

**CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA
NOTICE OF PUBLIC HEARING AND REGULAR MEETING
ON JUNE 20, 2023**

NOTICE IS HEREBY GIVEN PURSUANT TO THE REQUIREMENTS OF SECTION 551.001 ET SEQ., TEXAS GOVERNMENT CODE, THAT THE BOARD OF DIRECTORS OF THE CALDWELL COUNTY APPRAISAL DISTRICT WILL MEET IN REGULAR SESSION, TUESDAY, JUNE 20, 2023, AT 5:00 P.M. IN THE CALDWELL COUNTY APPRAISAL DISTRICT OFFICE AT 211 BUFKIN LANE, LOCKHART, TEXAS.

THE PUBLIC WILL HAVE AN OPPORTUNITY TO PARTICIPATE IN THE MEETING THROUGH ZOOM VIDEO-CONFERENCING BY ACCESSING THE FOLLOWING VIDEO-CONFERENCE LINK:

<https://us02web.zoom.us/j/7689303715?pwd=dXZvTWlNRnU2K243TjhlaKZtTGc4Zz09>

YOU MAY ALSO ACCESS THE MEETING ON ZOOM THROUGH ID NUMBER 768 930 3715 AND BY ENTERING PASSCODE 944428.

YOU MAY ALSO PARTICIPATE BY TELEPHONE BY DIALING 1-346-248-7799.

THE AGENDA IS AS FOLLOWS:

CALL TO ORDER

PUBLIC HEARING

1. Public Hearing on the Proposed 2024 Appraisal and Collection Budgets.

REGULAR MEETING

2. Public Comments. *At this time, comments will be taken from the audience and comments may not exceed 6 minutes. To address the Board, please submit a Public Comment form to the Board Secretary prior to the start of the meeting.*
3. Collection Report April and May 2023.

DISCUSSION/ACTION

4. Consideration and possible approval of Minutes of April 25, 2023 Meeting.
5. Consideration of and possible approval of Financial Reports of April 2023.
6. Review and possible approval of 2022 Financial Statements and Auditor's Report.
7. Discussion and possible action regarding the 2024 Proposed Appraisal and Collection Budgets.
8. Consideration and possible action regarding retaining 2022 Excess Funds for Emergency Reserve Fund.
9. Consideration of and possible action regarding the Assessment and Collection Agreements with the Bollinger Municipal Utility District.
10. Consideration and possible action regarding the 2023 notice value under protest for PID's 10812 and 13981.
11. Consideration and possible action to correct the January 26, 2021 BOD minutes' agenda item #11 to correct Agricultural Advisory Board appointment from Jon Mitchell to Dan Mitchell.

12. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
 - c. August meeting
13. Board requests for future agenda items. (*No action or discussion may occur during this item*)
14. Adjourn.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E, including but not limited to consultation with counsel under section 551.071 and personnel-related matters authorized by section 551.074. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

**CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA PACKET
June 20, 2023**

CALL TO ORDER

PUBLIC HEARING

1. Public Hearing on the Proposed 2024 Appraisal and Collection Budgets.

REGULAR MEETING

2. Public Comments.

3. Collection Report April and May 2023.
3a-3d

DISCUSSION/ACTION

4. Consideration and possible approval of Minutes of April 25, 2023 Meeting.
4a-4b

5. Consideration of and possible approval of Financial Reports of April 2023.
5a-5i

6. Review and possible approval of 2022 Financial Statements and Auditor's Report.
6a-6at

7. Discussion and possible action regarding the 2024 Proposed Appraisal and Collection Budgets.
7a-7c

8. Consideration and possible action regarding retaining 2022 Excess Funds for Emergency Reserve Fund.
8a

9. Consideration of and possible action regarding the Assessment and Collection Agreements with the Bollinger Municipal Utility District.
9a-9g

10. Consideration and possible action regarding the 2023 notice value under protest for PID's 10812 and 13981.

11. Consideration and possible action to correct the January 26, 2021 BOD minutes' agenda item #11 to correct Agricultural Advisory Board appointment from Jon Mitchell to Dan Mitchell.
11a-11c

12. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
 - c. August meeting
13. Board requests for future agenda items. (*No action or discussion may occur during this item*)
14. Adjourn.

April 2023 Collections Report

Collections

Current Collections (2022)		\$540,998.33	
Penalties & Interest		\$57,278.18	
	Total	\$598,276.51	

Delinquent Collections(2021 & Prior)		\$123,898.63	
Penalties & Interest		\$42,440.30	
	Total	\$166,338.93	

Total Current/Delinquent **\$764,615.44**

Current Balance(2022)

Total 2022 Levy		\$77,224,996.88	
Adjustments	+	-\$468,634.93	
Collections YTD	-	\$71,923,995.42	93.70%
	Balance	\$4,832,366.53	

Delinquent Balance(2021 & Prior)

Beginning Balance		\$7,336,346.07	
Adjustments	+	\$197,477.94	
Collections YTD	-	\$1,584,623.67	21.03%
	Balance	\$5,949,200.34	

*Last Year at this time, Current Collections was 93.19%

Payment Agreements

Total Agreements(as of 1st of month)	189
New Agreements	20
Agreements Paid in Full	11
Defaulted Agreements(end of month)	4

*When agreements are defaulted, they are given to the Delinquent Tax Attorney

Payment Agreements 2023

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	193	14	13	9
February	185	20	17	6
March	182	17	8	2
April	189	20	11	4
May				
June				
July				
August				
September				
October				
November				
December				

May 2023 Collections Report

Collections

Current Collections (2022)		\$637,091.71	
Penalties & Interest		\$61,691.34	
	Total	\$698,783.05	

Delinquent Collections(2021 & Prior)		\$120,330.99	
Penalties & Interest		\$45,480.89	
	Total	\$165,811.88	

Total Current/Delinquent **\$864,594.93**

Current Balance(2022)

Total 2022 Levy		\$77,224,996.88	
Adjustments	+	-\$494,290.05	
Collections YTD	-	\$72,561,087.13	94.57%
	Balance	\$4,169,619.70	

Delinquent Balance(2021 & Prior)

Beginning Balance		\$7,336,346.07	
Adjustments	+	\$190,227.02	
Collections YTD	-	\$1,704,954.66	22.65%
	Balance	\$5,821,618.43	

*Last Year at this time, Current Collections was 93.19%

Payment Agreements

Total Agreements(as of 1st of month)	194
New Agreements	10
Agreements Paid in Full	16
Defaulted Agreements(end of month)	8

*When agreements are defaulted, they are given to the Delinquent Tax Attorney

Payment Agreements 2023

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	193	14	13	9
February	185	20	17	6
March	182	17	8	2
April	189	20	11	4
May	194	10	16	8
June				
July				
August				
September				
October				
November				
December				

CALDWELL COUNTY APPRAISAL DISTRICT
MINUTES OF BUDGET WORKSHOP AND REGULAR MEETING
April 25, 2023

The Board of Directors of the Caldwell County Appraisal District met in regular session on April 25, 2023 at 4:00 PM in the Caldwell County Appraisal District office at 211 Bufkin Lane, Lockhart, Texas.

Those in attendance were board members Alfredo Munoz, Kayline Cabe and Kathy Haigler, Chief Appraiser Shanna Ramzinaki, Administrative Assistant/Recording Secretary Phyllis Fischer, Linebarger attorney JJ Wells and Sarah Haney.

CCAD Employee Melissa Rougeou joined the meeting at 5:00 PM. Board members Sally Daniel and Linda Hinkle were absent.

CALL TO ORDER at 4:05 PM.

Item #1. Public Comments.

There were no public comments.

BUDGET WORKSHOP

Item #2. Discussion and consideration regarding the 2024 Proposed Appraisal and Collection budgets.

Shanna Ramzinski presented the 2024 Proposed Appraisal and Collections budgets, respectively. There was discussion regarding the budgets.

REGULAR MEETING

Item #3. Quarterly Delinquent Tax Collection Report.

JJ Wells and Sarah Haney presented the Quarterly Delinquent Tax Collection Report. The also spoke on Texas Homeowners Assistance Grants for delinquent property taxes and late mortgage payments as provided by TDHCA.

Item #4. 911 Quarterly Report

Shanna Ramzinski presented the 911 Quarterly Report.

Item #5. Collection Reports February and March 2023.

Shanna Ramzinski presented the Collection Reports for February and March 2023.

