total Expenditures	118,826,269	5,465,166	17,999,892	95,361,212

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
February 28, 2026**



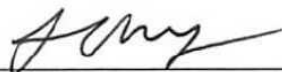
The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

Report approved by:


Theresa Paul
Chief Financial Officer

Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

The bar chart displays the percentage of respondents who have been vaccinated by the date of the survey. The Y-axis represents the percentage, ranging from 0.00% to 5.00% in 0.50% increments. The X-axis shows the survey dates from March 2025 to February 2026. For each date, there are three bars: a purple bar, a yellow bar, and a blue bar. The purple and yellow bars are present for all dates, while the blue bar is only present for January 2026 and February 2026. The data shows a general downward trend in vaccination percentages over time, with a slight increase in January 2026 for the blue series.

Date	Purple Bar (%)	Yellow Bar (%)	Blue Bar (%)
Mar-25	4.35	4.35	0.00
Apr-25	4.35	4.35	0.00
May-25	4.35	4.35	0.00
Jun-25	4.35	4.35	0.00
Jul-25	4.35	4.35	0.00
Aug-25	4.35	4.35	0.00
Sep-25	4.30	4.10	0.00
Oct-25	4.15	4.05	0.00
Nov-25	4.00	3.90	0.00
Dec-25	3.85	3.65	0.00
Jan-26	3.75	3.65	3.30
Feb-26	3.70	3.65	3.30

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SECURITIES INVENTORY
as of February 28, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	969,499	0	0	0	972,117
		Total Securities					969,499	0	0	0	972,117
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.68%	34,849,439	0	7,000,000	80,047	27,929,486
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.68%	6,302,524	0	800,000	16,654	5,519,178
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.68%	17,875,003	0	0	50,469	17,925,472
		Total Pools					59,026,966	0	7,800,000	147,170	51,374,136

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
February 28, 2026

Funds on Deposit

	<u>Amount</u>
Interest bearing bank balance, Concentration Account, Frost Bank	14,120,767
Interest bearing bank balance, Payroll Tax Account, Frost Bank	11,640
Interest bearing bank balance, Insurance Account, Frost Bank	701,764
Total Deposits at Frost Bank	<u><u>14,834,171</u></u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	16,338,063
Total Collateral Value	14,852,785
Excess Pledge Value	<u><u>1,485,278</u></u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 02 Mar 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount Cpn Rate	Description Currency	Source Account Exchange Rate	Account Mdy	S&P	Fitch	Security Code	Price Maturity	Market Value (USD) Type	Mkt Value + Intr (USD) Issuer	Depository	Collateral Value (USD) Accrued Interest	Accr Int Factor Margin	Price Factor Margin %
2,640,000.00 4.50000	WOODVILLE TEX INDPT SCH DIST USD	1.0000000000	8II	AAA		980660EZ3	101.154000 15-Aug-2047	2,670,465.60 MUBD	01CPCQ	2,676,075.60 DTC	2,432,796.00 5,610.00	0.002125 243,279.60	1.000000 110.00 %
770,000.00 4.51900	MIDLAND TEX USD	1.0000000000	8II	Aa1	AAA	5977496X3	98.202000 01-Mar-2042	756,155.40 MUBD	01CNAY	756,252.06 DTC	687,501.87 96.66	0.000126 68,750.19	1.000000 110.00 %
470,000.00 4.00000	KLEIN TEX INDPT SCH DIST USD	1.0000000000	8II	Aaa	AAA	498531SP8	96.673000 01-Aug-2047	454,363.10 MUBD	01CMPT	455,981.99 DTC	414,529.08 1,618.89	0.003444 41,452.91	1.000000 110.00 %
475,000.00 5.00000	HUTTO TEX INDPT SCH DIST USD	1.0000000000	8II	AAA		448492Q50	103.257000 01-Aug-2043	490,470.75 MUBD	01CMGW	492,515.89 DTC	447,741.72 2,045.14	0.004306 44,774.17	1.000000 110.00 %
475,000.00 4.00000	HUMBLE TEX INDPT SCH DIST USD	1.0000000000	8II	Aaa	AAA	445047EG4	100.031000 15-Feb-2041	475,147.25 MUBD	01CMFA	476,044.47 DTC	432,767.70 897.22	0.001889 43,276.77	1.000000 110.00 %
460,000.00 4.00000	GODLEY TEX INDPT SCH DIST USD	1.0000000000	8II	Aaa		380334MA7	90.624000 15-Feb-2052	416,870.40 MUBD	01CLM7	417,739.29 DTC	379,762.99 868.89	0.001889 37,976.30	1.000000 110.00 %
700,000.00 3.00000	DALLAS TEX WTRWKS & SWR SYS RE USD	1.0000000000	8II	AAA	AA	23542JVJ1	90.103000 01-Oct-2041	630,721.00 MUBD	02OB80	639,529.33 DTC	581,390.30 8,808.33	0.012583 58,139.03	1.000000 110.00 %
535,000.00 4.25000	COMMUNITY INDPT SCH DIST TEX USD	1.0000000000	8II	AAA		203714RZ5	100.001000 15-Feb-2047	535,005.35 MUBD	01CKLW	536,079.07 DTC	487,344.60 1,073.72	0.002007 48,734.46	1.000000 110.00 %
580,000.00 5.00000	CLEVELAND TEX INDPT SCH DIST USD	1.0000000000	8II	Aaa	AAA	186612QX8	100.795000 15-Feb-2047	584,611.00 MUBD	01CKJQ	585,980.44 DTC	532,709.49 1,369.44	0.002361 53,270.95	1.000000 110.00 %
750,000.00 4.12500	BASTROP TEX USD	1.0000000000	8II	AA		070321UD4	94.866000 01-Aug-2052	711,495.00 MUBD	01CJXJ	714,159.06 DTC	649,235.51 2,664.06	0.003552 64,923.55	1.000000 110.00 %
8,505,000.00 4.12500	BASTROP TEX USD	1.0000000000	8II	AA		070321TY0	96.813000 01-Aug-2047	8,233,945.65 MUBD	01CJXJ	8,264,156.12 DTC	7,512,869.20 30,210.47	0.003552 751,286.92	1.000000 110.00 %
340,000.00 4.12500	ANAHUAC TEX INDPT SCH DIST USD	1.0000000000	8II	AAA		032645GU1	94.967000 15-Feb-2052	322,887.80 MUBD	01CJPG	323,550.09 DTC	294,136.45 662.29	0.001948 29,413.64	1.000000 110.00 %

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 02 Mar 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor
Cpn Rate	Currency	Exchange Rate	Maturity	Type	Issuer	Accrued Interest	Margin	Margin %
Total								
16,700,000.00				16,282,138.30	16,338,063.41	14,852,784.92		
						55,925.11	1,485,278.49	

Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date: 04-Dec-2017 End Date: 02-Mar-2028
Repo Repricing Rate: 0.0000% Deal Currency: USD
Deal Amount: 14,849,640.19 Unwind Amount: 14,849,640.19
Deal Value -> Today: 14,849,640.19 -> Next Business Day: 14,849,640.19
Listed Positions: 12 Listed Securities Par 16,700,000.00

1)	Listed Securities Market Value	:	16,282,138.30
2)	+ Listed Securities Accrued Interest	:	55,925.11
3)	= Listed Securities Total Value	:	16,338,063.41
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,485,278.49
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	14,852,784.92
9)	= Total Required Collateral Value	:	14,849,640.19

**Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 02 Mar 2026**

Grand Totals : Number of Accounts:	1		
Deal Amount:	14,849,640.19	Unwind Amount:	14,849,640.19
Deal Value -> Today:	14,849,640.19	-> Next Business Day:	14,849,640.19
Listed Positions:	12	Listed Securities Par Value:	16,700,000.00

1)	Listed Securities Market Value	:	16,282,138.30
2)	+ Listed Securities Accrued Interest	:	55,925.11
3)	= Listed Securities Total Value	:	16,338,063.41
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,485,278.49
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	14,852,784.92
9)	= Total Required Collateral Value	:	14,849,640.19

**BROKER DEALER SERVICES DIVISION
PRICING, INDICATIVE DATA AND OTHER DISCLOSURES**

The prices of financial assets and indicative data reported or reflected in reports furnished by the Broker Dealer Services Division (BDS) of The Bank of New York Mellon (BNY) generally are provided by data providers and ratings agencies ("vendors") used by BDS in the ordinary course of business. Trust receipts will be valued based on the face amount of the underlying financial assets, as set forth therein. Prices and indicative data are not independently verified, and may contain errors or omissions.

With respect to certain newly issued financial assets, if vendors do not provide prices, such financial assets will be valued at par or the new issue price for up to three business days. Thereafter, such financial assets will be valued at zero.

With respect to certain financial assets other than new issues, vendors may not provide prices and may not update prices previously provided on a regular basis. If vendors do not provide prices or update previously reported prices within three business days, such financial assets will be valued at zero, unless other arrangements are agreed in writing.

Notwithstanding the foregoing, certain hard-to-price, thinly traded or illiquid financial assets are valued monthly with no adjustment during the interim period (details are available upon request by contacting BDS).

Although BNY will not utilize prices obtained from brokers or dealers in providing services, BNY may obtain from any broker or dealer prices and other information and data such as offering memoranda, observable and non-observable information and assumptions in order to assist BNY's vendors in determining prices of particular financial assets.

With respect to certain financial assets that are not widely held or regularly traded, vendors may report prices based on valuation models which reflect underlying non-observable assumptions that may not be accurate or complete and such models and/or prices may not be regularly adjusted.

The prices reported by BDS may differ from the prices reported or used by other divisions of BNY or its subsidiaries or affiliates, and such differences may or may not be material. Margin values reported in connection with triparty transactions may differ from margin values used by BNY for its own account or for the account of its subsidiaries, affiliates or other clients.

Unless otherwise agreed in writing, financial assets held as collateral may include financial assets in default, provided that the prices of such financial assets are made available to BNY by a vendor which BNY uses generally for valuing such financial assets.

Unless otherwise agreed in writing, financial assets held as collateral may include financial assets issued by your transaction counterparty or its subsidiaries or affiliates.

Average Traded Volume data is obtained from primary or secondary securities exchanges.

Market data, which is subject to availability, may or may not be current.

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**Financial Statements
for period ended
March 31, 2026**

Harris Central Appraisal District
Consolidated Balance Sheet
March 31, 2026

Assets:

Texpool Investment	35,020,124
Petty Cash	1,600
Texpool-Restricted Operating Reserve	17,981,382
Texpool-Blue Cross	4,635,186
Cash-INSURANCE-Frost Bank	545,195
Cash-EFTPS-Frost Bank	11,069
Cash in Bank- Frost Bank	21,082,481
Assessments Receivable	600,776
Treasury Bill 912797TC1	969,093
Other Accounts Receivable	31,187
Employees Receivable	(13,184)
Accounts Receivable-Rendition Penalties	3,503,620
Allowance-Rendition Penalties	(2,420,651)

Fixed Assets:

Building	21,373,955.44	
Less: Accumulated Depreciation	(7,858,602.40)	
Furniture, Fixtures & Equipment	441,288.74	
Less: Accumulated Depreciation	(391,819.16)	
Computer & Peripherals	6,758,992.08	
Less: Accumulated Depreciation	(6,000,701.99)	
Vehicles	149,571.00	
Less: Accumulated Depreciation	(130,139.86)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	6,985,521.00	
Less: Accumulated Depreciation	(4,653,493.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		27,134,375
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>114,628,084</u></u>

Liabilities & Fund Balance:

Accounts Payable	1,518,544
Accrued Vacation Payable	5,545,831
Accrued Comp. Payable	1,796,678
Revenues Collected in Advance	28,932,025
Investments in General Fixed Assets	27,134,375
Deferred Revenue-Rendition Penalties	1,082,969

Fund Balance:

Assigned for:		
Prior Years Encumbrances	1,441,225	
Election Services	2,000,000	
Insurance	5,419,880	
Major Repairs and Rehabilitation Projects	6,624,152	
Operating Reserve	17,981,382	
2026 Budget Reserve	3,100,000	
Unrestricted Fund Balance	7,094,779	
2026 Transactions to Date	4,956,244	
Total Fund Balance		<u>48,617,663</u>
Total Liabilities & Fund Balance		<u><u>114,628,084</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
March 31, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	156,602	2,924,398
5000: Overtime	703,751	0	95,029	608,722
5000: Part-Time Seasonal Wages	564,552	310,547	68,872	185,133
5000: Salaries & Wages Net	57,107,175	0	12,993,643	44,113,532
Total Salaries & Wages Related	61,456,478	310,547	13,314,146	47,831,785
Employee Benefits Related				
5100: FICA Medicare	891,120	0	186,861	704,259
5100: Group Dental Insurance	322,236	0	(61,631)	383,867
5100: Group Health Insurance	11,229,992	0	390,153	10,839,839
5100: Group Life & LTD Insurance	202,341	0	44,189	158,152
5100: Group Vision Insurance	80,136	0	10,856	69,280
5100: Retirement	9,816,296	0	2,527,124	7,289,172
5100: Social Security	226,024	0	13,369	212,655
5100: Unemployment Insurance	251,638	0	116,436	135,202
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	0	3,339,665	19,815,845
Office and Field Operations				
5200: Appraisal Supplies	16,270	0	7,443	8,827
5200: Security Services	212,083	104,045	49,752	58,286
5200: Online Subscription	530,417	302,448	193,468	34,501
5200: Communications Services	396,435	202,470	105,144	88,821
5200: Copier, Supplies & Maint	114,350	72,454	25,407	16,489
5200: Education Travel & Expenses	379,105	0	72,125	306,980
5200: Employee Recognition Activities	81,550	10,773	18,440	52,337
5200: Field Travel & Other	461,242	0	84,929	376,313
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	616	9,468	42,566
5200: Office Supplies	168,519	7,602	27,691	133,227
5200: Paper, Computer Stock	65,000	34,066	6,739	24,195
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	641,406	401,307	2,110,329
5200: Printing, Forms & Stationery	29,800	7,917	1,984	19,899
5200: Prof Registration Dues	95,000	3,125	97,500	(5,625)
5200: Public Notice Advertising	18,000	393	556	17,051
5200: Records Storage & Supplies	14,902	12,528	2,161	213
5200: Seminars & Other Tuition	453,990	1,589	72,491	379,910
5200: Vehicle Gasoline & Maint	34,000	8,871	2,449	22,680
Total Office and Field Operations	6,422,805	1,410,305	1,179,053	3,833,448

