Board Workshop
Tax Rate

HUFFMAN
INDEPENDENT SCHOOL DISTRICT

August 5, 2026

Dr. Angeles Perez, Superintendent

Agenda

- Review Budget Updates
  - Certified Values
  - MCR and Debt Service Rates
  - Truth in Taxation Forms and Calculations
  - State Funding Variables and Formulas
- Tax Rate Options for 2026-2027

2026-2027 Budget Updates

GENERAL FUND

2026-2027 Estimated Revenues

2025-2026 Amended Revenues	42,843,314
Less 3 golden pennies - Local	(510,635)
Plus Tax Collections based on Estimated Values	797,120
Less Interest Income	(82,590)
Less 3 golden pennies - State	(1,345,484)
Plus ASF Funding	488,126
Less FEMA Reimbursements	(261,634)
2026-2027 Preliminary Revenues	41,928,217

2026-2027 Estimated Expenditures

2025-2026 Amended Expenditures	46,469,796
Less 24-25 Maintenance Tax Note	(3,222,956)
Plus ~ 25-26 Maintenance Tax Note *	3,195,281
Less Payroll Changes Identified to date	(732,440)
Less Non-Payroll Changes Identified to date	(832,305)
2026-2027 Preliminary Expenditures	44,877,376

	2025-2026			2026-2027	
	Original Budget	Revised Budget	Estimated Actual	Preliminary *	Change from 25-26
Total Revenue	42,198,003	42,843,314	43,696,960	41,922,318	(1,774,642)
Total Expenditures	46,799,092	46,469,796	46,469,796	44,877,376	(1,592,420)
Net Revenue/(Deficit)	(4,601,089)	(3,626,482)	(2,772,836)	(2,955,058)	(182,222)
Other Fin. Sources/Uses	2,049,000	3,049,000	3,049,000	-	(3,049,000)
Net Change in Fund Balance	(2,552,089)	(577,482)	276,164	(2,955,058)	(3,231,222)
Beginning Fund Balance	5,311,493	7,250,477	7,250,477	7,526,641	
Ending Fund Balance	2,759,404	6,672,995	7,526,641	4,571,583	
Days Fund Balance	*21.52*	*52.41*	*59.12*	*37.18*	
Ending Fund Balance			7,526,641	4,571,583	
Other Fin. Sources/Uses			(3,049,000)	-	
Fund Balance w/out Note			4,477,641	4,571,583	
Days Fund Balance			*35.17*	*37.18*	

* Does not include Tax Note

Certified Values for 2026

2026-2027

Tax Rate Timeline

- The tax rate cannot be adopted until the certified appraisal roll is received.
- Certified appraisal rolls were received July 24th

Given these limitations, the estimated 2025 taxable value for the taxing unit identified above is:

$2,010,094,299

Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800

Office of Chief Appraiser

July 24, 2026

HUFFMAN ISD BOARD OF TRUSTEES
PRESIDENT LAYLA KARASEK - HUFFMAN ISD
PO BOX 2390
HUFFMAN TX 77336-2411

Re: 2026 Sec. 26.01(a-1) Estimate
Huffman ISD

Board of Directors
Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCrutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer

Dear Madam:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2026.

While we have taken our best estimate of potential hearing loss into account, 2026 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2026 taxable value for the taxing unit identified above is:

$2,130,148,368 .... Line 17 a

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Adam Bogard
Chief Appraiser

Revised Notice Requirements After Certified Values

- Certified values are received after the certified roll is provided.
- Final tax rate calculations are completed after certified values are available.
- TEA provides the Maximum Compressed Rate (MCR) by August 5.
- A revised notice and another public meeting may be required.
- This is especially important if the district is considering a VATRE.