DISCUSSION/ACTION

Item #6. Review and possible approval of 2022 Financial Statements and Auditor's Report.

The 2022 Financial Statements and Auditor's Report was not finalized at this time. The agenda item is tabled for the next meeting.

Item #7. Consideration and possible approval of Minutes of February 28, 2023 meeting.

Shanna Ramzinski presented the Minutes of the February 28, 2023 meeting. Kayline Cabe made a motion, seconded by Alfredo Munoz, to approve the minutes of the February 28, 2023 meeting. Motion carried 3-0-0.

Item #8. Consideration of and possible approval of Financial Reports February and March 2023.

Shanna Ramzinski presented the Financial Reports for February and March, 2023. Kayline Cabe made a motion, seconded by Kathy Haigler, to approve the Financial Reports for February and March 2023. Motion carried 3-0-0.

Item #9. Consideration of and possible action regarding the waiver of penalty and interest for late budget-allocation payment.

Shanna Ramzinski presented a letter from Prairie Lea ISD requesting the waiver of the penalty and interest for a late budget allocation payment. Kathy Haigler made a motion, seconded by Kayline Cabe, to waive the penalty and interest for the late budget allocation payment. Motion carried 3-0-0.

Item #10. Discussion and consideration regarding properties omitted from the appraisal roll.

Shanna Ramzinski presented information regarding properties omitted from the appraisal roll.

Item #11. Chief Appraiser's Report.

- a. Appraisal Update – There have been around 500 protests filed so far; informal will go through 5/26 with ARB hearings beginning 6/12; May publications were sent to the newspapers; Shanna and ag appraiser Julia Crawford attended the Old Settlers Foundation information fair with a booth for wildlife information; in May Shanna will be giving a presentation at the McMahan Community Center regarding property taxes in general; she will also be giving a presentation to the Lockhart City Council in May.
- b. Collections Update – Collections has been concentrating on the refunds for the Lockhart ISD Tax Ratification.

Item #12. Board requests for future agenda items.

No requests other than Item #6, which was tabled.

Item #13. Adjourn.

Kathy Haigler made a motion, seconded by Kayline Cabe, to adjourn. Motion carried 3-0-0.

Meeting adjourned at 5:50 PM.

Chairman

Secretary

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Four Months Ending April 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
70101	CHIEF APPRAISER	\$ 6,833.20	\$ 27,332.80	\$ 82,000.00	54,667.20	66.67
70102	DEPUTY CHIEF APPRAISER	7,084.36	28,337.44	85,012.20	56,674.76	66.67
70103	SYSTEM MGR/MAPPER	6,867.70	27,470.80	82,412.40	54,941.60	66.67
70105	FIELD APPRAISER II	3,937.50	15,750.00	47,250.00	31,500.00	66.67
70106	SENIOR APPRAISER I	5,278.00	21,112.00	63,336.00	42,224.00	66.67
70107	SENIOR APPRAISER II	4,900.00	19,600.00	58,800.00	39,200.00	66.67
70108	FIELD APPRAISER I	3,721.66	15,534.16	47,250.00	31,715.84	67.12
70109	FIELD APPRAISER III	4,126.86	16,507.44	49,522.20	33,014.76	66.67
70111	ADMINISTRATIVE ASST.	5,687.50	22,750.00	68,250.00	45,500.00	66.67
70112	DATA ENTRY TECHNICIAN	3,675.00	14,700.00	44,100.00	29,400.00	66.67
70113	APPRAISAL SUPPORT TECH	4,273.14	17,092.56	51,277.70	34,185.14	66.67
70114	APPRAISAL SUPPORT CLERK	2,975.00	11,900.00	35,700.00	23,800.00	66.67
70120	FIELD APPRAISER IV	3,718.76	14,875.04	44,625.00	29,749.96	66.67
70130	PART TIME	0.00	0.00	0.00	0.00	0.00
70135	PAYROLL CONTINGENCY	0.00	0.00	7,000.00	7,000.00	100.00
70136	ANNUAL LONGEVITY COMPEN	0.00	0.00	6,750.00	6,750.00	100.00
	TOTAL WAGES AND SALARIES	63,078.68	252,962.24	773,285.50	520,323.26	67.29
71000	PAYROLL TAX	5,108.77	20,484.61	68,000.00	47,515.39	69.88
71002	RETIREMENT / EMPLOYER	7,077.43	28,382.38	89,000.00	60,617.62	68.11
71004	HEALTH BENEFITS	8,976.06	43,510.59	139,000.00	95,489.41	68.70
71005	WORKERS COMP	0.00	0.00	2,800.00	2,800.00	100.00
71006	UNEMPLOYMENT	341.79	341.79	4,000.00	3,658.21	91.46
	DEDUCTIONS / BENEFITS	21,504.05	92,719.37	302,800.00	210,080.63	69.38
72000	APPR ENGINEERS	10,312.50	32,625.00	66,000.00	33,375.00	50.57
72001	APPR REVIEW BOARD	370.00	395.00	37,500.00	37,105.00	98.95
72002	AUDIT	0.00	0.00	6,400.00	6,400.00	100.00
72003	BOARD OF DIRECTORS	101.13	901.13	2,000.00	1,098.87	54.94
72004	DATA PROCESSING SERVICES	0.00	41,421.83	99,800.00	58,378.17	58.50
72007	JANITORIAL SERVICES	536.69	1,475.89	6,200.00	4,724.11	76.20
72008	LEGAL SERVICES	260.00	3,008.00	27,000.00	23,992.00	88.86
72009	TITLE RESEARCH	1,207.50	2,047.50	5,000.00	2,952.50	59.05
72010	AERIAL IMAGERY	0.00	42,100.00	84,500.00	42,400.00	50.18
	TOTAL SERVICES	12,787.82	123,974.35	334,400.00	210,425.65	62.93
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	45.00	1,965.00	3,700.00	1,735.00	46.89
72502	COMPUTER SUPPLIES	0.00	659.08	7,600.00	6,940.92	91.33
72504	EDUCATION / FEES	753.24	1,607.73	15,700.00	14,092.27	89.76
72505	INSURANCE LIABILITY	0.00	755.35	1,900.00	1,144.65	60.24
72506	INSURANCE BUILDING/ CONTE	0.00	0.00	5,800.00	5,800.00	100.00
72507	LEGAL NOTICES / PRINTING	9,257.68	11,897.06	23,600.00	11,702.94	49.59
72508	MAINT - HARDWARE & EQUIP	1,500.00	3,686.53	8,800.00	5,113.47	58.11
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	60.26	1,537.48	5,500.00	3,962.52	72.05
72511	OFFICE SUPPLIES	322.51	2,160.27	8,500.00	6,339.73	74.59
72512	POSTAGE	2,301.90	15,801.69	37,200.00	21,398.31	57.52
72513	POSTAGE METER/BOX RENTAL	0.00	1,387.51	5,565.00	4,177.49	75.07
72514	SUBSCRIPTION & BOOKS	1,024.20	3,673.00	22,570.00	18,897.00	83.73
72515	RENTAL COPIER	232.52	672.94	2,900.00	2,227.06	76.80
72516	ELECTRICITY	477.32	1,359.14	9,000.00	7,640.86	84.90
72517	TELEPHONE	1,057.35	3,013.86	14,300.00	11,286.14	78.92
72518	WATER & SEWER	328.21	1,015.86	3,500.00	2,484.14	70.98