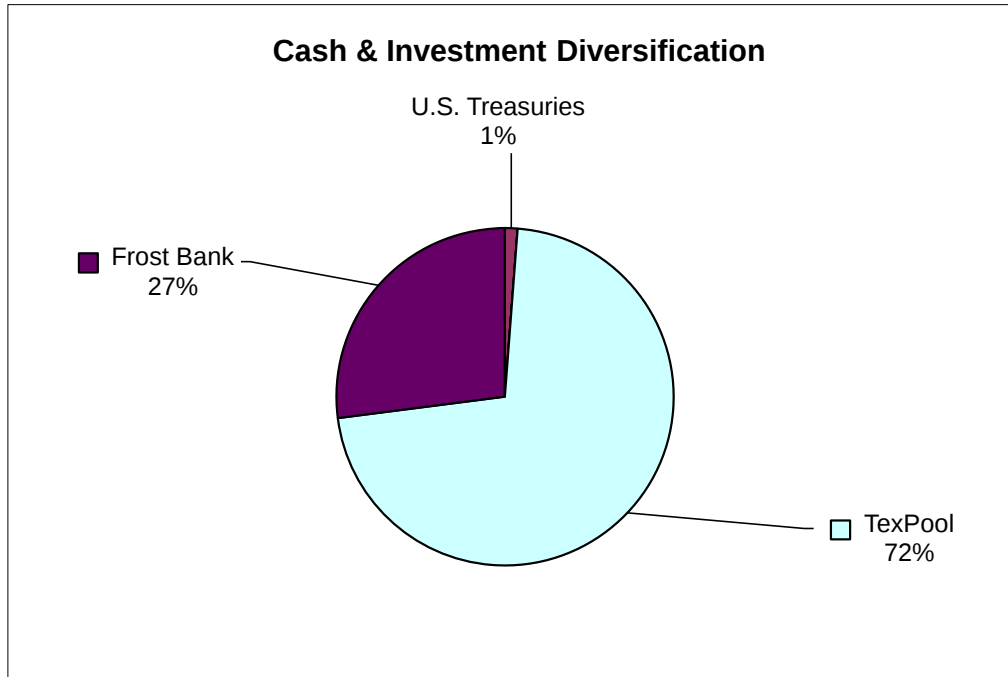
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
March 31, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	66,194	754,332	(233,026)
5300: Minor Equipment - Infrastructure	524,000	81,245	17,614	425,141
5300: Minor Equipment - Office & Field Operations	604,500	760	44,475	559,265
5300: Software Maintenance & Support	1,784,100	567,684	1,493,432	(277,016)
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	1,445,675	399,987	1,878,272
Total Computer Operations	7,246,285	2,161,558	2,750,244	2,334,483
Professional Services				
5400: Appraisal Services	1,718,320	1,127,049	551,670	39,601
5400: Arbitrator Fees & Services	600,000	0	188,100	411,900
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	34,423	22,948	23,629
5400: Other Professional Services	2,495,000	826,201	703,459	965,340
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	232,890	1,967,904	9,783,173
Total Professional Services	17,883,287	2,220,563	4,434,081	11,228,643
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	501	236,882	144,800
5510: Building & Fixture Maintenance	1,570,043	908,402	310,550	351,091
5520: Office Space	132,678	30,719	40,958	61,001
5530: Utilities	502,000	383,288	67,512	51,200
Total Office Space, Utilities & Related	2,586,904	1,322,910	655,903	608,092
Capital Purchases				
5700: Capital Purchases	75,000	27,587	0	47,413
Total Capital Purchases	75,000	27,587	0	47,413
Total Expenditures	118,826,269	7,453,470	25,673,092	85,699,707

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
March 31, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	28,931,638	86,794,631
Investment Interest	0	0	321,948	(321,948)
Other Income	0	0	1,375,749	(1,375,749)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	30,629,336	88,196,933
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	310,547	13,314,146	47,831,785
Employee Benefits & Related	23,155,510	0	3,339,665	19,815,845
Office & Field Operations	6,422,805	1,410,305	1,179,053	3,833,448
Computer Operations	7,246,285	2,161,558	2,750,244	2,334,483
Professional Services	17,883,287	2,220,563	4,434,081	11,228,643
Office Space, Utilities, & Maintenance	2,586,904	1,322,910	655,903	608,092
Capital Purchases	75,000	27,587	0	47,413
Total Expenditures	118,826,269	7,453,470	25,673,092	85,699,707

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
March 31, 2026**

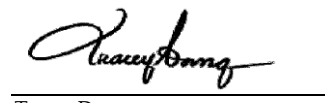


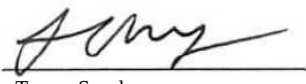
The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

Report approved by:


Theresa Paul
Chief Financial Officer

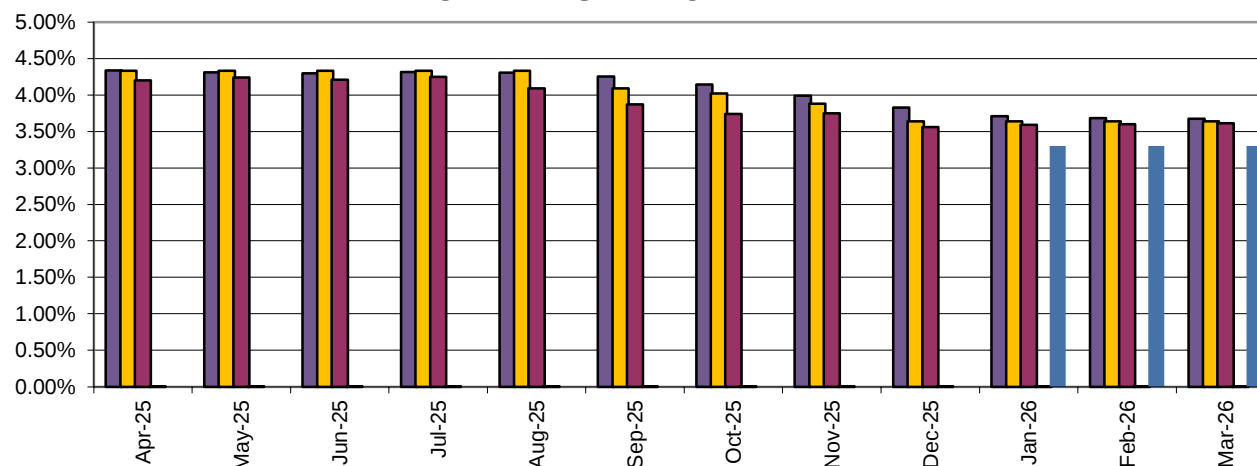
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END



	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
■ TexPool	4.34%	4.31%	4.30%	4.31%	4.31%	4.25%	4.14%	3.99%	3.83%	3.71%	3.68%	3.67%
■ Fed Funds	4.33%	4.33%	4.33%	4.33%	4.33%	4.09%	4.02%	3.88%	3.64%	3.64%	3.64%	3.64%
■ 90 Day TBill	4.20%	4.24%	4.21%	4.25%	4.09%	3.87%	3.74%	3.75%	3.56%	3.59%	3.60%	3.61%
■ Frost Bank	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
■ U.S. T Bills 912797TC1	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.30%	3.30%	3.30%

SECURITIES INVENTORY
as of March 31, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	972,117	0	0	0	973,942
		Total Securities					972,117	0	0	0	973,942
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.67%	27,929,486	7,000,000	0	90,638	35,020,124
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.67%	5,519,178	0	900,000	16,008	4,635,186
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.67%	17,925,472	0	0	55,910	17,981,382
		Total Pools					51,374,136	7,000,000	900,000	162,556	57,636,692

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
March 31, 2026

Funds on Deposit	Amount
Interest bearing bank balance, Concentration Account, Frost Bank	21,154,074
Interest bearing bank balance, Payroll Tax Account, Frost Bank	11,069
Interest bearing bank balance, Insurance Account, Frost Bank	545,195
Total Deposits at Frost Bank	<u>21,710,338</u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	23,918,096
Total Collateral Value	21,743,724
Excess Pledge Value	<u>2,174,372</u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 01 Apr 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount Cpn Rate	Description Currency	Source Account Exchange Rate	Account Mdy	S&P	Fitch	Security Code	Price Maturity	Market Value (USD) Type	Mkt Value + Intr (USD) Issuer	Depository	Collateral Value (USD) Accrued Interest	Accr Int Factor Margin	Price Factor Margin %
4,995,000.00 3.00000	TEXAS WTR DEV BRD REV USD	1.0000000000	8II	AAA	AAA	8828546D9	84.657000 15-Oct-2041	4,228,617.15 MUBD	01COTL	4,297,714.65 DTC	3,907,013.32 69,097.50	0.013833 390,701.33	1.000000 110.00 %
445,000.00 4.25000	SEGUIN TEX USD	1.0000000000	8II	COMBINATION AA		815832YL8	92.788000 01-Sep-2053	412,906.60 MUBD	01COF2	414,482.64 DTC	376,802.40 1,576.04	0.003542 37,680.24	1.000000 110.00 %
4,305,000.00 4.00000	SAN ANTONIO TEX INDPT SCH DIST USD	1.0000000000	8II	Aaa	AAA	796269WZ7	99.089000 15-Aug-2041	4,265,781.45 MUBD	01COBY	4,287,784.78 DTC	3,897,986.17 22,003.33	0.005111 389,798.62	1.000000 110.00 %
705,000.00 4.12500	PASADENA TEX INDPT SCH DIST USD	1.0000000000	8II	Aaa	AAA	702334GB3	100.730000 15-Feb-2041	710,146.50 MUBD	01CNWB	713,862.44 DTC	648,965.85 3,715.94	0.005271 64,896.59	1.000000 110.00 %
695,000.00 4.51900	MIDLAND TEX USD	1.0000000000	8II	TAXABLE GO Aa1	AAA	5977496X3	94.512000 01-Mar-2042	656,858.40 MUBD	01CNAY	659,475.65 DTC	599,523.32 2,617.25	0.003766 59,952.33	1.000000 110.00 %
1,050,000.00 5.00000	LEANDER TEX INDPT SCH DIST USD	1.0000000000	8II	UNLTD AAA		521841UZ7	100.751000 15-Aug-2048	1,057,885.50 MUBD	01CMXC	1,064,593.83 DTC	967,812.58 6,708.33	0.006389 96,781.26	1.000000 110.00 %
690,000.00 3.00000	JARRELL TEX INDPT SCH DIST USD	1.0000000000	8II	UNLTD AAA		471146VC1	84.462000 15-Aug-2042	582,787.80 MUBD	01CMID	585,432.80 DTC	532,211.64 2,645.00	0.003833 53,221.16	1.000000 110.00 %
4,170,000.00 5.00000	HIGHLAND PARK TEX INDPT SCH DI USD	1.0000000000	8II	Aaa	AAA	430686QU2	101.864000 15-Feb-2032	4,247,728.80 MUBD	01CMAR	4,274,370.47 DTC	3,885,791.33 26,641.67	0.006389 388,579.13	1.000000 110.00 %
4,205,000.00 5.00000	DENTON TEX INDPT SCH DIST USD	1.0000000000	8II	UNLTD AAA	AAA	249002GEO	101.896000 15-Aug-2039	4,284,726.80 MUBD	01CKUN	4,311,592.08 DTC	3,919,629.16 26,865.28	0.006389 391,962.92	1.000000 110.00 %
3,485,000.00 4.00000	BASTROP TEX USD	1.0000000000	8II	COMBINATION AA		070321TT1	94.277000 01-Aug-2042	3,285,553.45 MUBD	01CJXJ	3,308,786.78 DTC	3,007,987.98 23,233.33	0.006667 300,798.80	1.000000 110.00 %

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 01 Apr 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor
Cpn Rate	Currency	Exchange Rate	Maturity	Type	Issuer	Accrued Interest	Margin	Margin %
Total								
24,745,000.00				23,732,992.45	23,918,096.13	21,743,723.75		
						185,103.68	2,174,372.38	

Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date: 04-Dec-2017 End Date: 03-Apr-2028
Repo Repricing Rate: 0.0000% Deal Currency: USD
Deal Amount: 21,741,299.96 Unwind Amount: 21,741,299.96
Deal Value -> Today: 21,741,299.96 -> Next Business Day: 21,741,299.96
Listed Positions: 10 Listed Securities Par 24,745,000.00

1)	Listed Securities Market Value	:	23,732,992.45
2)	+ Listed Securities Accrued Interest	:	185,103.68
3)	= Listed Securities Total Value	:	23,918,096.13
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	2,174,372.38
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	21,743,723.75
9)	= Total Required Collateral Value	:	21,741,299.96

**Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 01 Apr 2026**

Grand Totals : Number of Accounts:	1		
Deal Amount:	21,741,299.96	Unwind Amount:	21,741,299.96
Deal Value -> Today:	21,741,299.96	-> Next Business Day:	21,741,299.96
Listed Positions:	10	Listed Securities Par Value:	24,745,000.00

1)	Listed Securities Market Value	:	23,732,992.45
2)	+ Listed Securities Accrued Interest	:	185,103.68
3)	= Listed Securities Total Value	:	23,918,096.13
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	2,174,372.38
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	21,743,723.75
9)	= Total Required Collateral Value	:	21,741,299.96

**BROKER DEALER SERVICES DIVISION
PRICING, INDICATIVE DATA AND OTHER DISCLOSURES**

The prices of financial assets and indicative data reported or reflected in reports furnished by the Broker Dealer Services Division (BDS) of The Bank of New York Mellon (BNY) generally are provided by data providers and ratings agencies ("vendors") used by BDS in the ordinary course of business. Trust receipts will be valued based on the face amount of the underlying financial assets, as set forth therein. Prices and indicative data are not independently verified, and may contain errors or omissions.

With respect to certain newly issued financial assets, if vendors do not provide prices, such financial assets will be valued at par or the new issue price for up to three business days. Thereafter, such financial assets will be valued at zero.