MCR, M&O and Debt Service Rates

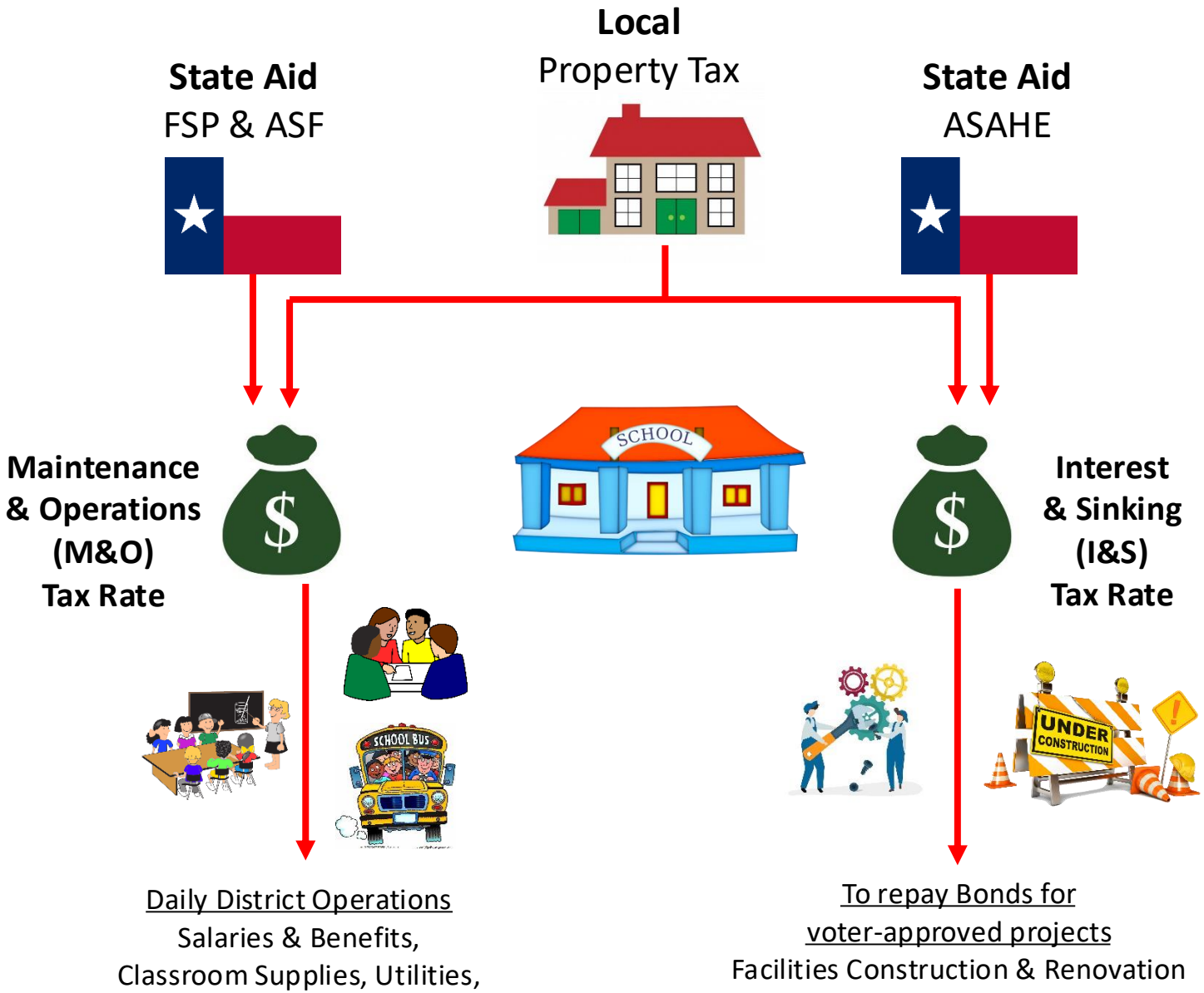
2026-2027

Understanding

M&O (Operations G/F)

and

I&S (Debt Service D/S)