5a

For Management Purposes Only

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Four Months Ending April 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72519 MORTGAGE	4,527.14	18,108.56	57,300.00	39,191.44	68.40
72520 BUILDING MAINT	463.54	2,922.55	7,000.00	4,077.45	58.25
72523 FUEL - VEHICLE	65.85	946.53	8,500.00	7,553.47	88.86
72524 MAINT. - VEHICLE	0.00	71.15	12,500.00	12,428.85	99.43
72525 INS - VEHICLE	0.00	0.00	2,600.00	2,600.00	100.00
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TOTAL GENERAL EXPENSES	22,416.72	73,241.29	265,285.00	192,043.71	72.39
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79000 OFFICE EQUIPMENT	0.00	0.00	5,000.00	5,000.00	100.00
79001 COMPUTER EQUIPMENT	994.14	1,241.47	17,000.00	15,758.53	92.70
79002 BUILDING EXPENSE	0.00	0.00	8,000.00	8,000.00	100.00
79003 VEHICLE	0.00	0.00	28,000.00	28,000.00	100.00
79990 CONTINGENCY	0.00	0.00	10,000.00	10,000.00	100.00
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TOTAL CAPITAL INVESTMENT	994.14	1,241.47	68,000.00	66,758.53	98.17
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TOTAL EXPENSES	\$ (120,781.41)	\$ (544,138.72)	\$ (1,743,770.)	(1,199,631.78)	68.80
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Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
 For the Four Months Ending April 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101 CHIEF APPRAISER	\$ 4,555.46	\$ 18,221.84	\$ 54,663.80	36,441.96	66.67
90-70120 DEPUTY TAX COLLECTOR	7,084.36	28,337.44	85,012.20	56,674.76	66.67
90-70121 COLLECTION SPECIALIST I	4,091.02	16,364.08	49,092.12	32,728.04	66.67
90-70122 PUBLIC ASSISTANT II	0.00	0.00	36,750.00	36,750.00	100.00
90-70126 PUBLIC ASSISTANT I	3,062.50	12,250.00	36,750.00	24,500.00	66.67
90-70135 PAYROLL CONTINGENCY	0.00	520.00	2,800.00	2,280.00	81.43
90-70136 ANNUAL LONGEVITY COMPENSA	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL WAGES AND SALARIES	18,793.34	75,693.36	267,068.12	191,374.76	71.66
90-71000 PAYROLL TAX	1,077.80	4,311.20	22,000.00	17,688.80	80.40
90-71002 RETIREMENT/EMPLOYER	2,108.62	8,434.48	30,000.00	21,565.52	71.89
90-71004 HEALTH BENEFITS	1,666.82	7,240.69	41,900.00	34,659.31	82.72
90-71005 WORKER COMP	0.00	0.00	950.00	950.00	100.00
90-71006 UNEMPLOYMENT	101.48	101.48	3,375.00	3,273.52	96.99
DEDUCTIONS / BENEFITS	4,954.72	20,087.85	98,225.01	78,137.16	79.55
90-72002 AUDIT	0.00	0.00	1,925.00	1,925.00	100.00
90-72004 DATA PROCESSING SERVICES	0.00	10,862.96	23,000.00	12,137.04	52.77
90-72005 COUNTY EMPLOYEE CONTRACT	1,835.09	7,340.36	21,000.00	13,659.64	65.05
90-72007 JANITORIAL SERVICE	160.31	440.86	2,500.00	2,059.14	82.37
90-72008 LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011 SECURITY	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL SERVICES	1,995.40	18,644.18	52,925.00	34,280.82	64.77
90-72500 BOND/ NOTARY	0.00	0.00	200.00	200.00	100.00
90-72501 MEMBERSHIP/ DUES	45.00	45.00	850.00	805.00	94.71
90-72502 COMPUTER SUPPLIES	0.00	401.67	2,300.00	1,898.33	82.54
90-72504 EDUCATION & FEES	285.00	1,585.00	6,100.00	4,515.00	74.02
90-72505 INSURANCE - LIABILITY	0.00	225.63	1,000.00	774.37	77.44
90-72506 INSURANCE BUILDING/CONTENT	0.00	0.00	1,600.00	1,600.00	100.00
90-72507 LEGAL NOTICES/PRINTING	(9,655.89)	3,140.00	14,000.00	10,860.00	77.57
90-72508 MAINT - HARDWARE/EQUIP	0.00	0.00	2,600.00	2,600.00	100.00
90-72509 MAINT - OFFICE EQUIP	0.00	366.00	1,500.00	1,134.00	75.60
90-72510 MILEAGE & TRAVEL	86.46	1,244.96	3,100.00	1,855.04	59.84
90-72511 OFFICE SUPPLIES	151.95	659.46	3,500.00	2,840.54	81.16
90-72512 POSTAGE	690.00	1,671.70	18,000.00	16,328.30	90.71
90-72513 POSTAGE METER/BOX RENTAL	0.00	415.28	1,800.00	1,384.72	76.93
90-72515 RENTAL - COPIER	0.00	16.26	1,800.00	1,783.74	99.10
90-72516 ELECTRICITY	142.58	405.99	3,000.00	2,594.01	86.47
90-72517 TELEPHONE	298.57	838.36	4,000.00	3,161.64	79.04
90-72518 WATER & SEWER	98.04	303.46	1,200.00	896.54	74.71
90-72519 MORTGAGE	1,352.26	5,409.04	17,200.00	11,790.96	68.55
90-72520 BUILDING MAINT.	138.46	1,111.77	2,800.00	1,688.23	60.29
TOTAL GENERAL EXPENSES	(6,367.57)	17,839.58	86,550.00	68,710.42	79.39

Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
 For the Four Months Ending April 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000 OFFICE EQUIPMENT	401.39	401.39	2,000.00	1,598.61	79.93
90-79001 COMPUTER EQUIPMENT	0.00	0.00	8,200.00	8,200.00	100.00
90-79002 BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990 CONTINGENCY	0.00	154.57	3,000.00	2,845.43	94.85
	<u>401.39</u>	<u>555.96</u>	<u>18,400.00</u>	<u>17,844.04</u>	<u>96.98</u>
TOTAL CAPITAL INVESTMENTS	401.39	555.96	18,400.00	17,844.04	96.98
	<u>401.39</u>	<u>555.96</u>	<u>18,400.00</u>	<u>17,844.04</u>	<u>96.98</u>
TOTAL EXPENSES	\$ (19,777.28)	\$ (132,820.93)	\$ (523,168.13)	(390,347.20)	74.61
	<u><u>(19,777.28)</u></u>	<u><u>(132,820.93)</u></u>	<u><u>(523,168.13)</u></u>	<u><u>(390,347.20)</u></u>	<u><u>74.61</u></u>

Caldwell County Appraisal District
INCOME STATEMENT- APPRAISAL
 For the Four Months Ending April 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 76,370.64	\$ 152,741.29	76,370.65	50.00
CITY OF LULING	0.00	17,618.54	35,237.09	17,618.55	50.00
CITY OF MARTINDALE	0.00	4,009.80	8,019.61	4,009.81	50.00
CITY OF MUSTANG RIDGE	0.00	1,273.36	2,546.70	1,273.34	50.00
CITY OF NIEDERWALD	0.00	581.88	1,163.75	581.87	50.00
CITY OF UHLAND	0.00	649.08	649.08	0.00	0.00
CALDWELL COUNTY	0.00	259,994.76	519,989.52	259,994.76	50.00
LOCKHART ISD	0.00	336,376.72	672,753.45	336,376.73	50.00
LULING ISD	0.00	75,185.22	150,370.45	75,185.23	50.00
PRAIRIE LEA ISD	0.00	20,354.22	40,708.42	20,354.20	50.00
PLUM CREEK CONS DIST	0.00	4,369.80	8,739.61	4,369.81	50.00
PLUM CREEK UNDERGROU	0.00	4,287.32	8,574.64	4,287.32	50.00
GONZALES ISD	0.00	5,518.48	11,036.94	5,518.46	50.00
WAELDER ISD	0.00	4,519.16	9,038.31	4,519.15	50.00
SAN MARCOS ISD	0.00	29,778.26	59,556.54	29,778.28	50.00
HAYS ISD	0.00	11,561.38	23,122.75	11,561.37	50.00
GONZALES COUNTY UWD	0.00	99.50	199.00	99.50	50.00
CALDWELL-HAYS ESD1	0.00	8,875.80	17,751.61	8,875.81	50.00
CITY OF SAN MARCOS	0.00	2,185.04	4,370.09	2,185.05	50.00
CALDWELL ESD #2	0.00	2,886.84	5,773.67	2,886.83	50.00
CALDWELL ESD #3	0.00	2,251.40	4,502.78	2,251.38	50.00
CALDWELL ESD #4	0.00	2,469.22	4,938.43	2,469.21	50.00
AUSTIN COMMUNITY COLL	0.00	849.34	1,698.66	849.32	50.00
CALDWELL CO MUD #2	0.00	144.04	288.09	144.05	50.00
Total Revenues	<u>0.00</u>	<u>872,209.80</u>	<u>1,743,770.48</u>	<u>871,560.68</u>	<u>49.98</u>
TOTAL BUDGET REV	\$ <u>0.00</u>	\$ <u>872,209.80</u>	\$ <u>1,743,770.48</u>	<u>871,560.68</u>	<u>49.98</u>
COPIES MISC REVENUE	\$ (255.20)	\$ (1,013.20)	\$ 0.00	1,013.20	0.00
INTEREST INCOME REVENU	(735.59)	(2,742.42)	0.00	2,742.42	0.00
TOTAL OTHER REVENUE	<u>(990.79)</u>	<u>(3,755.62)</u>	<u>0.00</u>	<u>3,755.62</u>	<u>0.00</u>