With respect to certain financial assets other than new issues, vendors may not provide prices and may not update prices previously provided on a regular basis. If vendors do not provide prices or update previously reported prices within three business days, such financial assets will be valued at zero, unless other arrangements are agreed in writing.

Notwithstanding the foregoing, certain hard-to-price, thinly traded or illiquid financial assets are valued monthly with no adjustment during the interim period (details are available upon request by contacting BDS).

Although BNY will not utilize prices obtained from brokers or dealers in providing services, BNY may obtain from any broker or dealer prices and other information and data such as offering memoranda, observable and non-observable information and assumptions in order to assist BNY's vendors in determining prices of particular financial assets.

With respect to certain financial assets that are not widely held or regularly traded, vendors may report prices based on valuation models which reflect underlying non-observable assumptions that may not be accurate or complete and such models and/or prices may not be regularly adjusted.

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Unless otherwise agreed in writing, financial assets held as collateral may include financial assets in default, provided that the prices of such financial assets are made available to BNY by a vendor which BNY uses generally for valuing such financial assets.

Unless otherwise agreed in writing, financial assets held as collateral may include financial assets issued by your transaction counterparty or its subsidiaries or affiliates.

Average Traded Volume data is obtained from primary or secondary securities exchanges.

Market data, which is subject to availability, may or may not be current.

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**Financial Statements
for period ended
April 23, 2026**

Harris Central Appraisal District
Consolidated Balance Sheet
April 23, 2026

Assets:

Texpool Investment		38,020,124
Petty Cash		1,600
Texpool-Restricted Operating Reserve		17,981,382
Texpool-Blue Cross		3,635,186
Cash-INSURANCE-Frost Bank		356,309
Cash-EFTPS-Frost Bank		6,166
Cash in Bank- Frost Bank		10,581,212
Assessments Receivable		(131,145)
Treasury Bill 912797TC1		969,093
Other Accounts Receivable		33,486
Employees Receivable		(6,682)
Accounts Receivable-Rendition Penalties		3,503,620
Allowance-Rendition Penalties		(2,420,651)
Fixed Assets:		
Building	21,373,955.44	
Less: Accumulated Depreciation	(7,858,602.40)	
Furniture, Fixtures & Equipment	441,288.74	
Less: Accumulated Depreciation	(391,819.16)	
Computer & Peripherals	6,786,579.08	
Less: Accumulated Depreciation	(6,000,701.99)	
Vehicles	149,571.00	
Less: Accumulated Depreciation	(130,139.86)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	6,985,521.00	
Less: Accumulated Depreciation	(4,653,493.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		27,161,962
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>105,237,494</u></u>

Liabilities & Fund Balance:

Accounts Payable		1,175,317
Accrued Vacation Payable		5,545,831
Accrued Comp. Payable		202,977
Revenues Collected in Advance		19,288,076
Investments in General Fixed Assets		27,161,962
Deferred Revenue-Rendition Penalties		1,082,969
Fund Balance:		
Assigned for:		
Prior Years Encumbrances	1,393,232	
Election Services	2,000,000	
Insurance	4,077,982	
Major Repairs and Rehabilitation Projects	6,685,527	
Operating Reserve	17,981,382	
2026 Budget Reserve	3,100,000	
Unrestricted Fund Balance	7,031,204	
2026 Transactions to Date	8,511,034	
Total Fund Balance		50,780,362
Total Liabilities & Fund Balance		<u><u>105,237,494</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
April 23, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	191,764	2,889,236
5000: Overtime	703,751	0	101,453	602,298
5000: Part-Time Seasonal Wages	564,552	306,238	80,729	177,585
5000: Salaries & Wages Net	57,107,175	0	15,056,740	42,050,435
Total Salaries & Wages Related	61,456,478	306,238	15,430,685	45,719,555
Employee Benefits Related				
5100: FICA Medicare	891,120	0	216,441	674,679
5100: Group Dental Insurance	322,236	0	(70,111)	392,347
5100: Group Health Insurance	11,229,992	32,035	558,153	10,639,804
5100: Group Life & LTD Insurance	202,341	0	61,930	140,411
5100: Group Vision Insurance	80,136	0	16,785	63,351
5100: Retirement	9,816,296	0	2,880,945	6,935,351
5100: Social Security	226,024	0	16,016	210,008
5100: Unemployment Insurance	251,638	0	117,761	133,877
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	32,035	3,910,228	19,213,247
Office and Field Operations				
5200: Appraisal Supplies	16,270	0	7,443	8,827
5200: Security Services	212,083	94,075	61,528	56,480
5200: Online Subscription	530,417	278,781	221,275	30,361
5200: Communications Services	396,435	188,170	132,345	75,921
5200: Copier, Supplies & Maint	114,350	74,993	39,470	(113)
5200: Education Travel & Expenses	379,105	0	90,567	288,538
5200: Employee Recognition Activities	81,550	9,426	19,931	52,193
5200: Field Travel & Other	461,242	0	121,942	339,300
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	616	9,468	42,566
5200: Office Supplies	168,519	9,901	33,484	125,134
5200: Paper, Computer Stock	65,000	29,990	10,815	24,195
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	586,250	1,281,464	1,285,329
5200: Printing, Forms & Stationery	29,800	4,842	5,343	19,614
5200: Prof Registration Dues	95,000	100	105,359	(10,459)
5200: Public Notice Advertising	18,000	488	575	16,937
5200: Records Storage & Supplies	14,902	10,456	4,223	223
5200: Seminars & Other Tuition	453,990	2,000	78,143	373,847
5200: Vehicle Gasoline & Maint	34,000	7,304	4,339	22,358
Total Office and Field Operations	6,422,805	1,297,392	2,227,713	2,897,700

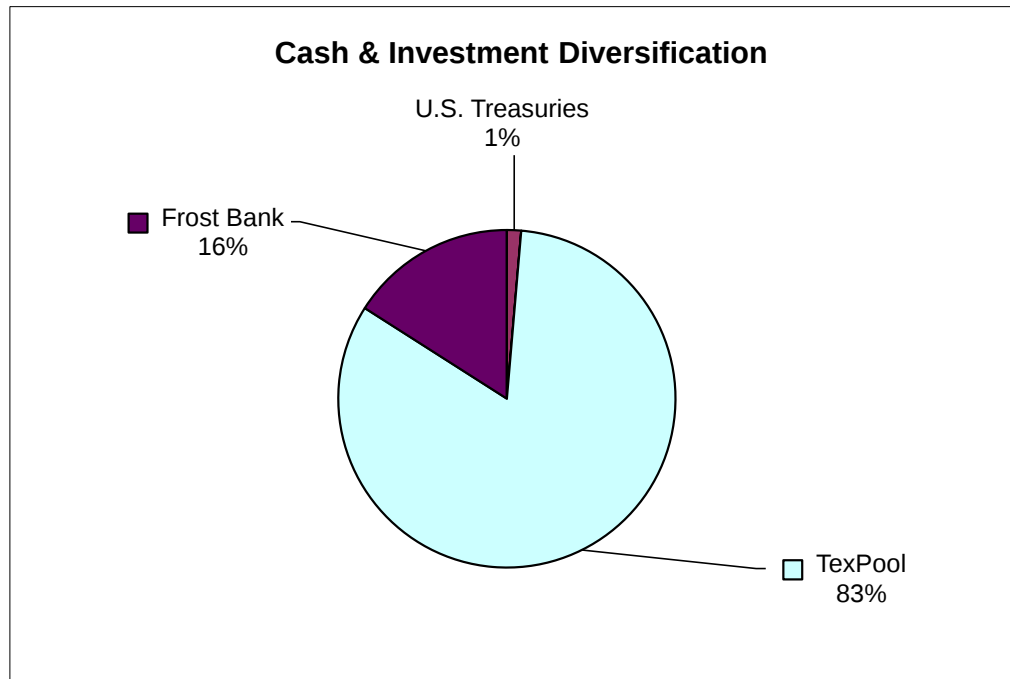
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
April 23, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	10,800	825,226	(248,526)
5300: Minor Equipment - Infrastructure	524,000	19,272	82,501	422,227
5300: Minor Equipment - Office & Field Operations	604,500	32,460	45,922	526,118
5300: Software Maintenance & Support	1,784,100	445,224	1,615,892	(277,016)
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	1,594,083	937,361	1,192,491
Total Computer Operations	7,246,285	2,101,839	3,547,306	1,597,140
Professional Services				
5400: Appraisal Services	1,718,320	938,732	700,487	79,101
5400: Arbitrator Fees & Services	600,000	0	280,950	319,050
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	34,423	22,948	23,629
5400: Other Professional Services	2,495,000	816,453	828,190	850,357
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	244,407	3,039,463	8,700,097
Total Professional Services	17,883,287	2,034,016	5,872,037	9,977,234
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	501	236,882	144,800
5510: Building & Fixture Maintenance	1,570,043	828,786	435,370	305,887
5520: Office Space	132,678	20,479	51,198	61,001
5530: Utilities	502,000	350,528	100,272	51,200
Total Office Space, Utilities & Related	2,586,904	1,200,294	823,723	562,887
Capital Purchases				
5700: Capital Purchases	75,000	0	27,587	47,413
Total Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	6,971,814	31,839,279	80,015,177

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
April 23, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	38,575,586	77,150,683
Investment Interest	0	0	321,948	(321,948)
Other Income	0	0	1,452,778	(1,452,778)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	40,350,313	78,475,956
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	306,238	15,430,685	45,719,555
Employee Benefits & Related	23,155,510	32,035	3,910,228	19,213,247
Office & Field Operations	6,422,805	1,297,392	2,227,713	2,897,700
Computer Operations	7,246,285	2,101,839	3,547,306	1,597,140
Professional Services	17,883,287	2,034,016	5,872,037	9,977,234
Office Space, Utilities, & Maintenance	2,586,904	1,200,294	823,723	562,887
Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	6,971,814	31,839,279	80,015,177

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
April 23, 2026**

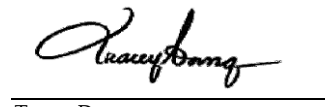


The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

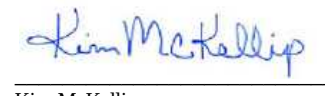
Report approved by:


Theresa Paul
Chief Financial Officer

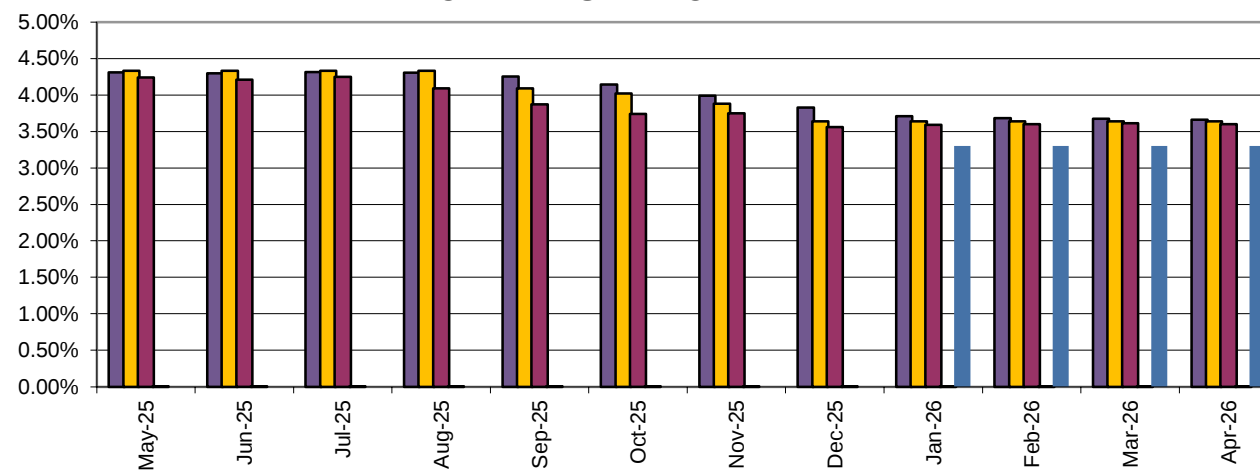
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END



	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
■ TexPool	4.31%	4.30%	4.31%	4.31%	4.25%	4.14%	3.99%	3.83%	3.71%	3.68%	3.67%	3.66%
■ Fed Funds	4.33%	4.33%	4.33%	4.33%	4.09%	4.02%	3.88%	3.64%	3.64%	3.64%	3.64%	3.64%
■ 90 Day TBill	4.24%	4.21%	4.25%	4.09%	3.87%	3.74%	3.75%	3.56%	3.59%	3.60%	3.61%	3.60%
■ Frost Bank	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
■ U.S. T Bills 912797TC1	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.30%	3.30%	3.30%	3.30%

SECURITIES INVENTORY
as of April 23, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	973,942	0	0	0	973,942
		Total Securities					973,942	0	0	0	973,942
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.66%	35,020,124	3,000,000	0	0	38,020,124
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.66%	4,635,186	0	1,000,000	0	3,635,186
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.66%	17,981,382	0	0	0	17,981,382
		Total Pools					57,636,692	3,000,000	1,000,000	0	59,636,692