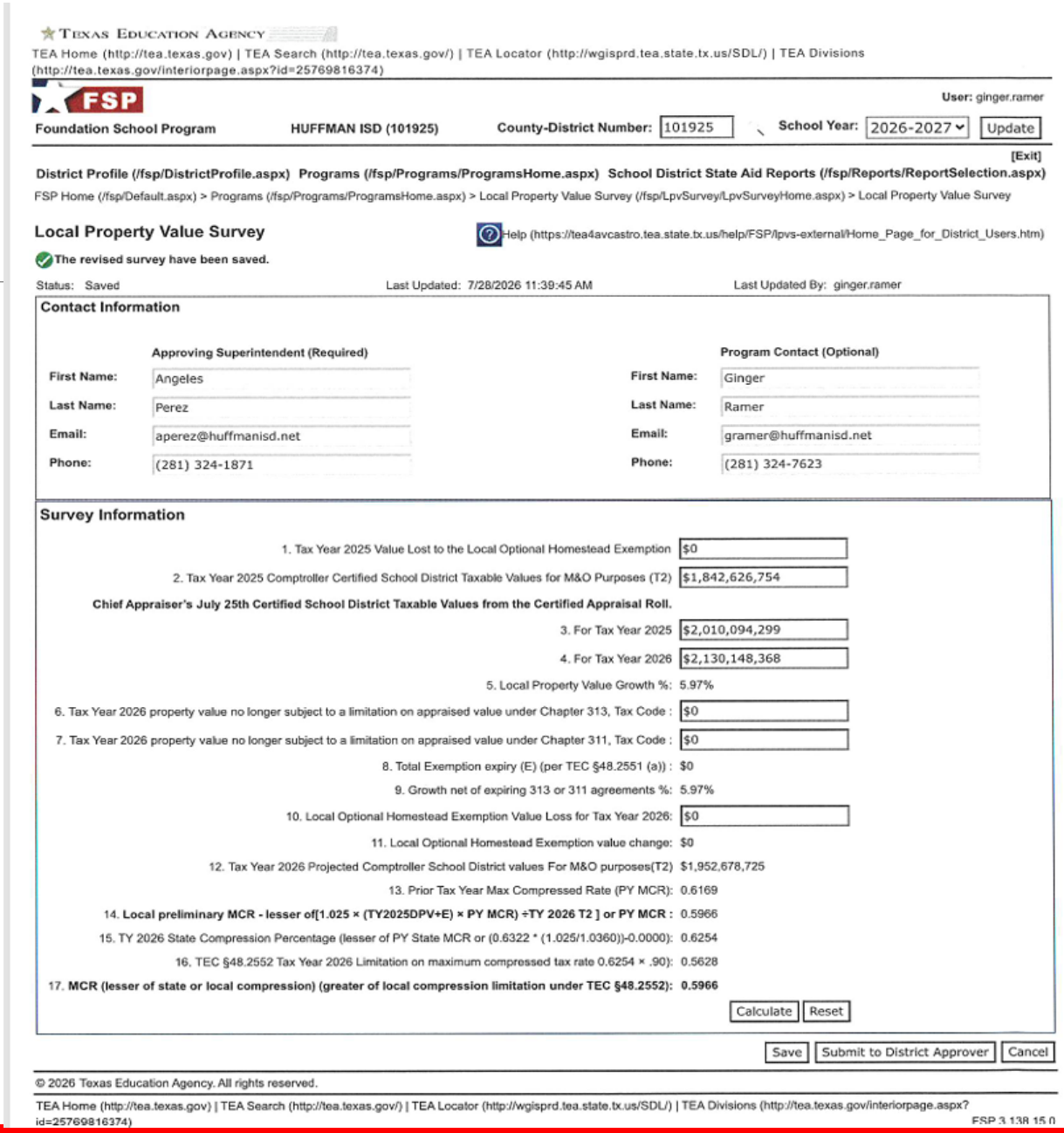
M&O Tax rate – Part One requires MCR Approved by TEA