Caldwell County Appraisal District
INCOME STATEMENT- COLLECTION
 For the Four Months Ending April 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 23,911.66	\$ 47,823.30	23,911.64	50.00
CITY OF LULING	0.00	5,629.20	11,258.39	5,629.19	50.00
CITY OF MARTINDALE	0.00	1,255.46	2,510.94	1,255.48	50.00
CITY OF MUSTANG RIDGE	0.00	398.68	797.37	398.69	50.00
CITY OF NIEDERWALD	0.00	182.18	364.37	182.19	50.00
CITY OF UHLAND	0.00	203.23	203.23	0.00	0.00
CALDWELL COUNTY	0.00	81,404.36	162,808.73	81,404.37	50.00
LOCKHART ISD	0.00	105,319.56	210,639.12	105,319.56	50.00
LULING ISD	0.00	27,124.96	54,249.90	27,124.94	50.00
PRAIRIE LEA ISD	0.00	8,308.68	16,617.37	8,308.69	50.00
PLUM CREEK CONS DIST	0.00	2,039.36	2,736.37	697.01	25.47
PLUM CREEK UNDERGROUND	0.00	671.18	2,684.72	2,013.54	75.00
GONZALES COUNTY UWD	0.00	31.16	62.31	31.15	49.99
CALDWELL-HAYS ESD1	0.00	2,779.02	5,558.03	2,779.01	50.00
CALDWELL ESD #2	0.00	903.86	1,807.74	903.88	50.00
CALDWELL ESD #3	0.00	704.92	1,409.82	704.90	50.00
CALDWELL ESD #4	0.00	773.12	1,546.22	773.10	50.00
CALDWELL CO MUD #2	0.00	44.80	90.20	45.40	50.33
Total Revenues	0.00	261,685.39	523,168.13	261,482.74	49.98
TAX CERTIFICATES	(160.00)	(560.00)	0.00	560.00	0.00
TOTAL TAX CERT. REVENUE	(160.00)	(560.00)	0.00	560.00	0.00
TOTAL BUDGET REVENUE	\$ 160.00	\$ 262,245.39	\$ 523,168.13	260,922.74	49.87
RETURN CHECK FEE	\$ (25.00)	\$ (775.00)	\$ 0.00	775.00	0.00
BUS PP RENDITION PENALTY	(29.84)	(2,296.50)	0.00	2,296.50	0.00
OFFICE RENTAL INCOME	(100.00)	(400.00)	0.00	400.00	0.00
TOTAL OTHER REVENUE	(154.84)	(3,471.50)	0.00	3,471.50	0.00
DELINQUENT ATTORNEY FEES- L	(28,942.82)	(28,942.82)	0.00	28,942.82	0.00
DELINQUENT ATTORNEY FEES- P	(4,186.17)	(4,186.17)	0.00	4,186.17	0.00
DELINQUENT ABSTRACT FEES- L	(490.00)	(490.00)	0.00	490.00	0.00
DELINQUENT ABSTRACT FEES- P	(200.00)	(200.00)	0.00	200.00	0.00
TOTAL DELINQUENT ATTORNEY	(33,818.99)	(33,818.99)	0.00	33,818.99	0.00

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Apr 1, 2023 to Apr 30, 2023

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
4/1/23	010403	72516	MAR 2023 ELECTRICITY (A)	477.32	
		90-72516	MAR 2023 ELECTRICITY (C)	142.58	
		72518	MAR 2023 WATER & SEWER (A)	328.21	
		90-72518	MAR 2023 WATER & SEWER (C)	98.04	
		10000	City of Lockhart		1,046.15
4/1/23	010404	72000	2023 QTR 2 VALUATION FEE	10,312.50	
		10000	CAPITOL APPRAISAL GROUP		10,312.50
4/5/23	010377	71006	2023 QTR1 UNEMPLOYMENT FUND	341.79	
		90-71006	2023 QTR1 UNEMPLOYMENT FUND	101.48	
		10000	Texas Assoc. of Counties		443.27
4/6/23	010378	72520	QTR2 PEST CONTROL SERVICES (A)	70.84	
		90-72520	QTR2 PEST CONTROL SERVICES (C)	21.16	
		10000	ABC Home & Commercial Services		92.00
4/6/23	010379	72510	JAN, FEB, MAR 2023 MILEAGE REIMBURSEMENT	18.34	
		10000	Christie Gibson		18.34
4/6/23	010380	72511	ENGRAVING - DOOR TAGS	80.00	
		72001	ENGRAVING - NAME PLATES	20.00	
		10000	LOGOS		100.00
4/6/23	010381	72009	DEED RESEARCH	262.50	
		10000	TONY MILLER		262.50
4/6/23	010382	90-72501	2023 ANNUAL RENEWAL - RC - REG#77154	45.00	
		10000	Texas Dept. of Licensing and Regulation		45.00
4/6/23	010383	90-72510	APR 2023 MILEAGE REIMBURSEMENT	86.46	
		10000	ROCIO CUEVAS		86.46
4/13/23	010384	90-72005	APR 2023 LULING EMPLOYEE SALARY	1,835.09	
		10000	CALDWELL COUNTY TREASURER		1,835.09
4/13/23	010385	72007	APR 2023 JANITORIAL SERVICES (A)	5g 536.69	

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Apr 1, 2023 to Apr 30, 2023

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		90-72007	SERVICES (A) APR 2023 JANITORIAL	160.31	
		10000	SERVICES (C) JANI-KING OF AUSTIN		697.00
4/13/23	010386	72514	2023 COMM VALUATION SERVICE	674.20	
		10000	MARSHALL & SWIFT		674.20
4/13/23	010387	72009 10000	DEED RESEARCH TONY MILLER	945.00	945.00
4/13/23	010388	72510	JAN, FEB, MAR 2023 MILEAGE REIMBURSEMENT	41.92	
		10000	Phyllis Fischer		41.92
4/13/23	010389	72508	INV #2023-Q2-CCAD COMPUTER SERVICES	1,500.00	
		10000	N Metzler Consulting		1,500.00
4/13/23	010390	72520	MAR 2023 INV #42 LAWN CARE (A)	196.35	
		90-72520	MAR 2023 INV #42 LAWN CARE (C)	58.65	
		10000	Peppers Lawncare		255.00
4/20/23	010393	72008	MAR 2023 LEGAL SERVICES	260.00	
		10000	LOW SWINNEY EVANS & JAMES PLLC		260.00
4/20/23	010394	72001 10000	ARB LEGAL FEES Martinec, Winn, & Vickers, PC	350.00	350.00
4/20/23	010395	90-72511 10000	INK STAMPS X3 PRINTING SOLUTIONS	79.50	79.50
4/20/23	010396	79001	SERVER FOR JUST APPRAISED PROGRAM	994.14	
		10000	GovConnection Inc		994.14
4/20/23	010399	72501	2023 ANNUAL RENEWAL - BM - REG #73141	45.00	
		10000	Texas Dept. of Licensing and Regulation		45.00
4/20/23	010400	72523	MAR 2023 FUEL REIMBURSEMENT	65.85	
		10000	CALDWELL COUNTY TREASURER		65.85
4/27/23	010401	72003 10000	NAME PLATE LOGOS	5h 9.50	9.50

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Apr 1, 2023 to Apr 30, 2023

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
4/27/23	010402	72520	APR 2023 INV #45 LAWN CARE (A)	196.35	
		90-72520	APR 2023 INV #45 LAWN CARE (C)	58.65	
		10000	Peppers Lawncare		255.00
	Total			20,413.42	20,413.42

Financial Statements
December 31, 2022

Caldwell County Appraisal District

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Independent Auditor's Report

To the Board of Directors
Caldwell County Appraisal District
Lockhart, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of the Caldwell County Appraisal District (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major fund and the aggregate remaining fund information of the Caldwell County Appraisal District as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Caldwell County Appraisal District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Adoption of New Accounting Standard

As discussed in Note 1 and 14 to the financial statements, the District has adopted the provisions of Government Accounting Standards Board (GASB) Statement No. 87, *Leases*, for the year ended December 31, 2022. Accordingly, a restatement has been made to the governmental activities net position as of January 1, 2022, to restate beginning net position. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and pension information on pages 4 through 9 and 40 through 43 be presented to supplement the basic financial statements. Such information is the responsibility of management and although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Abilene, Texas
April 30, 2023

As management of Caldwell County Appraisal District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

FINANCIAL HIGHLIGHTS

Government-Wide

- The District's net position on a government-wide basis totaled \$549,484 at December 31, 2022, an increase of \$175,811 or 47.1% over December 31, 2021. Approximately 11.1% of this balance is invested in capital assets, net of related debt.