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
April 23, 2026

Funds on Deposit

	<u>Amount</u>
Interest bearing bank balance, Concentration Account, Frost Bank	10,689,582
Interest bearing bank balance, Payroll Tax Account, Frost Bank	6,166
Interest bearing bank balance, Insurance Account, Frost Bank	829,684
Total Deposits at Frost Bank	<u><u>11,525,433</u></u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	12,716,377
Total Collateral Value	11,560,343
Excess Pledge Value	<u><u>1,156,034</u></u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 24 Apr 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor					
Cpn Rate	Currency	Exchange Rate	Mdy	S&P	Fitch	Security Code	Maturity	Type	Issuer	Depository	Accrued Interest	Margin	Margin %
530,000.00	SOCORRO TEX INDPT SCH DIST	SCH	101.186000	536,285.80	541,364.97	492,149.97	0.009583	1.000000					
5.00000	USD	1.0000000000	8II	Aaa	AAA	833715FA8	15-Aug-2041	MUBD	01COJQ	DTC	5,079.17	49,215.00	110.00 %
3,160,000.00	SAN ANTONIO TEX	COMBI TAX	99.982000	3,159,431.20	3,181,287.87	2,892,079.88	0.006917	1.000000					
3.00000	USD	1.0000000000	8II	Aaa	AAA	AA+ 7962374G7	01-Feb-2031	MUBD	01W0CI	DTC	21,856.67	289,207.99	110.00 %
2,490,000.00	NORTH EAST INDPT SCH DIST TEX		101.561000	2,528,868.90	2,557,573.07	2,325,066.42	0.011528	1.000000					
5.00000	USD	1.0000000000	8II	Aaa	AAA	659155KX2	01-Aug-2043	MUBD	01CNM7	DTC	28,704.17	232,506.64	110.00 %
3,505,000.00	GODLEY TEX INDPT SCH DIST	UNLTD	89.032000	3,120,571.60	3,147,443.27	2,861,312.06	0.007667	1.000000					
4.00000	USD	1.0000000000	8II	Aaa		380334MA7	15-Feb-2052	MUBD	01CLM7	DTC	26,871.67	286,131.21	110.00 %
20,000.00	FRENSHIP TEX INDPT SCH DIST	UNLTD	88.245000	17,649.00	17,764.00	16,149.09	0.005750	1.000000					
3.00000	USD	1.0000000000	8II	Aaa	AAA	357866C59	15-Feb-2041	MUBD	01CLDU	DTC	115.00	1,614.91	110.00 %
3,245,000.00	ALAMO TEX CMNTY COLLEGE DIST		99.937000	3,242,955.65	3,270,943.77	2,973,585.25	0.008625	1.000000					
4.50000	USD	1.0000000000	8II	Aaa	AAA	011415UJ3	15-Aug-2047	MUBD	01CJKZ	DTC	27,988.13	297,358.53	110.00 %

Total

12,950,000.00	12,605,762.15	12,716,376.94	11,560,342.67	110,614.79	1,156,034.27
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Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date: 04-Dec-2017 End Date: 24-Apr-2028
Repo Repricing Rate: 0.0000% Deal Currency: USD
Deal Amount: 11,556,394.39 Unwind Amount: 11,556,394.39
Deal Value -> Today: 11,556,394.39 -> Next Business Day: 11,556,394.39
Listed Positions: 6 Listed Securities Par 12,950,000.00

1)	Listed Securities Market Value	:	12,605,762.15
2)	+ Listed Securities Accrued Interest	:	110,614.79
3)	= Listed Securities Total Value	:	12,716,376.94
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,156,034.27
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	11,560,342.67
9)	= Total Required Collateral Value	:	11,556,394.39

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 24 Apr 2026

Grand Totals : Number of Accounts:	1		
Deal Amount:	11,556,394.39	Unwind Amount:	11,556,394.39
Deal Value -> Today:	11,556,394.39	-> Next Business Day:	11,556,394.39
Listed Positions:	6	Listed Securities Par Value:	12,950,000.00

1)	Listed Securities Market Value	:	12,605,762.15
2)	+ Listed Securities Accrued Interest	:	110,614.79
3)	= Listed Securities Total Value	:	12,716,376.94
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,156,034.27
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	11,560,342.67
9)	= Total Required Collateral Value	:	11,556,394.39

BROKER DEALER SERVICES DIVISION
PRICING, INDICATIVE DATA AND OTHER DISCLOSURES

The prices of financial assets and indicative data reported or reflected in reports furnished by the Broker Dealer Services Division (BDS) of The Bank of New York Mellon (BNY) generally are provided by data providers and ratings agencies ("vendors") used by BDS in the ordinary course of business. Trust receipts will be valued based on the face amount of the underlying financial assets, as set forth therein. Prices and indicative data are not independently verified, and may contain errors or omissions.

With respect to certain newly issued financial assets, if vendors do not provide prices, such financial assets will be valued at par or the new issue price for up to three business days. Thereafter, such financial assets will be valued at zero.

With respect to certain financial assets other than new issues, vendors may not provide prices and may not update prices previously provided on a regular basis. If vendors do not provide prices or update previously reported prices within three business days, such financial assets will be valued at zero, unless other arrangements are agreed in writing.

Notwithstanding the foregoing, certain hard-to-price, thinly traded or illiquid financial assets are valued monthly with no adjustment during the interim period (details are available upon request by contacting BDS).

Although BNY will not utilize prices obtained from brokers or dealers in providing services, BNY may obtain from any broker or dealer prices and other information and data such as offering memoranda, observable and non-observable information and assumptions in order to assist BNY's vendors in determining prices of particular financial assets.

With respect to certain financial assets that are not widely held or regularly traded, vendors may report prices based on valuation models which reflect underlying non-observable assumptions that may not be accurate or complete and such models and/or prices may not be regularly adjusted.

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Unless otherwise agreed in writing, financial assets held as collateral may include financial assets in default, provided that the prices of such financial assets are made available to BNY by a vendor which BNY uses generally for valuing such financial assets.

Unless otherwise agreed in writing, financial assets held as collateral may include financial assets issued by your transaction counterparty or its subsidiaries or affiliates.

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Market data, which is subject to availability, may or may not be current.

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**Financial Statements
for period ended
May 22, 2026**

**Harris Central Appraisal District
Consolidated Balance Sheet
May 22, 2026**

Assets:

Texpool Investment	33,131,344
Petty Cash	1,600
Texpool-Restricted Operating Reserve	18,035,453
Texpool-Blue Cross	2,547,629
Cash-INSURANCE-Frost Bank	755,358
Cash-EFTPS-Frost Bank	6,192
Cash in Bank- Frost Bank	8,649,417
Assessments Receivable	28,780,464
Treasury Bill 912797TC1	969,093
Other Accounts Receivable	24,949
Employees Receivable	180
Accounts Receivable-Rendition Penalties	3,503,620
Allowance-Rendition Penalties	(2,420,651)

Fixed Assets:

Building	21,373,955.44	
Less: Accumulated Depreciation	(7,858,602.40)	
Furniture, Fixtures & Equipment	441,288.74	
Less: Accumulated Depreciation	(391,819.16)	
Computer & Peripherals	6,786,579.08	
Less: Accumulated Depreciation	(6,000,701.99)	
Vehicles	149,571.00	
Less: Accumulated Depreciation	(130,139.86)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	6,985,521.00	
Less: Accumulated Depreciation	(4,653,493.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		27,161,962
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>126,692,440</u></u>

Liabilities & Fund Balance:

Accounts Payable	2,789,726
Accrued Vacation Payable	5,545,831
Accrued Comp. Payable	202,977
Revenues Collected in Advance	38,576,122
Investments in General Fixed Assets	27,161,962
Deferred Revenue-Rendition Penalties	1,082,969
Fund Balance:	
Assigned for:	
Prior Years Encumbrances	1,352,772
Election Services	2,000,000
Insurance	3,212,630
Major Repairs and Rehabilitation Projects	6,685,527
Operating Reserve	18,035,453
2026 Budget Reserve	3,100,000
Unrestricted Fund Balance	7,031,204
2026 Transactions to Date	9,915,267
Total Fund Balance	<u>51,332,853</u>
Total Liabilities & Fund Balance	<u><u>126,692,440</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
May 22, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	371,717	2,709,283
5000: Overtime	703,751	0	153,086	550,665
5000: Part-Time Seasonal Wages	564,552	272,011	130,147	162,394
5000: Salaries & Wages Net	57,107,175	36,179,419	19,314,341	1,613,415
Total Salaries & Wages Related	61,456,478	36,451,430	19,969,291	5,035,758
Employee Benefits Related				
5100: FICA Medicare	891,120	548,245	279,658	63,217
5100: Group Dental Insurance	322,236	0	(87,402)	409,638
5100: Group Health Insurance	11,229,992	32,000	697,133	10,500,859
5100: Group Life & LTD Insurance	202,341	0	77,496	124,845
5100: Group Vision Insurance	80,136	0	20,831	59,305
5100: Retirement	9,816,296	6,163,635	3,615,170	37,491
5100: Social Security	226,024	168,964	28,115	28,944
5100: Unemployment Insurance	251,638	0	121,705	129,933
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	6,912,845	4,865,014	11,377,652
Office and Field Operations				
5200: Appraisal Supplies	16,270	841	7,443	7,986
5200: Security Services	212,083	86,435	69,679	55,969
5200: Online Subscription	530,417	221,491	242,506	66,420
5200: Communications Services	396,435	168,809	160,875	66,751
5200: Copier, Supplies & Maint	114,350	43,419	75,177	(4,246)
5200: Education Travel & Expenses	379,105	0	95,250	283,855
5200: Employee Recognition Activities	81,550	25,508	22,989	33,053
5200: Field Travel & Other	461,242	0	153,394	307,848
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	616	9,468	42,566
5200: Office Supplies	168,519	6,681	45,191	116,648
5200: Paper, Computer Stock	65,000	29,990	10,815	24,195
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	581,001	1,291,683	1,280,359
5200: Printing, Forms & Stationery	29,800	4,842	5,343	19,614
5200: Prof Registration Dues	95,000	100	112,526	(17,626)
5200: Public Notice Advertising	18,000	671	1,707	15,621
5200: Records Storage & Supplies	14,902	10,258	4,431	213
5200: Seminars & Other Tuition	453,990	6,408	96,543	351,039
5200: Vehicle Gasoline & Maint	34,000	6,178	5,464	22,358
Total Office and Field Operations	6,422,805	1,193,249	2,410,482	2,819,074

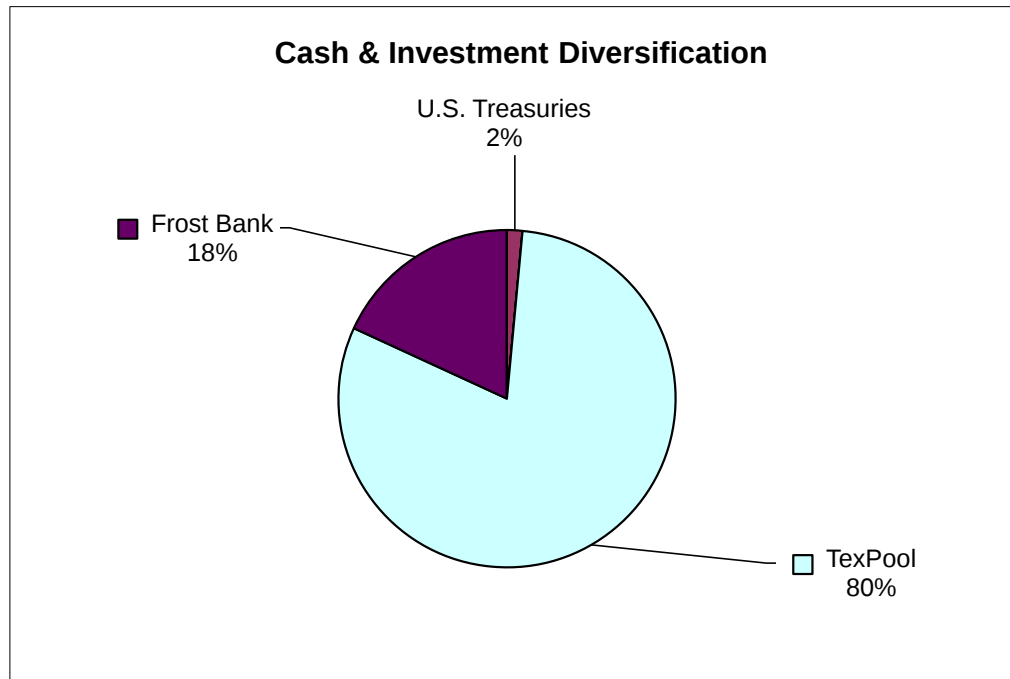
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
May 22, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	88,420	831,591	(332,512)
5300: Minor Equipment - Infrastructure	524,000	9,200	101,799	413,001
5300: Minor Equipment - Office & Field Operations	604,500	2,269	84,086	518,145
5300: Software Maintenance & Support	1,784,100	0	2,061,116	(277,016)
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	1,395,867	1,597,097	730,971
Total Computer Operations	7,246,285	1,495,756	4,716,094	1,034,435
Professional Services				
5400: Appraisal Services	1,718,320	776,439	862,780	79,101
5400: Arbitrator Fees & Services	600,000	0	342,200	257,800
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	34,423	22,948	23,629
5400: Other Professional Services	2,495,000	710,271	1,011,690	773,039
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	242,720	3,975,789	7,765,459
Total Professional Services	17,883,287	1,763,853	7,215,406	8,904,028
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	1,217	236,954	144,012
5510: Building & Fixture Maintenance	1,570,043	757,305	642,192	170,546
5520: Office Space	132,678	20,479	51,198	61,001
5530: Utilities	502,000	313,442	137,359	51,200
Total Office Space, Utilities & Related	2,586,904	1,092,442	1,067,703	426,759
Capital Purchases				
5700: Capital Purchases	75,000	0	27,587	47,413
Total Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	48,909,575	40,271,576	29,645,118

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
May 22, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	48,219,535	67,506,734
Investment Interest	0	0	444,021	(444,021)
Other Income	0	0	1,523,287	(1,523,287)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	50,186,843	68,639,426
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	36,451,430	19,969,291	5,035,758
Employee Benefits & Related	23,155,510	6,912,845	4,865,014	11,377,652
Office & Field Operations	6,422,805	1,193,249	2,410,482	2,819,074
Computer Operations	7,246,285	1,495,756	4,716,094	1,034,435
Professional Services	17,883,287	1,763,853	7,215,406	8,904,028
Office Space, Utilities, & Maintenance	2,586,904	1,092,442	1,067,703	426,759
Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	48,909,575	40,271,576	29,645,118

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
May 22, 2026**



The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

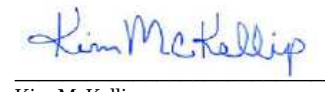
Report approved by:


Theresa Paul
Chief Financial Officer

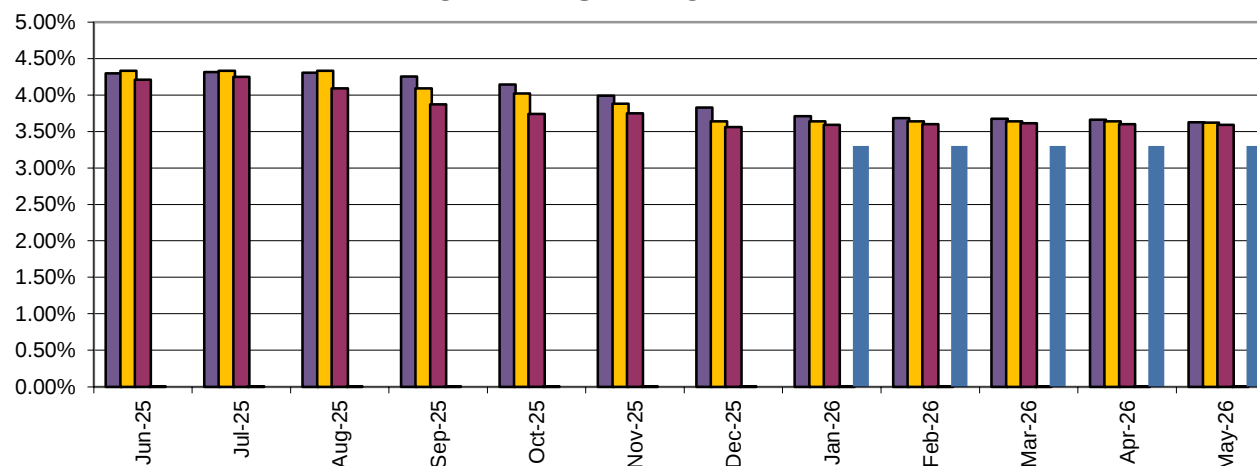
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END



	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
■ TexPool	4.30%	4.31%	4.31%	4.25%	4.14%	3.99%	3.83%	3.71%	3.68%	3.67%	3.66%	3.62%
■ Fed Funds	4.33%	4.33%	4.33%	4.09%	4.02%	3.88%	3.64%	3.64%	3.64%	3.64%	3.64%	3.62%
■ 90 Day TBill	4.21%	4.25%	4.09%	3.87%	3.74%	3.75%	3.56%	3.59%	3.60%	3.61%	3.60%	3.59%
■ Frost Bank	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
■ U.S. T Bills 912797TC1	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.30%	3.30%	3.30%	3.30%	3.30%

SECURITIES INVENTORY
as of May 22, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	973,942	0	0	0	976,632
		Total Securities					973,942	0	0	0	976,632
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.62%	38,020,124	0	5,000,000	111,220	33,131,344
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.62%	3,635,186	0	1,100,000	12,443	2,547,629
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.62%	17,981,382	0	0	54,071	18,035,453
		Total Pools					59,636,692	0	6,100,000	177,733	53,714,426

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
May 22, 2026

Funds on Deposit

	<u>Amount</u>
Interest bearing bank balance, Concentration Account, Frost Bank	11,357,061
Interest bearing bank balance, Payroll Tax Account, Frost Bank	6,192
Interest bearing bank balance, Insurance Account, Frost Bank	755,358
Total Deposits at Frost Bank	<u><u>12,118,611</u></u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	13,369,169
Total Collateral Value	12,153,790
Excess Pledge Value	<u><u>1,215,379</u></u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 26 May 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor
Cpn Rate	Currency	Exchange Rate	Maturity	Type	Issuer	Depository	Margin	Margin %
1,260,000.00	SAN ANTONIO TEX ELEC & GAS REV		95.060000	1,197,756.00	1,214,491.95	1,104,083.59	0.013282	1.000000
4.15800	USD	1.0000000000	01-Feb-2035	MUBD	02V8X7	DTC	110,408.36	110.00 %
225,000.00	SAN ANTONIO TEX	COMBI TAX	99.049000	222,860.25	225,016.50	204,560.45	0.009583	1.000000
3.00000	USD	1.0000000000	01-Feb-2031	MUBD	01W0CI	DTC	20,456.05	110.00 %
2,030,000.00	SAN ANTONIO TEX	COMBI TAX	99.592000	2,021,717.60	2,041,171.77	1,855,610.70	0.009583	1.000000
3.00000	USD	1.0000000000	01-Feb-2030	MUBD	01W0CI	DTC	185,561.07	110.00 %
5,245,000.00	LAMAR TEX CONS INDPT SCH DIST		92.125000	4,831,956.25	4,890,816.81	4,446,197.10	0.011222	1.000000
4.00000	USD	1.0000000000	15-Feb-2047	MUBD	01CMTN	DTC	444,619.71	110.00 %
125,000.00	CLEVELAND TEX INDPT SCH DIST		100.477000	125,596.25	127,349.72	115,772.47	0.014028	1.000000
5.00000	USD	1.0000000000	15-Feb-2047	MUBD	01CKJQ	DTC	11,577.25	110.00 %
4,930,000.00	ALAMO TEX CMNTY COLLEGE DIST		97.527000	4,808,081.10	4,870,322.35	4,427,565.77	0.012625	1.000000
4.50000	USD	1.0000000000	15-Aug-2047	MUBD	01CJKZ	DTC	442,756.58	110.00 %

Total

13,815,000.00	13,207,967.45	13,369,169.09	12,153,790.09	161,201.64	1,215,379.01
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Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date:	04-Dec-2017	End Date:	26-May-2028
Repo Repricing Rate:	0.0000%	Deal Currency:	USD
Deal Amount:	12,149,594.85	Unwind Amount:	12,149,594.85
Deal Value -> Today:	12,149,594.85	-> Next Business Day:	12,149,594.85
Listed Positions:	6	Listed Securities Par	13,815,000.00

1)	Listed Securities Market Value	:	13,207,967.45
2)	+ Listed Securities Accrued Interest	:	161,201.64
3)	= Listed Securities Total Value	:	13,369,169.09
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,215,379.01
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	12,153,790.09
9)	= Total Required Collateral Value	:	12,149,594.85

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 26 May 2026

Grand Totals : Number of Accounts:	1		
Deal Amount:	12,149,594.85	Unwind Amount:	12,149,594.85
Deal Value -> Today:	12,149,594.85	-> Next Business Day:	12,149,594.85
Listed Positions:	6	Listed Securities Par Value:	13,815,000.00

1)	Listed Securities Market Value	:	13,207,967.45
2)	+ Listed Securities Accrued Interest	:	161,201.64
3)	= Listed Securities Total Value	:	13,369,169.09
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,215,379.01
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	12,153,790.09
9)	= Total Required Collateral Value	:	12,149,594.85

BROKER DEALER SERVICES DIVISION
PRICING, INDICATIVE DATA AND OTHER DISCLOSURES

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**Financial Statements
for period ended
June 19, 2026**

Harris Central Appraisal District
Consolidated Balance Sheet
June 19, 2026

Assets:

Texpool Investment	33,233,321
Petty Cash	1,600
Texpool-Restricted Operating Reserve	18,090,966
Texpool-Blue Cross	1,856,395
Cash-INSURANCE-Frost Bank	778,147
Cash-EFTPS-Frost Bank	6,981
Cash in Bank- Frost Bank	13,972,526
Assessments Receivable	13,064,989
Treasury Bill 912797TC1	969,093
Other Accounts Receivable	19,074
Employees Receivable	6,033
Accounts Receivable-Rendition Penalties	3,503,620
Allowance-Rendition Penalties	(2,420,651)

Fixed Assets:

Building	21,373,955.44	
Less: Accumulated Depreciation	(7,858,602.40)	
Furniture, Fixtures & Equipment	441,288.74	
Less: Accumulated Depreciation	(391,819.16)	
Computer & Peripherals	6,786,579.08	
Less: Accumulated Depreciation	(6,000,701.99)	
Vehicles	149,571.00	
Less: Accumulated Depreciation	(130,139.86)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	6,985,521.00	
Less: Accumulated Depreciation	(4,653,493.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		27,161,962
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>115,789,888</u></u>

Liabilities & Fund Balance:

Accounts Payable	1,203,429
Accrued Vacation Payable	5,545,831
Accrued Comp. Payable	202,977
Revenues Collected in Advance	28,932,174
Investments in General Fixed Assets	27,161,962
Deferred Revenue-Rendition Penalties	1,082,969
Fund Balance:	
Assigned for:	
Prior Years Encumbrances	1,320,372
Election Services	2,000,000
Insurance	2,471,462
Major Repairs and Rehabilitation Projects	6,650,021
Operating Reserve	18,090,966
2026 Budget Reserve	3,100,000
Unrestricted Fund Balance	7,066,710
2026 Transactions to Date	10,961,015
Total Fund Balance	<u>51,660,547</u>
Total Liabilities & Fund Balance	<u><u>115,789,888</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
June 19, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	565,404	2,515,596
5000: Overtime	703,751	0	196,161	507,590
5000: Part-Time Seasonal Wages	564,552	260,983	200,374	103,194
5000: Salaries & Wages Net	57,107,175	31,460,637	24,033,122	1,613,415
Total Salaries & Wages Related	61,456,478	31,721,621	24,995,062	4,739,795
Employee Benefits Related				
5100: FICA Medicare	891,120	478,094	349,809	63,217
5100: Group Dental Insurance	322,236	0	(105,435)	427,671
5100: Group Health Insurance	11,229,992	32,000	830,859	10,367,133
5100: Group Life & LTD Insurance	202,341	0	93,863	108,478
5100: Group Vision Insurance	80,136	0	25,025	55,111
5100: Retirement	9,816,296	5,354,621	4,424,184	37,491
5100: Social Security	226,024	155,298	41,781	28,944
5100: Unemployment Insurance	251,638	0	126,109	125,529
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	6,020,013	5,898,504	11,236,993
Office and Field Operations				
5200: Appraisal Supplies	16,270	762	7,522	7,986
5200: Security Services	212,083	77,947	78,190	55,946
5200: Online Subscription	530,417	208,021	267,256	55,139
5200: Communications Services	396,435	148,664	181,021	66,751
5200: Copier, Supplies & Maint	114,350	32,349	86,247	(4,246)
5200: Education Travel & Expenses	379,105	0	95,565	283,540
5200: Employee Recognition Activities	81,550	24,055	24,442	33,053
5200: Field Travel & Other	461,242	0	167,608	293,634
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	616	9,740	42,294
5200: Office Supplies	168,519	2,101	53,053	113,365
5200: Paper, Computer Stock	65,000	29,305	11,500	24,195
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	566,915	1,305,769	1,280,359
5200: Printing, Forms & Stationery	29,800	5,228	5,370	19,202
5200: Prof Registration Dues	95,000	1,600	114,677	(21,277)
5200: Public Notice Advertising	18,000	346	2,032	15,621
5200: Records Storage & Supplies	14,902	9,410	5,279	213
5200: Seminars & Other Tuition	453,990	5,234	125,057	323,699
5200: Vehicle Gasoline & Maint	34,000	5,013	6,642	22,345
Total Office and Field Operations	6,422,805	1,117,565	2,546,970	2,758,270

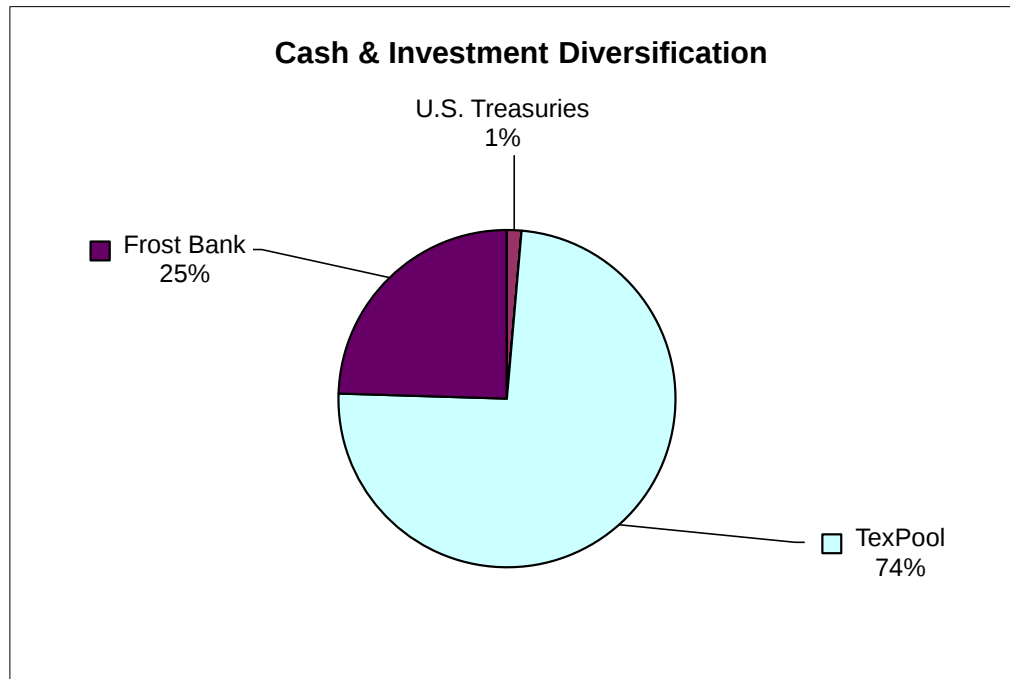
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
June 19, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	8,468	911,672	(332,640)
5300: Minor Equipment - Infrastructure	524,000	0	111,326	412,674
5300: Minor Equipment - Office & Field Operations	604,500	114,489	86,081	403,931
5300: Software Maintenance & Support	1,784,100	50,135	2,061,116	(327,151)
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	473,347	2,623,224	627,364
Total Computer Operations	7,246,285	646,439	5,833,823	766,024
Professional Services				
5400: Appraisal Services	1,718,320	596,847	1,042,372	79,101
5400: Arbitrator Fees & Services	600,000	0	361,200	238,800
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	37,423	22,948	20,629
5400: Other Professional Services	2,495,000	759,319	1,124,588	611,093
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	240,320	4,822,822	6,920,825
Total Professional Services	17,883,287	1,633,908	8,373,930	7,875,449
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	501	237,741	143,941
5510: Building & Fixture Maintenance	1,570,043	594,014	841,705	134,323
5520: Office Space	132,678	10,240	61,438	61,001
5530: Utilities	502,000	273,914	176,886	51,200
Total Office Space, Utilities & Related	2,586,904	878,669	1,317,770	390,465
Capital Purchases				
5700: Capital Purchases	75,000	0	27,587	47,413
Total Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	42,018,215	48,993,646	27,814,409