.5966 MCR **(.6169)LY**

\+ .05 allowed without election

= **$.6466**

Max is +12 = $.7666



TEXAS EDUCATION AGENCY

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FSP

User: ginger.ramer

Foundation School Program | HUFFMAN ISD (101925) | County-District Number: 101925 | School Year: 2026-2027 | Update

[Exit]

District Profile (/fsp/DistrictProfile.aspx) Programs (/fsp/Programs/ProgramsHome.aspx) School District State Aid Reports (/fsp/Reports/ReportSelection.aspx)

FSP Home (/fsp/Default.aspx) > Programs (/fsp/Programs/ProgramsHome.aspx) > Local Property Value Survey (/fsp/LpvSurvey/LpvSurveyHome.aspx) > Local Property Value Survey

Local Property Value Survey

Help (https://tea4avcastro.tea.state.tx.us/help/FSP/lpvs-external/Home_Page_for_District_Users.htm)

The revised survey have been saved.

Status: Saved | Last Updated: 7/28/2026 11:39:45 AM | Last Updated By: ginger.ramer

Contact Information

	Approving Superintendent (Required)		Program Contact (Optional)
First Name:	Angeles	First Name:	Ginger
Last Name:	Perez	Last Name:	Ramer
Email:	aperez@huffmanisd.net	Email:	gramer@huffmanisd.net
Phone:	(281) 324-1871	Phone:	(281) 324-7623

Survey Information

1. Tax Year 2025 Value Lost to the Local Optional Homestead Exemption	$0
2. Tax Year 2025 Comptroller Certified School District Taxable Values for M&O Purposes (T2)	$1,842,626,754
Chief Appraiser's July 25th Certified School District Taxable Values from the Certified Appraisal Roll.	
3. For Tax Year 2025	$2,010,094,299
4. For Tax Year 2026	$2,130,148,368
5. Local Property Value Growth %:	5.97%
6. Tax Year 2026 property value no longer subject to a limitation on appraised value under Chapter 313, Tax Code :	$0
7. Tax Year 2026 property value no longer subject to a limitation on appraised value under Chapter 311, Tax Code :	$0
8. Total Exemption expiry (E) (per TEC §48.2551 (a)) :	$0
9. Growth net of expiring 313 or 311 agreements %:	5.97%
10. Local Optional Homestead Exemption Value Loss for Tax Year 2026:	$0
11. Local Optional Homestead Exemption value change:	$0
12. Tax Year 2026 Projected Comptroller School District values For M&O purposes(T2)	$1,952,678,725
13. Prior Tax Year Max Compressed Rate (PY MCR):	0.6169
14. **Local preliminary MCR - lesser of[1.025 × (TY2025DPV+E) × PY MCR) ÷TY 2026 T2] or PY MCR :**	0.5966
15. TY 2026 State Compression Percentage (lesser of PY State MCR or (0.6322 * (1.025/1.0360))-0.0000):	0.6254
16. TEC §48.2552 Tax Year 2026 Limitation on maximum compressed tax rate 0.6254 × .90):	0.5628
17. **MCR (lesser of state or local compression) (greater of local compression limitation under TEC §48.2552):**	**0.5966**

Calculate | Reset

Save | Submit to District Approver | Cancel

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FSP 3.138.15.0

Debt Service Rate - Part Two

34.	**2026 debt adjusted for collections.** Divide Line 32 by Line 33. Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, add the amount of taxes the governing body proposes to dedicate to the junior college district in 2025 to the result.	$	6,088,239
35.	**2026 total taxable value.** Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	$	1,572,380,148
36.	**2026 debt rate.** Divide Line 34 by Line 35 and multiply by $100.	$	0.3871 /$100

Amount needed to service the debt net of ASAHE Funds, EDA Funding and local excess funds

$.3871 Debt Service rate

VATRE Would Require a Later Revised Notice

- VATRE: Voter Approved Tax Rate Election
- A VATRE is required if the **adopted rate exceeds the voter-approval rate**.
- The voter-approval rate must be finalized after certified values.
- Posting the maximum rate now does not eliminate VATRE notice requirements.
- If considering a VATRE, the district would need to publish a revised notice and hold another public meeting before adopting the rate.