General Fund

- At the end of the current fiscal year, total fund balance for the General Fund was \$457,396, of which \$9,385 is committed for future purchases of equipment by the Board and \$148,292 is assigned for future salary adjustments. \$299,719 is available to meet the District's ongoing obligations.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required information in addition to the basic financial statements themselves.

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

The Statement of Net Position presents information on all of the District's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. Net position is equivalent to the equity section of a private-sector balance sheet.

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

The government-wide financial statements of the District are principally funded by monies provided from local taxing entities (governmental activities). The District does not have any business-type activities.

The government-wide financial statements can be found on pages 10 through 13 of this report.

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

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on how money flows into and out of those funds and the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the general fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented in the general fund with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financial decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between the governmental funds and governmental activities. The governmental fund financial statements can be found on pages 10 through 13 of this report.

The District adopts an annual budget for its General Fund. A budgetary comparison schedule has been provided for the General Fund to demonstrate compliance with this budget. The budgetary comparison schedule can be found on page 14 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the District. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the District's own programs. The District is the trustee, or fiduciary, for these funds and is responsible for ensuring that the assets reported in this fund are used for their intended purposes. The basic fiduciary fund financial statements can be found on pages 15 and 16 of this report.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 17 through 39 of this report.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information that is required by Governmental Accounting Standards Board to be a part of the District's basic financial statements. Required supplementary information can be found on pages 40-43 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

A large portion of the District's net position reflects its investment in capital assets (e.g., furniture and equipment). The District uses these capital assets to provide services to the taxing entities we serve; consequently, these assets are not available for future spending.

Additionally, a portion of the District's net position represents unrestricted financial resources available for future operations.

Summary of Statement of Net Position

	Governmental Activities	
	2022	2021 (restated)
Current and other assets	\$ 887,100	\$ 706,500
Capital assets, net	1,234,048	1,302,893
Net pension asset	113,045	-
Right-to-use leased assets, net	22,107	29,638
Total assets	2,256,300	2,039,031
Deferred outflows of resources	266,933	227,120
Current liabilities	429,704	375,850
Noncurrent liabilities - due within one year	42,064	33,168
Noncurrent liabilities - due in more than one year	1,188,164	1,359,094
Total liabilities	1,659,932	1,768,112
Deferred inflows of resources	313,817	124,366
Net position		
Net investment in capital assets	60,914	96,124
Unrestricted	488,570	277,549
Total net position	\$ 549,484	\$ 373,673

GOVERNMENTAL ACTIVITIES

Revenues for the District's governmental activities were \$1,869,339 while total expenses were \$1,693,528 for a net increase in net position of \$175,811.

Changes in Net Position
For the Fiscal Year Ended December 31,

	Governmental Activities	
	2022	2021 (restated)
Revenues		
Assessments	\$ 1,850,970	\$ 1,599,957
Less refunds to taxing authorities	-	(199,793)
Interest income	10,595	6,453
Other income	7,774	8,387
Total revenues	1,869,339	1,415,004
Expenses		
Salaries and benefits	1,039,656	890,913
Purchased and contracted services	250,452	168,441
Supplies and postage	73,272	72,628
Data processing	92,131	83,450
Other operating	53,243	69,261
Plant services	41,842	36,703
Debt service - interest	37,385	38,409
Noncapitalized capital outlay	31,216	22,206
Depreciation/amortization	74,331	66,056
Total expenses	1,693,528	1,448,067
Change in net position	175,811	(33,063)
Net position, beginning	373,673	406,736
Net position, ending	\$ 549,484	\$ 373,673

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

As previously noted, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District's governmental fund is discussed below:

Governmental fund. The focus of the District's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The general fund is the chief operating fund of the District. At the end of the fiscal year, the District's general fund (as presented in the balance sheet on page 10) reported an ending fund balance of \$457,396.

Budgetary highlights. Actual expenditures were less than budget by \$259,579. Savings were noted in salaries and benefits, purchased and contracted services, supplies and postage, data processing, other operating, plant services, principal on long term debt and capital outlay expenditures.

CAPITAL ASSETS AND LONG-TERM OBLIGATIONS

Capital assets. The District's investment in capital assets for its governmental activities as of December 31, 2022, amounts to \$1,256,155 (net of accumulated depreciation). This represents a decrease of \$76,376 from the prior fiscal year largely due to ongoing depreciation/amortization. This investment in capital assets includes furniture and equipment, vehicles, right to use leased assets and the administrative building. Additional information on the District's capital assets can be found in Note 5 (page 26) in the notes to the financial statements.

Capital Assets Schedule (net of depreciation)

	Governmental Activities	
	2022	2021 (restated)
Land	\$ 96,400	\$ 96,400
Building	1,405,609	1,405,609
Vehicles	95,531	95,531
Office and computer equipment	211,900	214,172
Right-to-use leased assets being amortized Equipment	29,638	29,638
Total capital assets	1,839,078	1,841,350
Less accumulated depreciation/amortization	582,923	508,819
Total capital assets, net	\$ 1,256,155	\$ 1,332,531

LONG-TERM DEBT

As of December 31, 2022, the District had \$1,230,228 in long-term liabilities, which includes note payable, lease liability and compensated absences. This represents a decrease of \$162,034 from the prior fiscal year, an increase due in part to the implementation of GASB 87 offset by the decrease in net pension liability (liability became a net pension asset as of December 31, 2022.) Additional information on the District's long-term obligations can be found in Notes 6 and 7 (pages 27-28) in the notes to the financial statements.

Long-Term Debt

	2022	2021 (restated)
Lease liability	\$ 21,640	\$ 29,638
Net pension liability	-	128,065
Note payable	1,173,601	1,206,769
Compensated Absences	34,987	27,790
Total long-term debt	\$ 1,230,228	\$ 1,392,262

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and accountability. If you have any questions concerning this report, or if you need any additional information, please contact the Caldwell County Appraisal District, Shanna Ramzinski, 211 Bufkin Lane, Lockhart, Texas, 78644.

Caldwell County Appraisal District
Statement of Net Position and Governmental Fund Balance Sheet
December 31, 2022

	General Fund	Adjustments (Note A)	Statement of Net Position
Assets			
Cash and cash equivalents	\$ 848,787	\$ -	\$ 848,787
Due from custodial fund	38,313	-	38,313
Net pension asset	-	113,045	113,045
Capital assets, net	-	1,234,048	1,234,048
Right-to-use leased assets, net	-	22,107	22,107
Total assets	<u>887,100</u>	<u>1,369,200</u>	<u>2,256,300</u>
Deferred outflows of resources			
Deferred outflows - pension	-	266,933	266,933
Total assets and deferred outflows of resources	<u>887,100</u>	<u>1,636,133</u>	<u>2,523,233</u>
Liabilities			
Accounts payable	\$ 48,000	-	48,000
Unearned revenue	381,704	-	381,704
Noncurrent liabilities			
Due within one year	-	42,064	42,064
Due in more than one year	-	1,188,164	1,188,164
Total liabilities	<u>429,704</u>	<u>1,230,228</u>	<u>1,659,932</u>
Deferred inflows of resources			
Deferred inflows - pension	-	313,817	313,817
Fund balance/net position			
Fund balances			
Committed for equipment purchase	9,385	(9,385)	-
Assigned for future salaries	148,292	(148,292)	-
Unassigned	299,719	(299,719)	-
Total fund balances	<u>457,396</u>	<u>(457,396)</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 887,100</u>	1,086,649	1,973,749
Net position			
Net investment in capital assets		60,914	60,914
Unrestricted		488,570	488,570
Total net position		<u>\$ 549,484</u>	<u>\$ 549,484</u>