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
June 19, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	57,863,483	57,862,786
Investment Interest	0	0	554,406	(554,406)
Other Income	0	0	1,572,279	(1,572,279)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	59,990,167	58,836,102
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	31,721,621	24,995,062	4,739,795
Employee Benefits & Related	23,155,510	6,020,013	5,898,504	11,236,993
Office & Field Operations	6,422,805	1,117,565	2,546,970	2,758,270
Computer Operations	7,246,285	646,439	5,833,823	766,024
Professional Services	17,883,287	1,633,908	8,373,930	7,875,449
Office Space, Utilities, & Maintenance	2,586,904	878,669	1,317,770	390,465
Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	42,018,215	48,993,646	27,814,409

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
June 19, 2026**



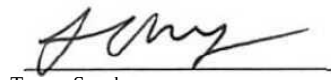
The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

Report approved by:


Theresa Paul
Chief Financial Officer

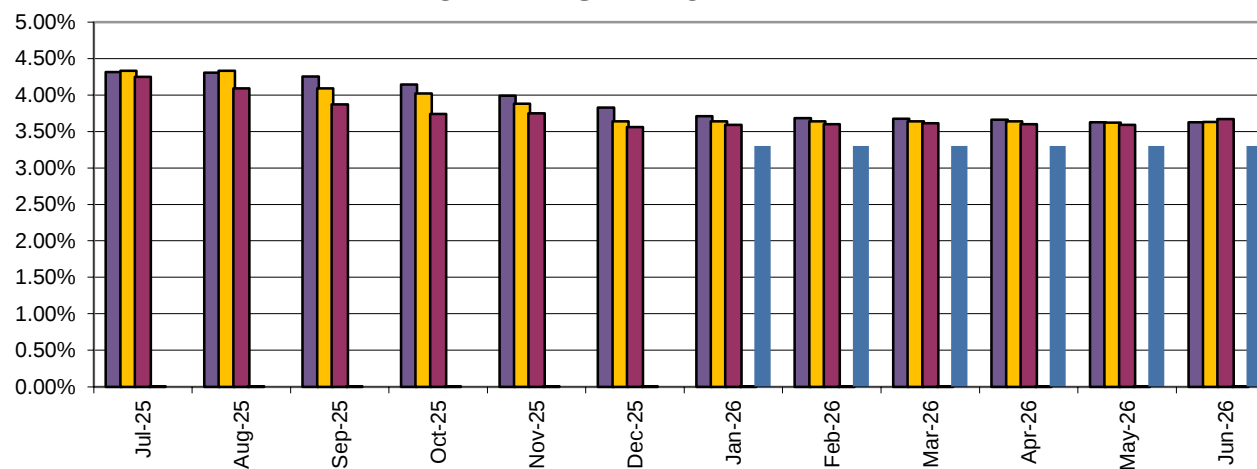
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END



	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
■ TexPool	4.31%	4.31%	4.25%	4.14%	3.99%	3.83%	3.71%	3.68%	3.67%	3.66%	3.62%	3.62%
■ Fed Funds	4.33%	4.33%	4.09%	4.02%	3.88%	3.64%	3.64%	3.64%	3.64%	3.64%	3.62%	3.63%
■ 90 Day TBill	4.25%	4.09%	3.87%	3.74%	3.75%	3.56%	3.59%	3.60%	3.61%	3.60%	3.59%	3.67%
■ Frost Bank	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
■ U.S. T Bills 912797TC1	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%

SECURITIES INVENTORY
as of June 19, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	976,632	0	0	0	979,466
		Total Securities					976,632	0	0	0	979,466
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.62%	33,131,344	0	0	101,978	33,233,321
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.62%	2,547,629	0	700,000	8,766	1,856,395
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.62%	18,035,453	0	0	55,513	18,090,966
		Total Pools					53,714,426	0	700,000	166,257	53,180,682

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
June 19, 2026

Funds on Deposit	Amount
Interest bearing bank balance, Concentration Account, Frost Bank	16,785,894
Interest bearing bank balance, Payroll Tax Account, Frost Bank	6,981
Interest bearing bank balance, Insurance Account, Frost Bank	778,147
Total Deposits at Frost Bank	<u>17,571,023</u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	19,356,540
Total Collateral Value	17,596,855
Excess Pledge Value	<u>1,759,685</u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 22 Jun 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor
Cpn Rate	Currency	Exchange Rate	Maturity	Type	Issuer	Accrued Interest	Margin	Margin %
4,985,000.00	MANSFIELD TEX INDPT SCH DIST		101.414000	5,055,487.90	5,143,417.76	4,675,834.33	0.017639	1.000000
5.00000	USD	1.00000000000 8II Aaa	15-Feb-2048	MUBD	01CN3L	87,929.86	467,583.43	110.00 %
5,585,000.00	GODLEY TEX INDPT SCH DIST UNLTD		90.758000	5,068,834.30	5,147,644.86	4,679,677.14	0.014111	1.000000
4.00000	USD	1.00000000000 8II Aaa	15-Feb-2052	MUBD	01CLM7	78,810.56	467,967.71	110.00 %
710,000.00	EAST CENTRAL TEX INDPT SCH DIS		93.294000	662,387.40	673,032.47	611,847.70	0.014993	1.000000
4.25000	USD	1.00000000000 8II Aa3	15-Aug-2053	MUBD	01CL01	10,645.07	61,184.77	110.00 %
15,000.00	EAGLE MTN & SAGINAW TEX INDPT		82.070000	12,310.50	12,469.25	11,335.68	0.010583	1.000000
3.00000	USD	1.00000000000 8II AAA	15-Aug-2045	MUBD	01CKZ6	158.75	1,133.57	110.00 %
4,585,000.00	COMMUNITY INDPT SCH DIST TEX		101.590000	4,657,901.50	4,738,775.81	4,307,978.01	0.017639	1.000000
5.00000	USD	1.00000000000 8II AAA	15-Feb-2046	MUBD	01CKLW	80,874.31	430,797.80	110.00 %
3,580,000.00	ALAMO TEX CMNTY COLLEGE DIST		100.122000	3,584,367.60	3,641,200.10	3,310,181.91	0.015875	1.000000
4.50000	USD	1.00000000000 8II Aaa AAA	15-Aug-2047	MUBD	01CJKZ	56,832.50	331,018.19	110.00 %

Total								
19,460,000.00			19,041,289.20	19,356,540.24	17,596,854.77	315,251.04	1,759,685.48	

Account:	FTHA21	Account Name:	HARRIS CENTRAL APPRAISAL DISTRICT/FRS
Start Date:	04-Dec-2017	End Date:	22-Jun-2028
Repo Repricing Rate:	0.0000%	Deal Currency:	USD
Deal Amount:	17,596,392.71	Unwind Amount:	17,596,392.71
Deal Value -> Today:	17,596,392.71	-> Next Business Day:	17,596,392.71
Listed Positions:	6	Listed Securities Par	19,460,000.00

1)	Listed Securities Market Value	:	19,041,289.20
2)	+ Listed Securities Accrued Interest	:	315,251.04
3)	= Listed Securities Total Value	:	19,356,540.24
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,759,685.48
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	17,596,854.77
9)	= Total Required Collateral Value	:	17,596,392.71

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 22 Jun 2026

Grand Totals : Number of Accounts:	1		
Deal Amount:	17,596,392.71	Unwind Amount:	17,596,392.71
Deal Value -> Today:	17,596,392.71	-> Next Business Day:	17,596,392.71
Listed Positions:	6	Listed Securities Par Value:	19,460,000.00

1)	Listed Securities Market Value	:	19,041,289.20
2)	+ Listed Securities Accrued Interest	:	315,251.04
3)	= Listed Securities Total Value	:	19,356,540.24
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,759,685.48
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	17,596,854.77
9)	= Total Required Collateral Value	:	17,596,392.71

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**Financial Statements
for period ended
July 24, 2026**

**Harris Central Appraisal District
Consolidated Balance Sheet
July 24, 2026**

Assets:

Texpool Investment		36,332,938
Petty Cash		1,600
Texpool-Restricted Operating Reserve		18,145,193
Texpool-Blue Cross		4,261,768
Cash-INSURANCE-Frost Bank		486,698
Cash-EFTPS-Frost Bank		7,006
Cash in Bank- Frost Bank		10,172,677
Assessments Receivable		(94,465)
Treasury Bill 912797TC1		969,093
Other Accounts Receivable		10,042
Employees Receivable		7,270
Accounts Receivable-Rendition Penalties		3,503,620
Allowance-Rendition Penalties		(2,420,651)
Fixed Assets:		
Building	21,373,955.44	
Less: Accumulated Depreciation	(8,014,849.26)	
Furniture, Fixtures & Equipment	440,126.74	
Less: Accumulated Depreciation	(390,657.16)	
Computer & Peripherals	6,660,698.56	
Less: Accumulated Depreciation	(5,986,316.89)	
Vehicles	149,571.00	
Less: Accumulated Depreciation	(134,284.84)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	6,985,521.00	
Less: Accumulated Depreciation	(4,653,493.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		26,890,074
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>103,818,695</u></u>

Liabilities & Fund Balance:

Accounts Payable		1,773,450
Accrued Vacation Payable		5,545,831
Accrued Comp. Payable		202,977
Revenues Collected in Advance		19,288,176
Investments in General Fixed Assets		26,890,074
Deferred Revenue-Rendition Penalties		1,082,969
Fund Balance:		
Assigned for:		
Prior Years Encumbrances	1,282,662	
Election Services	2,000,000	
Insurance	5,100,829	
Major Repairs and Rehabilitation Projects	6,556,814	
Operating Reserve	18,145,193	
2026 Budget Reserve	3,100,000	
Unrestricted Fund Balance	7,159,917	
2026 Transactions to Date	5,689,802	
Total Fund Balance		49,035,218
Total Liabilities & Fund Balance		<u><u>103,818,695</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
July 24, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	1,051,266	2,029,734
5000: Overtime	703,751	0	272,616	431,135
5000: Part-Time Seasonal Wages	564,552	216,193	320,717	27,642
5000: Salaries & Wages Net	57,107,175	25,043,579	30,450,180	1,613,415
Total Salaries & Wages Related	61,456,478	25,259,772	32,094,780	4,101,926
Employee Benefits Related				
5100: FICA Medicare	891,120	379,108	448,794	63,217
5100: Group Dental Insurance	322,236	0	(132,396)	454,632
5100: Group Health Insurance	11,229,992	32,000	4,941,197	6,256,795
5100: Group Life & LTD Insurance	202,341	0	107,585	94,756
5100: Group Vision Insurance	80,136	0	27,547	52,589
5100: Retirement	9,816,296	4,246,939	5,531,866	37,491
5100: Social Security	226,024	121,260	75,820	28,944
5100: Unemployment Insurance	251,638	0	134,935	116,703
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	4,779,308	11,247,657	7,128,546
Office and Field Operations				
5200: Appraisal Supplies	16,270	0	8,476	7,794
5200: Security Services	212,083	65,022	91,349	55,712
5200: Online Subscription	530,417	161,293	314,292	54,832
5200: Communications Services	396,435	128,326	227,303	40,806
5200: Copier, Supplies & Maint	114,350	21,804	106,892	(14,346)
5200: Education Travel & Expenses	379,105	110	119,064	259,931
5200: Employee Recognition Activities	81,550	22,751	25,746	33,053
5200: Field Travel & Other	461,242	0	178,779	282,463
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	616	9,740	42,294
5200: Office Supplies	168,519	4,541	60,767	103,211
5200: Paper, Computer Stock	65,000	26,565	14,240	24,195
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	297,422	2,000,261	855,359
5200: Printing, Forms & Stationery	29,800	6,021	5,783	17,996
5200: Prof Registration Dues	95,000	188	119,102	(24,289)
5200: Public Notice Advertising	18,000	728	2,771	14,501
5200: Records Storage & Supplies	14,902	8,213	6,476	213
5200: Seminars & Other Tuition	453,990	55,244	180,737	218,009
5200: Vehicle Gasoline & Maint	34,000	5,012	7,707	21,281
Total Office and Field Operations	6,422,805	803,857	3,479,484	2,139,465

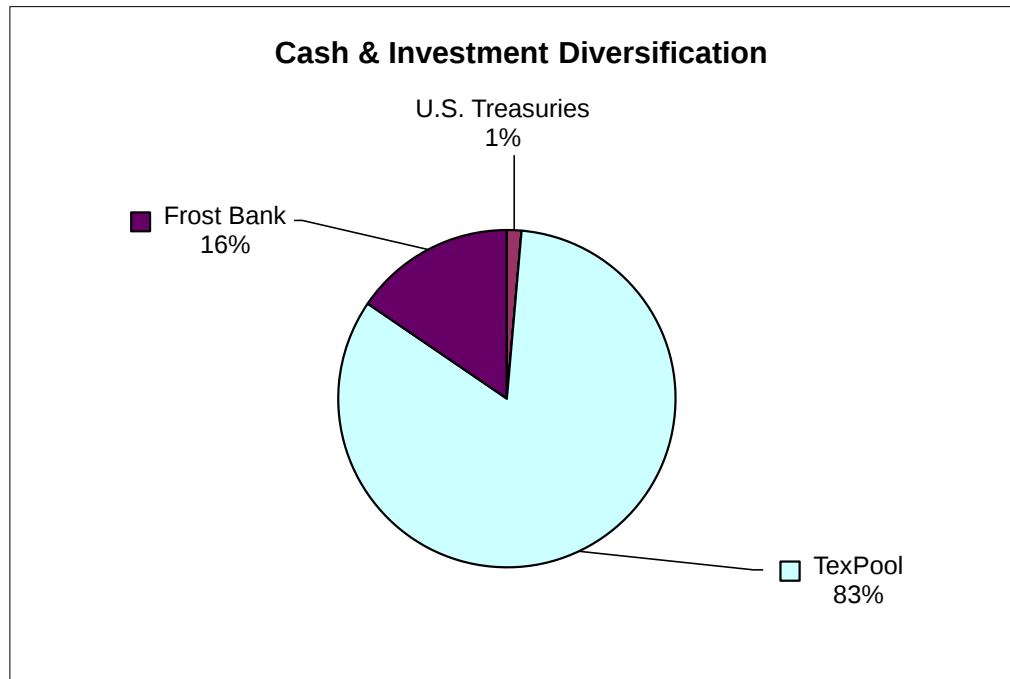
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
July 24, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	5,880	914,260	(332,640)
5300: Minor Equipment - Infrastructure	524,000	0	111,326	412,674
5300: Minor Equipment - Office & Field Operations	604,500	3,435	200,824	400,241
5300: Software Maintenance & Support	1,784,100	4,838	2,111,251	(331,989)
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	288,523	2,889,026	546,386
Total Computer Operations	7,246,285	302,677	6,267,091	676,518
Professional Services				
5400: Appraisal Services	1,718,320	555,162	1,084,057	79,101
5400: Arbitrator Fees & Services	600,000	0	369,900	230,100
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	0	61,126	19,874
5400: Other Professional Services	2,495,000	869,128	1,181,414	444,457
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	239,120	5,667,677	6,077,170
Total Professional Services	17,883,287	1,663,410	9,364,175	6,855,702
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	0	237,741	144,442
5510: Building & Fixture Maintenance	1,570,043	493,794	980,592	95,657
5520: Office Space	132,678	52,923	71,677	8,078
5530: Utilities	502,000	229,966	220,834	51,200
Total Office Space, Utilities & Related	2,586,904	776,683	1,510,845	299,376
Capital Purchases				
5700: Capital Purchases	75,000	0	27,587	47,413
Total Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	33,585,706	63,991,617	21,248,946