Voter-Approval Tax Rate ..... $ 1.0337 /$100

Notice of Public Hearing to Discuss Proposed Tax Rate

2026-2027

Notice of Revised Proposed Tax Rate

- Posted to Website
- Published in Houston Business Journal

NOTICE OF PUBLIC MEETING TO DISCUSS PROPOSED TAX RATE

The Huffman Independent School District will hold a public meeting at 6:00pm., August 17, 2026 in Board Room,Admin Building, 24302 FM 2100, Huffman, Texas 77336. **The purpose of this meeting is to discuss the school district's tax rate that will be adopted. Public participation in the discussion is invited.**

The school district has elected to adopt a tax rate before receiving the certified appraisal roll from the chief appraiser(s) of the appraisal district(s) and before adopting budget. In accordance with Texas Tax Code, Section 26.05(g), the chief appraiser(s) of the appraisal district(s) in which the school district participates has (have) certifi to the assessor for the school district an estimate of the taxable value of property in the school district as provided by the Texas Tax Code, Section 26.01(e). In accordan with the Texas Education Code, Section 44.004(j), following adoption of the tax rate, the school district will publish notice and hold another public meeting before the school district adopts a budget.

The tax rate that is ultimately adopted at this meeting or at a separate meeting at a later date may not exceed the proposed rate shown below unless the district publishes a revised notice containing the same information and comparisons set out below and holds another public meeting to discuss the revised notice.

Maintenance Tax	$0.766600/$100 (proposed rate for maintenance and operations)
School Debt Service Tax Approved by Local Voters	$0.387100/$100 (proposed rate to pay bonded indebtedness)

Total Appraised Value and Total Taxable Value (as calculated under Section 26.04, Tax Code)

	Preceding Tax Year	Current Tax Year*
Total appraised value** of all property	$2,855,933,057	$3,011,069,956
Total appraised value** of new property***	$147,550,578	$154,791,149
Total taxable value**** of all property	$1,970,675,380	$2,077,724,271
Total taxable value**** of new property***	$101,814,113	$106,810,314

*All values identified are based on estimate(s) of taxable value received pursuant to Section 26.01(e), Tax Code.
**Appraised value is the amount shown on the appraisal roll and defined by Section 1.04(8), Tax Code.
*** "New property" is defined by Section 26.012(17), Tax Code.
**** "Taxable value" is defined by Section 1.04(10), Tax Code.

Bonded Indebtedness

Total amount of outstanding and unpaid bonded indebtedness* $144,625,000

*Outstanding principal.

Comparison of Proposed Rates with Last Year's Rates

	Maintenance & Operations	Interest & Sinking Fund*	Total	Local Revenue Per Student	State Revenue Per Student
Last Year's Rate	$0.696900	$0.366800	$1.063700	$5,545	$8,279
Rate to Maintain Same Level of Maintenance & Operations Revenue & Pay Debt Service	$0.963100	$0.541300	$1.504400	$6,484	$8,071
Proposed Rate	$0.766600	$0.387100	$1.153700	$6,953	$8,168

*The Interest & Sinking Fund tax revenue is used to pay for bonded indebtedness on construction, equipment, or both. The bonds, and the tax rate necessary to pay those bonds, were approved by the voters of this district.

Comparison of Proposed Levy with Last Year's Levy on Average Residence

	Last Year	This Year
Average Market Value of Residences	$322,663	$321,459
Average Taxable Value of Residences	$201,585	$202,582
Last Year's Rate Versus Proposed Rate per $100	$1.063700	$1.153700
Taxes Due on Average Residence	$2,144.26	$2,337.19
Increase (Decrease) in Taxes		$192.93

Under state law, the dollar amount of school taxes imposed on the residence homestead of a person 65 years of age or older or of the surviving spouse of such a person, if the surviving spouse was 55 years of age or older when the person died, may not be increased above the amount paid in the first year after the person turned 65, regardless of changes in tax rate or property value.