Total Fund Balances - Governmental Fund Balance Sheet	\$ 457,396
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>	
<p>Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. At the end of the year, the cost of these assets was \$1,839,078 and the accumulated depreciation/ amortization was \$582,923. The net effect of including capital assets (net of depreciation/ amortization) in the governmental activities is an increase to net position.</p>	1,256,155
<p>Capital leases payable are not due and payable in the current period and therefore are not reported as a liability in the governmental funds. The net effect of including capital lease payable in the governmental activities is a decrease in net position.</p>	(21,640)
<p>Accrued liabilities for compensated absences for personal leave are not due and payable in the current period and therefore have not been included in the fund financial statements. The net effect of including the accrual for compensated absences in the governmental activities is a decrease to net position.</p>	(34,987)
<p>Notes payable are not due and payable in the current period, and, therefore are not reported as a liability in governmental funds. The net effect of including notes payable in the governmental activities is a decrease to net position.</p>	(1,173,601)
<p>The District recognized a net pension asset in the amount of \$113,045, deferred inflow of resources of \$313,817 and a deferred outflow of resources of \$266,933. The net effect of these is an increase to net position.</p>	<u>66,161</u>
Total Net Position - Statement of Net Position	<u><u>\$ 549,484</u></u>

Caldwell County Appraisal District

Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance
Year Ended December 31, 2022

	General Fund	Adjustments (Note B)	Statement of Activities
Revenues			
Assessments from taxing authorities	\$ 1,850,970	\$ -	\$ 1,850,970
Interest income	10,595	-	10,595
Other income	7,774	-	7,774
Total revenues	1,869,339	-	1,869,339
Expenditures/expenses			
Current			
Salaries and benefits	1,123,931	(84,275)	1,039,656
Purchased and contracted services	250,452	-	250,452
Supplies and postage	73,272	-	73,272
Data processing	92,131	-	92,131
Other operating	53,243	-	53,243
Plant services	39,797	2,045	41,842
Debt service			
Principal on long term debt	41,166	(41,166)	-
Interest on long term debt	37,385	-	37,385
Capital outlay	31,216	-	31,216
Depreciation and amortization	-	74,331	74,331
Total expenditures/expenses	1,742,593	(49,065)	1,693,528
Change in fund balance/net position	126,746	49,065	175,811
Fund balance/net position			
Beginning of year	330,650	43,023	373,673
End of year	\$ 457,396	\$ 92,088	\$ 549,484

Caldwell County Appraisal District

Note B – Adjustments to the Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund
Balance
Year Ended December 31, 2022

Net Change in Fund Balance - Total Governmental Fund	\$ 126,746
Amount reported for governmental activities in the statement of activities are different because:	
Decreases to liabilities for compensated absences for personal leave are not shown in the fund financial statements. The net effect of the current year's decrease in the liabilities is to increase net position.	(7,197)
Repayment of capital leases payable principal of \$7,998 and notes payable principal of \$33,168 are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position and is not an expense on the statement of activities. The net result of principal paid on capital leases payable is an increase in net position.	41,166
The effect of removing the net book value of disposed assets of \$2,045 is to decrease net position.	(2,045)
Depreciation and amortization is not recognized as an expenditure in governmental funds since it does not require the use of current financial resources. The effect of recording current year depreciation is to decrease net position.	(74,331)
Certain expenditures for the pension that are recorded to the fund financial statements must be recorded as deferred outflows of resources. Contributions made after the measurement date cause net position to increase in the amount of \$31,452. The District's unrecognized deferred outflows and inflows for TCDRS as of the measurement date must be amortized and the District's pension expense must be recognized. These cause the changes in net position to decrease in the amount of \$60,020. The net effect is an increase in net position.	91,472
Change in Net Position - Statement of Activities	\$ 175,811

Caldwell County Appraisal District

Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund
Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Variance from Final Budget
Revenues				
Assessments from taxing authorities	\$ 1,853,880	\$ 1,853,880	\$ 1,850,970	\$ (2,910)
Interest income	-	-	10,595	10,595
Other income	-	-	7,774	7,774
Total revenues	1,853,880	1,853,880	1,869,339	15,459
Expenditures				
Current				
Salaries and benefits	1,107,305	1,206,509	1,123,931	82,578
Purchased and contracted services	302,575	302,575	250,452	52,123
Supplies and postage	79,060	79,060	73,272	5,788
Data processing	100,800	100,800	92,131	8,669
Other operating	73,940	123,028	53,243	69,785
Plant services	50,300	50,300	39,797	10,503
Debt service				
Principal on long term debt	74,500	74,500	41,166	33,334
Interest on long term debt	-	-	37,385	(37,385)
Capital outlay	65,400	65,400	31,216	34,184
Total expenditures	1,853,880	2,002,172	1,742,593	259,579
Change in fund balance	-	(148,292)	126,746	275,038
Fund balance				
Beginning of year	330,650	330,650	330,650	-
End of year	\$ 330,650	\$ 182,358	\$ 457,396	\$ 275,038

Caldwell County Appraisal District
Statement of Fiduciary Net Position
December 31, 2022

	Custodial Fund
Assets	
Cash and cash investments	\$ 722,627
Total assets	722,627
Liabilities	
Due to general fund	38,313
Due to taxing authorities	684,314
Total liabilities	722,627
Net Position	\$ -

Caldwell County Appraisal District
Statement of Changes in Fiduciary Net Position
Year Ended December 31, 2022

	<u>Custodial Fund</u>
Additions	
Ad valorem tax collections for other governments	<u>\$ 59,892,706</u>
Total additions	<u>59,892,706</u>
Deductions	
Ad valorem tax disbursements to other governments	<u>59,892,706</u>
Total deductions	<u>59,892,706</u>
Change in fiduciary net position	-
Fiduciary net position, beginning	<u>-</u>
Fiduciary net position, ending	<u><u>\$ -</u></u>

Note 1 - Reporting Entity

Caldwell County Appraisal District (the District) was organized, created and established pursuant to rules established by the Texas Property Code (the Code) Section 6.01. The Code established an appraisal district in each county of the State of Texas. The District is responsible for appraising property in the District for ad valorem tax purposes of each taxing unit that imposes ad valorem taxes on property in the District.

The District is a political subdivision of the State of Texas and is considered a primary government. The financial statements of the District consist only of the funds of the District. The District has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the District. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing board. Additionally, as the District is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. The effect of interfund activity has been removed from these statements. Separate financial statements are provided for the governmental and fiduciary funds, although the latter are excluded from the government-wide financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Appraisal and collections revenues are recognized as soon as they are both measurable and available. Appraisal and collections revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Interest income is considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when the District receives cash.

Fund Accounting

The District reports the following governmental fund: The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Additionally, the District reports the following fund type:

The Custodial Fund is a fiduciary fund type used to account for the collection and disbursement of ad valorem taxes of the taxing authorities in the District.

Cash and Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the District to invest in certificates of deposit, fully collateralized repurchase agreements, public funds investment pools, obligations of the United States or its agencies, direct obligations of the State of Texas or its agencies, prime domestic bankers acceptances, commercial paper, SEC registered no-load money market mutual funds, other obligations which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, and obligations of states, agencies, counties, cities and other political subdivisions having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent. During the year ended December 31, 2022, the District did not own any types of securities other than those permitted by statute.

The Board of Directors of the District authorize the District to invest, with certain stipulations, in obligations of the U.S. Government, its agencies and instrumentalities, not to exceed two (2) years to stated maturity, and excluding mortgage backed securities; fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas, not to exceed one year to stated maturity; no-load, SEC registered money market mutual funds; constant dollar, AAA-rated Texas local government investment pools and depository time accounts of a bank doing business in Texas under a written depository agreement and providing for 102% collateral held independently of the pledging bank. At December 31, 2022, the District had \$1,588,368 (bank balances) invested in interest-bearing checking or savings accounts.

Capital Assets

Capital assets, which include property, plant and equipment, are reported in the statement of net position. The District defines capital assets with an initial, individual cost of \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at acquisition value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Office building	30
Vehicles	5
Office and computer equipment	7-10

Right-to-Use Leased Assets

Right-to-use leased assets are recognized at the lease commencement date and represent the District’s right-to-use an underlying asset for the lease term. Right-to-use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to please the lease asset into service. Right-to-use leased assets are amortized over the shorter of the lease term or useful life of the underlying asset using the straight-line method. The amortization period varies from 4 to 5 years.