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
July 24, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	67,507,481	48,218,788
Investment Interest	0	0	665,014	(665,014)
Other Income	0	0	1,637,637	(1,637,637)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	69,810,132	49,016,137
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	25,259,772	32,094,780	4,101,926
Employee Benefits & Related	23,155,510	4,779,308	11,247,657	7,128,546
Office & Field Operations	6,422,805	803,857	3,479,484	2,139,465
Computer Operations	7,246,285	302,677	6,267,091	676,518
Professional Services	17,883,287	1,663,410	9,364,175	6,855,702
Office Space, Utilities, & Maintenance	2,586,904	776,683	1,510,845	299,376
Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	33,585,706	63,991,617	21,248,946

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
July 24, 2026**



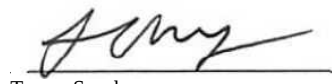
The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

Report approved by:


Theresa Paul
Chief Financial Officer

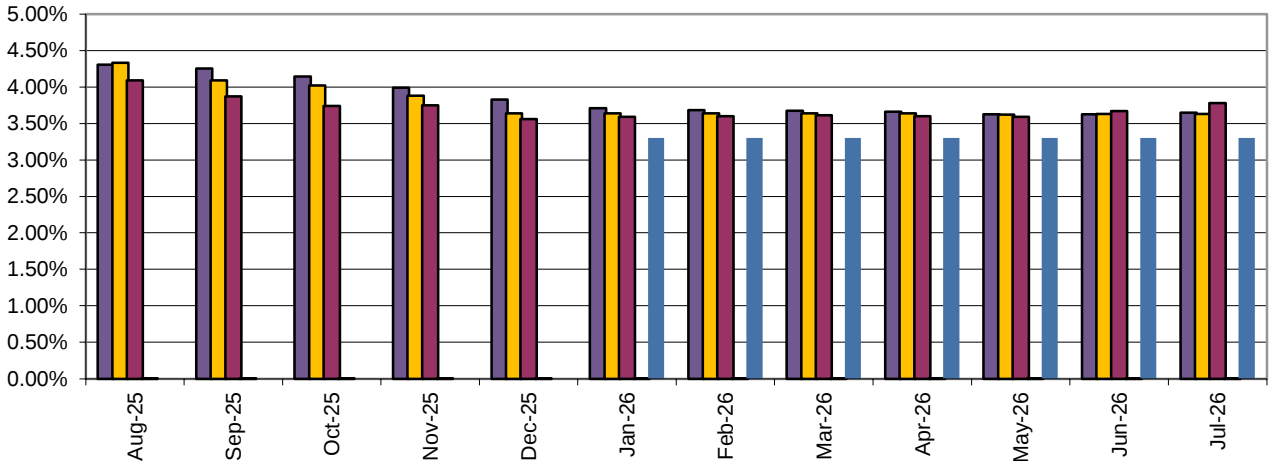
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END

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SECURITIES INVENTORY
as of July 24, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund		US Treasury Bill									
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	979,466	0	0	0	981,251
		Total Securities					979,466	0	0	0	981,251
		Pools									
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.65%	33,233,321	7,000,000	4,000,000	99,616	36,332,938
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.65%	1,556,395	4,000,000	1,300,000	5,372	4,261,768
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.65%	18,090,966	0	0	54,227	18,145,193
		Total Pools					52,880,682	11,000,000	5,300,000	159,216	58,739,898

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
July 24, 2026

Funds on Deposit	Amount
Interest bearing bank balance, Concentration Account, Frost Bank	10,433,990
Interest bearing bank balance, Payroll Tax Account, Frost Bank	7,006
Interest bearing bank balance, Insurance Account, Frost Bank	486,698
Total Deposits at Frost Bank	<u>10,927,695</u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	12,050,190
Total Collateral Value	10,954,718
Excess Pledge Value	<u>1,095,472</u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 27 Jul 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor						
Cpn Rate	Currency	Exchange Rate	Mdy	S&P	Fitch	Security Code	Maturity	Type	Issuer	Depository	Accrued Interest	Margin	Margin %	
3,750,000.00	SAN ANTONIO TEX	COMBI TAX	100.010000	3,750,375.00	3,823,708.33	3,476,098.48	0.019556	1.000000						
4.00000	USD	1.00000000000	8II	Aaa	AAA	AA+	7962374K8	01-Feb-2034	MUBD	01W0CI	DTC	73,333.33	347,609.85	110.00 %
5,275,000.00	COMMUNITY INDPT SCH DIST TEX		100.952000	5,325,218.00	5,443,905.50	4,949,005.00	0.022500	1.000000						
5.00000	USD	1.00000000000	8II	AAA		203714PG9	15-Feb-2048	MUBD	01CKLW	DTC	118,687.50	494,900.50	110.00 %	
2,775,000.00	BEXAR CNTY TEX	TAX REF BDS	99.923000	2,772,863.25	2,782,575.75	2,529,614.32	0.003500	1.000000						
3.00000	USD	1.00000000000	8II	Aaa	AAA	AAA	088281UX6	15-Jun-2028	MUBD	01CK21	DTC	9,712.50	252,961.43	110.00 %

Total

11,800,000.00	11,848,456.25	12,050,189.58	10,954,717.80	201,733.33	1,095,471.78
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Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date: 04-Dec-2017 End Date: 27-Jul-2028
Repo Repricing Rate: 0.0000% Deal Currency: USD
Deal Amount: 10,953,440.52 Unwind Amount: 10,953,440.52
Deal Value -> Today: 10,953,440.52 -> Next Business Day: 10,953,440.52
Listed Positions: 3 Listed Securities Par 11,800,000.00

1)	Listed Securities Market Value	:	11,848,456.25
2)	+ Listed Securities Accrued Interest	:	201,733.33
3)	= Listed Securities Total Value	:	12,050,189.58
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,095,471.78
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	10,954,717.80
9)	= Total Required Collateral Value	:	10,953,440.52

**Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 27 Jul 2026**

Grand Totals : Number of Accounts:	1		
Deal Amount:	10,953,440.52	Unwind Amount:	10,953,440.52
Deal Value -> Today:	10,953,440.52	-> Next Business Day:	10,953,440.52
Listed Positions:	3	Listed Securities Par Value:	11,800,000.00

1)	Listed Securities Market Value	:	11,848,456.25
2)	+ Listed Securities Accrued Interest	:	201,733.33
3)	= Listed Securities Total Value	:	12,050,189.58
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,095,471.78
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	10,954,717.80
9)	= Total Required Collateral Value	:	10,953,440.52

**BROKER DEALER SERVICES DIVISION
PRICING, INDICATIVE DATA AND OTHER DISCLOSURES**

The prices of financial assets and indicative data reported or reflected in reports furnished by the Broker Dealer Services Division (BDS) of The Bank of New York Mellon (BNY) generally are provided by data providers and ratings agencies ("vendors") used by BDS in the ordinary course of business. Trust receipts will be valued based on the face amount of the underlying financial assets, as set forth therein. Prices and indicative data are not independently verified, and may contain errors or omissions.

With respect to certain newly issued financial assets, if vendors do not provide prices, such financial assets will be valued at par or the new issue price for up to three business days. Thereafter, such financial assets will be valued at zero.

With respect to certain financial assets other than new issues, vendors may not provide prices and may not update prices previously provided on a regular basis. If vendors do not provide prices or update previously reported prices within three business days, such financial assets will be valued at zero, unless other arrangements are agreed in writing.

Notwithstanding the foregoing, certain hard-to-price, thinly traded or illiquid financial assets are valued monthly with no adjustment during the interim period (details are available upon request by contacting BDS).

Although BNY will not utilize prices obtained from brokers or dealers in providing services, BNY may obtain from any broker or dealer prices and other information and data such as offering memoranda, observable and non-observable information and assumptions in order to assist BNY's vendors in determining prices of particular financial assets.

With respect to certain financial assets that are not widely held or regularly traded, vendors may report prices based on valuation models which reflect underlying non-observable assumptions that may not be accurate or complete and such models and/or prices may not be regularly adjusted.

The prices reported by BDS may differ from the prices reported or used by other divisions of BNY or its subsidiaries or affiliates, and such differences may or may not be material. Margin values reported in connection with triparty transactions may differ from margin values used by BNY for its own account or for the account of its subsidiaries, affiliates or other clients.

Unless otherwise agreed in writing, financial assets held as collateral may include financial assets in default, provided that the prices of such financial assets are made available to BNY by a vendor which BNY uses generally for valuing such financial assets.

Unless otherwise agreed in writing, financial assets held as collateral may include financial assets issued by your transaction counterparty or its subsidiaries or affiliates.

Average Traded Volume data is obtained from primary or secondary securities exchanges.

Market data, which is subject to availability, may or may not be current.

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**Financial Statements
for period ended
August 21, 2026**

Harris Central Appraisal District
Consolidated Balance Sheet
August 21, 2026

Assets:

Texpool Investment		30,446,091
Petty Cash		1,600
Texpool-Restricted Operating Reserve		18,201,419
Texpool-Blue Cross		3,371,447
Cash-INSURANCE-Frost Bank		599,344
Cash-EFTPS-Frost Bank		6,680
Cash in Bank- Frost Bank		8,058,550
Assessments Receivable		28,802,115
Treasury Bill 912797TC1		969,093
Other Accounts Receivable		124,107
Employees Receivable		10,433
Accounts Receivable-Rendition Penalties		3,503,620
Allowance-Rendition Penalties		(2,420,651)
Fixed Assets:		
Building	21,373,955.44	
Less: Accumulated Depreciation	(8,014,849.26)	
Furniture, Fixtures & Equipment	440,126.74	
Less: Accumulated Depreciation	(390,657.16)	
Computer & Peripherals	6,660,698.56	
Less: Accumulated Depreciation	(5,986,316.89)	
Vehicles	149,571.00	
Less: Accumulated Depreciation	(134,284.84)	
Right-To-Use Record Center Lease Asset	508,266.25	
Less: Accumulated Depreciation	(153,538.56)	
Right-To-Use Software Subscription Assets	6,985,521.00	
Less: Accumulated Depreciation	(4,653,493.00)	
Land	2,335,000.00	
Intangibles	7,770,075.00	
Total Fixed Assets		26,890,074
Amount Provided for Accrued Vacation		5,545,831
Total Assets		<u><u>124,109,753</u></u>

Liabilities & Fund Balance:

Accounts Payable		1,770,968
Accrued Vacation Payable		5,545,831
Accrued Comp. Payable		202,977
Revenues Collected in Advance		38,575,882
Investments in General Fixed Assets		26,890,074
Deferred Revenue-Rendition Penalties		1,082,969
Fund Balance:		
Assigned for:		
Prior Years Encumbrances	1,239,778	
Election Services	2,000,000	
Insurance	4,154,406	
Major Repairs and Rehabilitation Projects	6,467,662	
Operating Reserve	18,201,419	
2026 Budget Reserve	3,100,000	
Unrestricted Fund Balance	7,249,070	
2026 Transactions to Date	7,628,718	
Total Fund Balance		50,041,053
Total Liabilities & Fund Balance		<u><u>124,109,753</u></u>

Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
August 21, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Salaries & Wages Related				
5000: ARB Board Members	3,081,000	0	1,405,224	1,675,776
5000: Overtime	703,751	0	318,022	385,729
5000: Part-Time Seasonal Wages	564,552	193,655	381,377	(10,480)
5000: Salaries & Wages Net	57,107,175	20,746,729	34,751,104	1,609,342
Total Salaries & Wages Related	61,456,478	20,940,384	36,855,727	3,660,366
Employee Benefits Related				
5100: FICA Medicare	891,120	312,546	515,409	63,166
5100: Group Dental Insurance	322,236	0	(150,182)	472,418
5100: Group Health Insurance	11,229,992	34,952	5,083,499	6,111,541
5100: Group Life & LTD Insurance	202,341	0	123,622	78,719
5100: Group Vision Insurance	80,136	0	31,856	48,281
5100: Retirement	9,816,296	3,506,298	6,272,507	37,491
5100: Social Security	226,024	96,951	100,129	28,944
5100: Unemployment Insurance	251,638	0	138,699	112,939
5100: Workers Compensation Ins	135,727	0	112,308	23,419
Total Employee Benefits Related	23,155,510	3,950,747	12,227,847	6,976,917
Office and Field Operations				
5200: Appraisal Supplies	16,270	0	8,476	7,794
5200: Security Services	212,083	54,390	103,627	54,066
5200: Online Subscription	530,417	139,456	336,452	54,508
5200: Communications Services	396,435	109,779	267,016	19,639
5200: Copier, Supplies & Maint	114,350	12,854	115,842	(14,346)
5200: Education Travel & Expenses	379,105	0	139,453	239,652
5200: Employee Recognition Activities	81,550	3,611	45,179	32,760
5200: Field Travel & Other	461,242	0	189,970	271,272
5200: Mapping Reproduction & Supplies	3,250	0	0	3,250
5200: Office Equipment Maint	52,650	616	10,285	41,749
5200: Office Supplies	168,519	2,817	70,422	95,280
5200: Paper, Computer Stock	65,000	21,397	19,762	23,841
5200: Photocopier Leases	143,200	0	0	143,200
5200: Postage, Mailing & Handling	3,153,042	241,455	2,056,229	855,359
5200: Printing, Forms & Stationery	29,800	4,761	7,362	17,676
5200: Prof Registration Dues	95,000	100	122,000	(27,100)
5200: Public Notice Advertising	18,000	271	3,446	14,282
5200: Records Storage & Supplies	14,902	7,431	7,257	213
5200: Seminars & Other Tuition	453,990	1,414	238,999	213,577
5200: Vehicle Gasoline & Maint	34,000	2,953	13,750	17,296
Total Office and Field Operations	6,422,805	603,307	3,755,528	2,063,970