Notice of Voter-Approval Rate: The highest tax rate the district can adopt before requiring voter approval at an election is $1.0337. This election will be automatically held if the district adopts a rate in excess of the voter-approval rate of $1.0337.

Fund Balances

The following estimated balances will remain at the end of the current fiscal year and are not encumbered with or by a corresponding debt obligation, less estimated funds necessary for operating the district before receipt of the first state aid payment.

Maintenance and Operations Fund Balance(s)	$8,727,193
Interest & Sinking Fund Balance(s)	$3,765,393

A school district may not increase the district's maintenance and operations tax rate to create a surplus in maintenance and operations tax revenue for the purpose of paying the district's debt service.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Maximum Rate Included for Discussion

The tax rate that is ultimately adopted at this meeting or at a separate meeting at a later date **may not exceed** the proposed rate shown below unless the district publishes a revised notice containing the same information and comparisons set out below and holds another public meeting to discuss the revised notice.

Maintenance Tax (PRELIM)	**$0.7666** / $100 (proposed rate for maintenance and operations)
School Debt Service Tax Approved by Local Voters	$0.3871 / $100 (proposed rate to pay bond indebtedness)

Actual Tax Bills May Vary

- The notice uses an average residence.
- Individual taxable values may be higher or lower.
- Exemptions affect taxable values.
- Over-65 and disabled tax ceilings may limit increases for qualifying homeowners.

Protection for Taxpayers 65 and older

- State law provides a school tax ceiling for qualifying over-65 homesteads.
- School taxes generally may not increase above the **frozen amount**.
- This protection may limit the impact of tax rate changes for qualifying taxpayers.
- Individual tax bills may vary based on exemptions and eligibility.

What the Voter-Approval Rate Means

Notice of Voter-Approval Rate: The highest tax rate the district can adopt before requiring voter approval at an election is $.6466 This election will be automatically held if the district adopts a rate in excess of the voter-approval rate of $.6466 plus debt rate (in this case .3871)

- Voter-approval rate shown*: $1.0337 (.6466 + .3871)
- Maximum posted rate shown: $1.1537 (.7666 + .3871)
- A rate above the voter-approval rate requires voter approval.
- An election would be required for any rate adopted over the voter-approval rate.

Estimated Year-End Fund Balances

- Fund balance supports cash flow and financial stability.
- M&O and I&S Fund balances are legally separate.

Fund Balances

The following estimated balances will remain at the end of the current fiscal year and are not encumbered with or by a corresponding debt obligation, less estimated funds necessary for operating the district before receipt of the first state aid payment.

Maintenance and Operations Fund Balance(s)	$8,727,193
Interest & Sinking Fund Balance(s)	$3,765,393

A school district may not increase the district's maintenance and operations tax rate to create a surplus in maintenance and operations tax revenue for the purpose of paying the district's debt service.

Additional Notice Disclosures

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

State Funding Formula

2026-2027

How M&O Funding Works – Tier 1

- Tier 1 funding is set by the state to support basic educational services.
- As property values rise, the local share increases and the state share decreases, so total funding does not automatically increase.
- Tier 1 is also affected by ongoing tax compression, which may reduce the future tax rate.



TIER 1 ENTITLEMENT
$6,215 /Student
(Adjusted for Student Weights)

Increase in Taxable Values = ↑ Increase in Local Funds ↓ Decrease in State Funds = **SAME ENTITLEMENT $6,215/Student**

Rising property values do not automatically create more spendable revenue for the district.

REGION 4 EDUCATION SERVICE CENTER

How M&O Funding Works – Tier 2

- Tier 2 allows school districts to generate enrichment funding by taxing up to 17 cents above the MCR.
- The first five cents may be adopted by board action.
- Additional cents require voter approval through a VATRE.
- Golden pennies generate the highest level of state equalized funding.
- Copper pennies generate additional funding but are subject to tax compression.