Compensated Absences

Compensated absences are reported as expenditures and a fund liability of the general fund only if they have matured, for example as a result of employee resignations and retirements. Compensated absences are accrued as a long-term liability in the statement of net position when incurred.

Compensated absences are reported as expenditures and a fund liability of the general fund only if they have matured, for example, as a result of employee resignations and retirements. Compensated absences are accrued as a long-term liability in the statement of net position when incurred.

Lease Liability

Lease liabilities represent the District’s obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments expected to be made during the lease term. The present value of lease payments are discounted based on a borrowing rate determined by the U.S. Treasury risk-free rate or an implicit interest rate.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and deferred outflows of resources and liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Deferred Outflows

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The District has deferred outflows of resources related to its pension plan.

Deferred Inflows

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has deferred inflows of resources related to its pension plan.

Pensions

The fiduciary net position of the District's plan with Texas County & District Retirement System (TCDRS) has been determined using the economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, and information about assets, liabilities and additions to/deductions from TCERS's fiduciary net position. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Appraisal Assessments

The District is primarily supported by appraisal and collections assessments from the taxing entities in the District. These assessments are calculated using each entity's percentage of the District's operating budget based on each entity's total appraised levy within the District.

Implementation of GASB Statement No. 87

As of January 1, 2022, the District adopted GASB Statement No. 87, *Leases*. The implementation of this standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The standard requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. Additional disclosures required by this standard are included in Note 7 and 14.

New Accounting Pronouncements

GASB Statement No. 89: *Accounting for Interest Cost Incurred Before the End of a Construction Period.*

Statement 89 was issued in June 2018. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. This statement becomes effective for the District in fiscal year 2022. The implementation had no significant effect on the District's financial statements.

GASB Statement No. 91: *Conduit Debt Obligations.* Statement 91 was issued in May 2019. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. This standard becomes effective for the District in fiscal year 2023. The District has not yet determined the impact of this statement.

GASB Statement No. 92: *Omnibus 2020.* Statement 92 was issued in January 2020. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This standard becomes effective for the District in fiscal year 2022. The implementation had no significant effect on the District's financial statements.

GASB Statement No. 94: *Public-Private and Public-Public Partnerships and Availability Payment Arrangements.* Statement 94 was issued in March 2020. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. This standard becomes effective for the District in fiscal year 2023. The District has not yet determined the impact of this statement.

GASB Statement No. 96: *Subscription-Based Information Technology Arrangements.* Statement 96 was issued in May 2020. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset— an intangible asset— and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. This standard becomes effective for the District in fiscal year 2023. The District has not yet determined the impact of this statement.

GASB Statement No. 97: *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. Statement 97 was issued in June 2020. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. This standard becomes effective for the District in fiscal year 2022. The implementation had no significant effect on the District's financial statements.

GASB Statement No. 99: *Omnibus 2022*. Statement 99 was issued in April 2022. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The practice issues addressed by this Statement include the classification and reporting of derivative instruments within the scope of *Statement No. 53, Accounting and Financial Reporting for Derivative Instruments*, that do not meet the definition of either an investment derivative instrument or a hedging derivative instrument.

Clarification of provisions in *Statement No. 87, Leases*, as amended, related to the determination of the lease term, classification of a lease as a short-term lease, recognition and measurement of a lease liability and a lease asset, and identification of lease incentives. Clarification of provisions in *Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, related to (a) the determination of the public-private and public partnership (PPP) term and (b) recognition and measurement of installment payments and the transfer of the underlying PPP asset. Clarification of provisions in *Statement No. 96, Subscription-Based Information Technology Arrangements*, related to the subscription-based information technology arrangement (SBITA) term, classification of a SBITA as a short-term SBITA, and recognition and measurement of a subscription liability.

Extension of the period during which the London Interbank Offered Rate (LIBOR) is considered an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap that hedges the interest rate risk of taxable debt. Accounting for the distribution of benefits as part of the Supplemental Nutrition Assistance Program (SNAP). Disclosures related to nonmonetary transactions. Pledges of future revenues when resources are not received by the pledging government. Clarification of provisions in *Statement No. 34, Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments*, as amended, related to the focus of the government-wide financial statements. Terminology updates related to certain provisions of *Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. Terminology used in Statement 53 to refer to resource flows statements.

The requirements of Statement 99 that are related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance. The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The District has not yet determined the impact of this statement.

GASB issued Statement No. 100, *Accounting Changes and Error Corrections*. Statement 100 was issued in June 2022 and is an amendment of GASB Statement No. 62. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. Earlier application is encouraged. The effects of this change on the District's financial statements have not yet been determined.

GASB issued Statement No. 101, *Compensated Absences*. Statement 101 was issued in June 2022. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. Earlier application is encouraged. The effects of this change on the District's financial statements have not yet been determined.

Note 2 - Stewardship, Compliance and Accountability

A budget is adopted for the general fund on a budget basis which differs from generally accepted accounting principles in that expenditures to be paid for out of prior years' surpluses, are not budgeted. The operating budget was formally adopted by the Board of Directors ("the Board") at a public meeting prior to the start of the fiscal year in accordance with the Texas Property Tax Code Sections 6.06(a) and 6.06(b). The formally adopted budget may be legally amended by the Board with approval of the taxing entities in accordance with the Texas Property Tax Code Section 6.06(c). Budget transfers between expenditure line items require approval by the Board. Budgetary preparation and control is exercised at the fund level. Actual expenditures may not legally exceed appropriations at the fund level. The budget was properly amended during the year.

Note 3 - Fair Value Measurements

GASB Statement No. 72, Fair Value Measurement and Application, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction. Fair value accounting requires characterization of the inputs used to measure fair value into three-level fair value hierarchy.

The hierarchy is as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.
- Level 3 inputs are observable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

There are three general valuation techniques that may be used to measure fair value:

- Market approach – uses prices generated by market transactions involving identical or comparable assets or liabilities.
- Cost approach – uses the amount that currently would be required to replace the service capacity of an asset (replacement cost).
- Income approach – uses valuation techniques to convert future amounts to present amounts based on current market expectations.

Note 4 - Deposits and Investments

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

At December 31, 2022, the District had \$1,588,368 (bank balances) invested in interest-bearing checking or savings accounts. During the year ended December 31, 2022, the District did not own any types of securities other than those permitted by statute.

Investments

Compliance with the Public Funds Investment Act: The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the District to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit.

Custodial Credit Risk – Deposit

State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity or its agent. The District's deposits at December 31, 2022, were fully secured by federal deposit insurance coverage as well as pledged securities. As such, the District has no custodial credit risk for deposits.

Custodial Credit Risk – Investments

State law limits investments in local government investment pools to those rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. The District's policy does not specifically address credit risk of investments. The District has no such investments at December 31, 2022.

Interest rate risk

The District's policy does not address interest rate risk. At year end the District was not exposed to interest rate risk.

Interest rate risk and concentration of credit risk: In accordance with its investment policy, the District manages its exposure to declines in fair value by limiting the portfolio's concentration by industry of its investments as follows in the table below. Furthermore, the District may not invest more than 20% of the portfolio for a period greater than one year. The maximum weighted average maturity of the portfolio may not exceed 180 days and the maximum stated maturity of any security may not exceed two years.