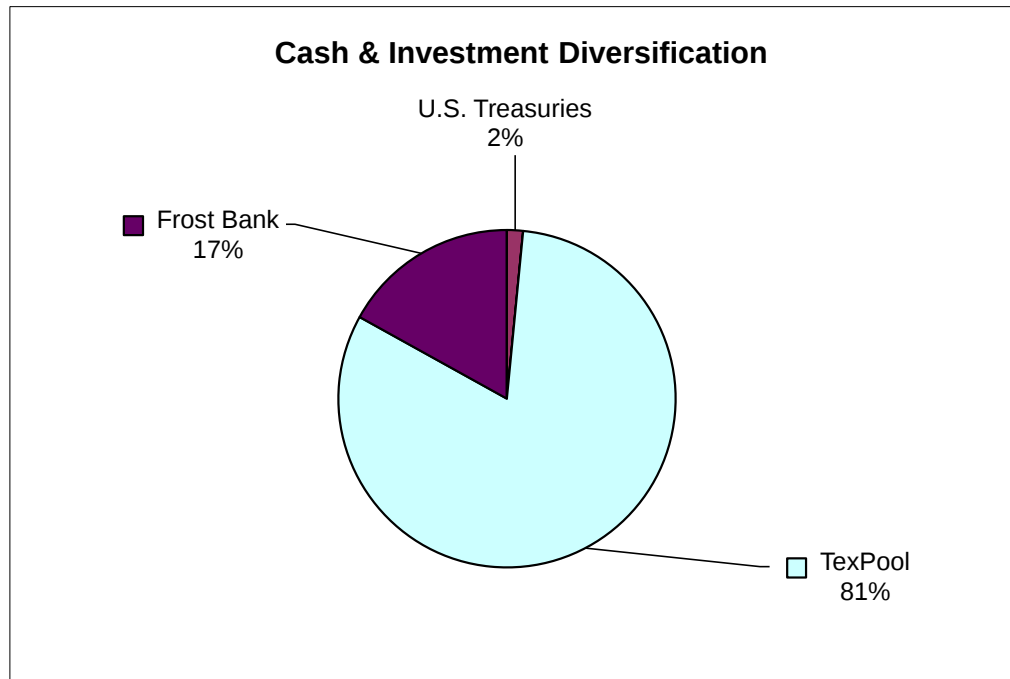
Harris Central Appraisal District
Report of 2026 Line Item Expenditures - General Fund
Adjusted Budget and Year to Date Combined Expenditures and Encumbrances
August 21, 2026

Account Name	Budget Adjusted	Year to Date Encumbrances	Year to Date Expenditures	Budget Variance
Computer Operations				
5300: Computer Supplies	16,000	0	0	16,000
5300: Hardware Maintenance & Support	587,500	5,880	914,260	(332,640)
5300: Minor Equipment - Infrastructure	524,000	0	111,326	412,674
5300: Minor Equipment - Office & Field Operations	604,500	328	204,278	399,894
5300: Software Maintenance & Support	1,784,100	0	2,116,089	(331,989)
5300: Software Purchases	6,250	0	40,404	(34,154)
5300: Software Subscription	3,723,935	110,335	3,091,945	521,655
Total Computer Operations	7,246,285	116,543	6,478,302	651,439
Professional Services				
5400: Appraisal Services	1,718,320	422,831	1,216,389	79,101
5400: Arbitrator Fees & Services	600,000	0	372,750	227,250
5400: Election Services	1,000,000	0	1,000,000	0
5400: Financial Auditing	81,000	0	61,126	19,874
5400: Other Professional Services	2,495,000	518,197	1,578,667	398,136
5410: State Office Of Admin Hearings	5,000	0	0	5,000
5410: Legal Services	11,983,967	185,947	6,654,972	5,143,049
Total Professional Services	17,883,287	1,126,974	10,883,903	5,872,409
Office Space, Utilities & Related				
5500: Casualty & Liability Insurance	382,183	0	237,741	144,442
5510: Building & Fixture Maintenance	1,570,043	512,438	1,078,529	(20,925)
5520: Office Space	132,678	42,338	82,262	8,078
5530: Utilities	502,000	186,396	264,404	51,200
Total Office Space, Utilities & Related	2,586,904	741,173	1,662,936	182,795
Capital Purchases				
5700: Capital Purchases	75,000	0	27,587	47,413
Total Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	27,479,128	71,891,831	19,455,310

Harris Central Appraisal District
Combined Revenues and Expenditures - General Fund
August 21, 2026

Account Name	Budget	Year to Date Encumbrances	Year to Date Revenue & Expenditures	Budget Variance
ALLOCATION & REVENUES:				
Jurisdiction Allocations	115,726,269	0	77,151,479	38,574,790
Investment Interest	0	0	789,987	(789,987)
Other Income	0	0	1,796,949	(1,796,949)
Unreserved Funds - General Fund	3,100,000	0	0	3,100,000
Total Revenue	118,826,269	0	79,738,415	39,087,854
EXPENDITURES:				
Salaries, Wages & Related	61,456,478	20,940,384	36,855,727	3,660,366
Employee Benefits & Related	23,155,510	3,950,747	12,227,847	6,976,917
Office & Field Operations	6,422,805	603,307	3,755,528	2,063,970
Computer Operations	7,246,285	116,543	6,478,302	651,439
Professional Services	17,883,287	1,126,974	10,883,903	5,872,409
Office Space, Utilities, & Maintenance	2,586,904	741,173	1,662,936	182,795
Capital Purchases	75,000	0	27,587	47,413
Total Expenditures	118,826,269	27,479,128	71,891,831	19,455,310

**INVESTMENT REPORT
HARRIS CENTRAL APPRAISAL DISTRICT
August 21, 2026**



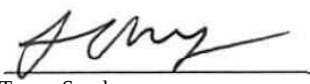
The Harris Central Appraisal District's investment portfolio is in compliance with the HCAD Investment Policy's investment strategies and Chapter 2256 of the Texas Local Government Code.

Report approved by:


Theresa Paul
Chief Financial Officer

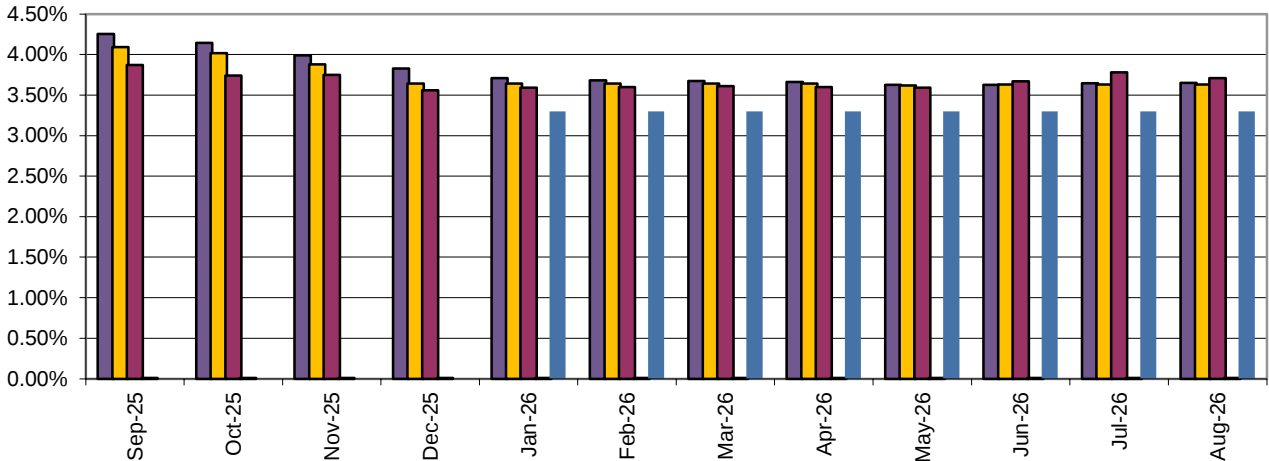
Report approved by:


Tracey Dang
Controller


Tomas Sanchez
Assistant Controller


Kim McKellip
Budget and Finance Manager

YIELD ON INVESTMENTS AND BENCHMARKS AT MONTH-END

[illegible]

SECURITIES INVENTORY
as of August 21, 2026

Fund	Purchase Date	Security	Coupon	Rating	Maturity	Yield	Beginning Book/Market	Purchases Deposits	Withdrawals Redemptions	Interest Earnings	Ending Book/Market
General Fund											
	US Treasury Bill										
	7-Jan-26	U.S. T Bills 912797TC1	n/a	AAA	24-Dec-26	3.30%	981,251	0	0	0	984,788
		Total Securities					981,251	0	0	0	984,788
	Pools										
General Fund	n/a	TexPool	0.00%	AAAm	n/a	3.65%	36,332,938	0	6,000,000	113,153	30,446,091
Int. Srv. Fund	n/a	TexPool	0.00%	AAAm	n/a	3.65%	4,261,768	0	900,000	9,679	3,371,447
Op Reserve Fund	n/a	TexPool	0.00%	AAAm	n/a	3.65%	18,145,193	0	0	56,226	18,201,419
		Total Pools					58,739,898	0	6,900,000	179,058	52,018,956

FUNDS ON DEPOSIT & PLEDGED SECURITIES
Harris Central Appraisal District
August 21, 2026

Funds on Deposit	Amount
Interest bearing bank balance, Concentration Account, Frost Bank	10,204,161
Interest bearing bank balance, Payroll Tax Account, Frost Bank	6,680
Interest bearing bank balance, Insurance Account, Frost Bank	599,344
Total Deposits at Frost Bank	<u>10,810,185</u>

Pledged Securities at BNY Mellon as Tri-Party Collateral Custodian at Frost Bank

Total Securities Value	11,934,571
Total Collateral Value	10,849,610
Excess Pledge Value	<u>1,084,961</u>

Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 20 Aug 2026

FTHA21 - HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Par Amount	Description	Source Account	Price	Market Value (USD)	Mkt Value + Intr (USD)	Collateral Value (USD)	Accr Int Factor	Price Factor						
Cpn Rate	Currency	Exchange Rate	Mdy	S&P	Fitch	Security Code	Maturity	Type	Issuer	Depository	Accrued Interest	Margin	Margin %	
5,000,000.00	SAN ANTONIO TEX ELEC & GAS REV JR		91.496000	4,574,800.00										
3.00000	USD	1.0000000000	8II	Aa3	A+	AA-	79625GBN2	01-Feb-2036	MUBD	02V8X7	DTC	7,916.67	416,610.61	110.00 %
2,160,000.00	SAN ANTONIO TEX COMBI TAX		100.006000	2,160,129.60										
3.00000	USD	1.0000000000	8II	Aaa	AAA	AA+	7962374E2	01-Feb-2029	MUBD	01W0CI	DTC	3,420.00	196,686.33	110.00 %
2,580,000.00	HIGHLAND PARK TEX INDPT SCH DI		100.958000	2,604,716.40										
5.00000	USD	1.0000000000	8II	Aaa		AAA	430686QW8	15-Feb-2034	MUBD	01CMAR	DTC	1,791.67	236,955.28	110.00 %
2,845,000.00	GOOSE CREEK TEX CONS INDPT SCH		90.693000	2,580,215.85										
4.00000	USD	1.0000000000	8II	Aaa		AAA	382604X92	15-Feb-2050	MUBD	01CLN2	DTC	1,580.56	234,708.76	110.00 %

Total

12,585,000.00	11,919,861.85	11,934,570.74	10,849,609.76	14,708.89	1,084,960.98
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Account: FTHA21 Account Name: HARRIS CENTRAL APPRAISAL DISTRICT/FRS

Start Date: 04-Dec-2017 End Date: 21-Aug-2028
Repo Repricing Rate: 0.0000% Deal Currency: USD
Deal Amount: 10,847,615.77 Unwind Amount: 10,847,615.77
Deal Value -> Today: 10,847,615.77 -> Next Business Day: 10,847,615.77
Listed Positions: 4 Listed Securities Par 12,585,000.00

1)	Listed Securities Market Value	:	11,919,861.85
2)	+ Listed Securities Accrued Interest	:	14,708.89
3)	= Listed Securities Total Value	:	11,934,570.74
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,084,960.98
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	10,849,609.76
9)	= Total Required Collateral Value	:	10,847,615.77

**Tri-Party Collateral Agreement
BNY as Tri-Party Custodian
Price Report for 20 Aug 2026**

Grand Totals : Number of Accounts:	1		
Deal Amount:	10,847,615.77	Unwind Amount:	10,847,615.77
Deal Value -> Today:	10,847,615.77	-> Next Business Day:	10,847,615.77
Listed Positions:	4	Listed Securities Par Value:	12,585,000.00

1)	Listed Securities Market Value	:	11,919,861.85
2)	+ Listed Securities Accrued Interest	:	14,708.89
3)	= Listed Securities Total Value	:	11,934,570.74
4)	+ Cash Total Pledged	:	0.00
5)	+ Unlisted, Margined Securities Value	:	0.00
6)	- Listed Securities Margin Amount	:	1,084,960.98
7)	- Cash Collateral Margin Amount	:	0.00
8)	= Total Securities + Cash Coll Value	:	10,849,609.76
9)	= Total Required Collateral Value	:	10,847,615.77

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With respect to certain financial assets other than new issues, vendors may not provide prices and may not update prices previously provided on a regular basis. If vendors do not provide prices or update previously reported prices within three business days, such financial assets will be valued at zero, unless other arrangements are agreed in writing.

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