Guaranteed Yield per penny

Golden

$129.52





Copper

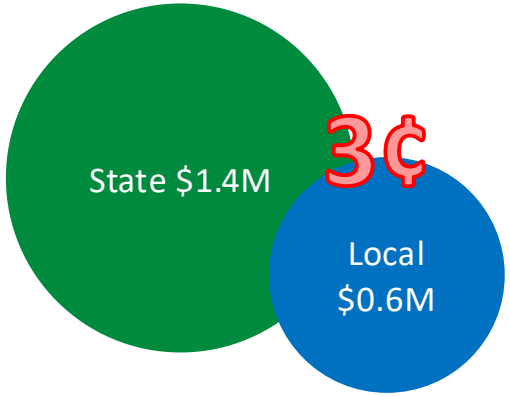
$49.72

Each Penny*	Golden	Copper
Local Revenue	$199,668	$199,668
State Revenue	472,225	57,635
Total	$671,893	$257,303

* 26-27 Preliminary - Based on revised WADA through 5th-6 weeks and estimated certified values

Estimated Funding Impact of VATRE

Number of Tier 2 Cents	5	8	10	14	17
Tier 1 State	$ 21,817,051	$21,817,051	$21,817,051	$21,817,051	$21,817,051
Tier 2 State	2,424,490	3,841,166	3,956,371	4,187,367	4,359,883
Local Share	12,457,276	13,056,280	13,455,616	14,254,287	14,853,291
Total State/Local Revenue	**$ 36,698,817**	**$ 38,714,497**	**$ 39,229,038**	**$ 40,258,705**	**$ 41,030,225**



$2,015,680
+ 3¢

$2,530,221
+ 5¢

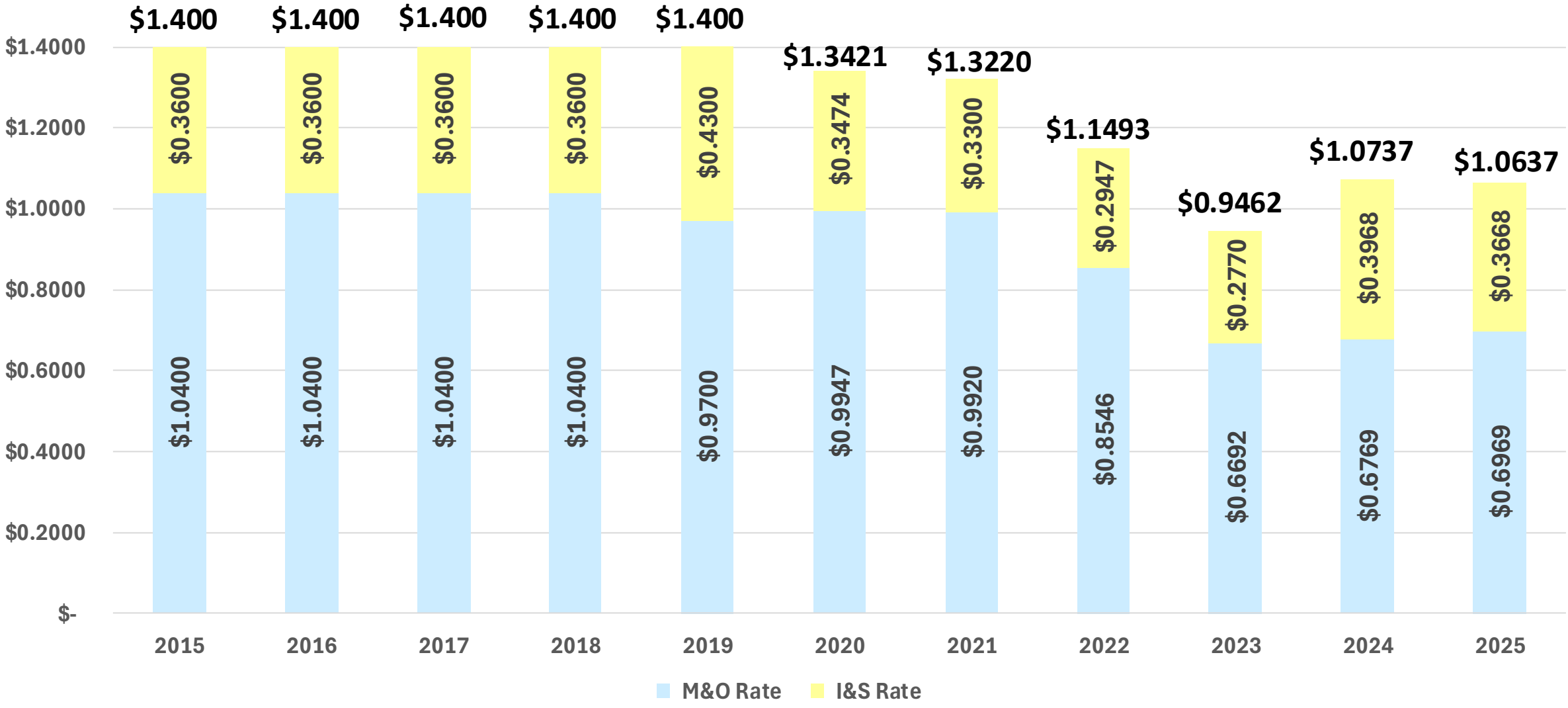
$3,559,888
+ 9¢

$4,331,408
+ 12¢

M&O Tax Rate Options

2026-2027

Huffman ISD Tax Rate History



Annual Community Tax Impact

		MCR Rate Rate	Plus 5 Pennies	VATRE Pennies	Disaster + 3 Pennies	M&O Rate	Debt Service Rate	Total Tax Rate	$ 202,592 Avg Home Value	
	FY 25 26 Adopted	0.6169	0.05	-	0.03	0.6969	0.3668	1.0637	$ 2,154.97	
	FY 26 27 with 5 pennies	0.5966	0.05	-	-	0.6466	0.3871	1.0337	$ 2,094.19	$ (60.78)
	FY 26 27 with 8 pennies	0.5966	0.05	0.03	-	0.6766	0.3871	1.0637	$ 2,154.97	$ -
	FY 26 27 with 10 pennies	0.5966	0.05	0.05	-	0.6966	0.3871	1.0837	$ 2,195.49	$ 40.52
	FY 26 27 with 14 pennies	0.5966	0.05	0.09	-	0.7366	0.3871	1.1237	$ 2,276.53	$ 121.56
POSTED FOR DISCUSSION	FY 26 27 with 17 pennies	0.5966	0.05	0.12	-	0.7666	0.3871	1.1537	$ 2,337.30	$ 182.33

Tax impact is calculated using only the Maintenance and Operations Tax Rate.
Estimated homeowner impact is based on an average taxable home value of $202,582.
Tax ceilings for homeowners age 65 and older or disabled homeowners may limit the impact on qualifying homesteads.

Voter-Approval Tax Rate Election (VATRE)

- Required when the adopted rate exceeds the voter-approval rate.
- The Board may discuss options before deciding whether to call an election
- Voters decide whether to approve the adopted rate.

June 22, 2026

Public Hearing to Discuss Budget & Tax Rate Adoption

Adopt 2026-2027 Budget

July 25, 2026

Deadline for chief appraiser to provide certified appraisal roll to district's tax assessor

July 27, 2026

Board meeting in which the Efficiency Audit results we be discussed

August 5, 2026

Deadline for TEA to calculate and make available a preliminary maximum compressed tax rate for each district

August 17, 2026

Deadline for Board to consider and order a VATRE to be held on the November uniform election date

November 3, 2026

Uniform Election Date for VATRE, if adopted

What questions for you have?

Dr. Angeles Perez,
Superintendent

Dr. Jesus Amezcua,
Region 4 Consultant