	<u>Max. % of Portfolio</u>
U.S. Treasuries and securities with the U.S. Government's guarantee	not to exceed 80%
U.S. Government agencies and instrumentalities	not to exceed 60%
Fully insured or collateralized CDs	not to exceed 50%
SEC Registered money market funds	not to exceed 80%
Local Government Investment Pools (Constant dollar)	not to exceed 80%

Note 5 - Capital Assets

Capital asset activity for the year ended December 31, 2022, was as follows:

	(Restated) Balance January 1, 2022	Additions	Retirements	Balance December 31, 2022
Governmental Activities:				
Capital assets, not being depreciated				
Land	\$ 96,400	\$ -	\$ -	\$ 96,400
Total capital assets, not being depreciated	96,400	-	-	96,400
Capital assets, being depreciated				
Office building	1,405,609	-	-	1,405,609
Vehicles	95,531	-	-	95,531
Office and computer equipment	214,172	-	(2,272)	211,900
Total capital assets, being depreciated	1,715,312	-	(2,272)	1,713,040
Accumulated depreciation				
Office building	(260,656)	(46,853)	-	(307,509)
Vehicles	(62,885)	(12,662)	-	(75,547)
Office and computer equipment	(185,278)	(7,285)	227	(192,336)
Total accumulated depreciation	(508,819)	(66,800)	227	(575,392)
Net capital assets	1,302,893	(66,800)	(2,045)	1,234,048
Right-of-use leased asset being amortized				
Right-to-use leased equipment	29,638	-	-	29,638
Total right-to-use assets being amortized	29,638	-	-	29,638
Less accumulated amortization				
Right-to-use leased equipment	-	(7,531)	-	(7,531)
Total accumulated amortization	-	(7,531)	-	(7,531)
Net right-to-use leased assets	29,638	(7,531)	-	22,107
Total capital assets, net	\$ 1,332,531	\$ (74,331)	\$ (2,045)	\$ 1,256,155

The District recognized depreciation and amortization expense of \$74,331 in the statement of activities.

Note 6 - Long-Term Obligations

On October 27, 2015, the District obtained a note payable for the purchase of land and construction of its new building in the amount of \$1,362,392. The note carries an interest rate of 3.1375%. The District is making monthly principal and interest payments in the amount of \$5,880 until the note matures on October 27, 2046.

The changes in long-term obligations for the year ended December 31, 2022, are as follows:

	(Restated) Balance January 1, 2022	Additions	Retirements	Balance December 31, 2022	Due Within One Year
Leases					
Equipment	\$ 29,638	\$ -	\$ (7,998)	\$ 21,640	\$ 7,840
Total leases payable	<u>29,638</u>	<u>-</u>	<u>(7,998)</u>	<u>21,640</u>	<u>7,840</u>
Notes payable	1,206,769	-	(33,168)	1,173,601	34,224
Accrued personal leave	<u>27,790</u>	<u>9,508</u>	<u>(2,311)</u>	<u>34,987</u>	<u>-</u>
Total long-term obligations	<u>\$ 1,264,197</u>	<u>\$ 9,508</u>	<u>\$ (43,477)</u>	<u>\$ 1,230,228</u>	<u>\$ 42,064</u>

Payment requirements for the District's leases are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 7,840	\$ 157
2024	7,687	311
2025	4,952	303
2026	<u>1,161</u>	<u>96</u>
	<u>\$ 21,640</u>	<u>\$ 867</u>

Debt service requirements for the District’s notes payable are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Requirements</u>
2023	\$ 34,224	\$ 36,332	\$ 70,556
2024	35,313	35,242	70,555
2025	36,437	34,118	70,555
2026	37,597	32,958	70,555
2027	38,794	31,762	70,556
2028-2032	213,295	139,481	352,776
2033-2037	249,472	103,304	352,776
2038-2042	291,785	60,991	352,776
2043-2046	236,684	13,730	250,414
	<u>\$ 1,173,601</u>	<u>\$ 487,918</u>	<u>\$ 1,661,519</u>

Note 7 - Leases

The District entered an agreement to lease a postage meter beginning September 16, 2020. Under the terms of the lease, the District pays a quarterly fee of \$1,371. The lease terminates on August 16, 2025. The District entered an agreement to lease copier equipment beginning May 19, 2021. Under the terms of the lease, the District pays a monthly fee of \$210. The lease terminates on July 19, 2026.

At December 31, 2022, the District has recognized a right to use asset, net of accumulated amortization, of \$22,107 and a lease liability of \$21,640 related to these agreements. During the fiscal year, the District recorded \$7,531 in amortization expense for the right to use the postage meter and copier equipment. The District used a discount rate of 2.00% on the leases.

Note 8 - Unearned Revenue

The District assesses appraisal and collection fees for the first quarter of the following year, prior to year-end. At December 31, 2022, the District recorded unearned revenue of \$381,704 for appraisal and collections assessments for 2023.

Note 9 - Fund Balance

The fund financial statements present fund balances classified in a hierarchy based on the strength of the constraints governing how these balances can be spent. These classifications are listed below in descending order of restrictiveness:

Nonspendable fund balance includes fund balances that cannot be spent either because it is not in spendable form or because of legal or contractual constraints. At December 31, 2022, the District had no nonspendable fund balances.

Restricted fund balance includes the amount that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. At December 31, 2022, the District had no restricted fund balances.

Committed fund balance is established and modified by a resolution from the District's Board, the District's highest level of decision-making authority, and can be used only for the specific purposes determined by the Board's resolution. At December 31, 2022, the District had committed fund balance of \$9,385 for the purpose of future equipment purchases.

Assigned fund balance is intended to be used by the District for specific purposes but does not meet the criteria to be classified as restricted or committed. At December 31, 2022, the District had \$148,292 in fund balance assigned for future salary adjustments.

Unassigned fund balance is the residual classification for the District's general fund and includes all spendable amounts not contained in the other classifications.

The District uses restricted amounts first when both restricted and unrestricted fund balance are available. Additionally, the District would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

Note 10 - Pension Plan

Plan Description

The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the state-wide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the state-wide agent multiple-employer public employee retirement system consisting of nearly 830 nontraditional defined benefit pension plans. TCDRS in the aggregate issues an annual comprehensive financial report (ACFR) on a calendar year basis. The ACFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034 or at <https://www.tcdrs.org>.

Benefits Provided

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

Benefit amounts are determined by the sum of the employee’s deposits to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer’s commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee’s accumulated deposits and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act. There are no automatic post-employment benefit changes, including automatic COLAs. Ad hoc post-employment benefit changes, including ad hoc COLAs, can be granted by the District’s Board within certain guidelines.

Membership

District membership in the TCDRS plan at December 31, 2021, consisted of the following:

Inactive Employees' Accounts		
Receiving Benefits		3
Entitled to but not yet receiving benefits		6
		9
Total		9
Active Employees' Accounts		16

Contributions

The District has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the District based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the District is actuarially determined annually. The employee contribution rate and the employer contribution rate may be changed by the governing body of the District within the options available in the TCDRS Act.

	Contribution Rates	
	2021	2022
Member	7.0%	7.0%
Employer	9.32%	7.94%
Employer contributions	\$ 63,764	\$ 95,216
Member contributions	47,892	58,879

Actuarial Assumptions

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	December 31, 2021
Actuarial Cost Method	Entry age normal
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	19.1 years
Asset Valuation Method	5 year smoothed market
Discount Rate	7.50%
Long-term expected Investment Rate of Return*	7.50%
Salary Increases*	4.70%, average
Payroll Growth Rate	0.0%

*Includes Inflation of 3.0%

The plan does not have an automatic cost-of-living adjustment and one is not considered to be substantively automatic under GASB No. 68. Therefore, no assumption for future cost-of-living adjustments is included in the GASB calculation or in the funding valuation. Each year, the plan may elect an ad-hoc COLA for its retirees.

Disability rates for males and females were as follows:

Age	Male and Female Occupational	Male and Female All Other Causes
less than 25	0.001%	0.000%
25	0.001	0.003
26	0.001	0.006
27	0.001	0.009
28	0.001	0.011
29	0.001	0.013
30	0.001	0.014
31	0.001	0.016
32	0.001	0.018
33	0.001	0.020
34	0.001	0.023
35	0.001	0.025
36	0.001	0.028
37	0.001	0.030
38	0.001	0.034
39	0.001	0.038
40	0.001	0.042
41	0.001	0.046
42	0.001	0.050
43	0.001	0.058
44	0.001	0.066
45	0.001	0.074
46	0.001	0.082
47	0.001	0.090
48	0.001	0.099
49	0.001	0.108
50	0.001	0.117
51	0.001	0.126
52	0.001	0.135
53	0.001	0.144
54	0.001	0.153
55	0.001	0.162
56	0.001	0.171
57	0.001	0.180
58	0.001	0.189
59	0.001	0.198
60 and above	-	-

Mortality rates for depositing members were based on 135% of Pub-2010 General Employees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010. Service retirees, beneficiaries, and non-depositing members were based on 135% of Pub-2010 General Retirees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010. Disabled retirees were based on 160% of Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for males and 125% Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

Service retirement rates for males and females were as follows:

Age	Active Scv				Deferred All Svc
	<15	15-24	25-29	30+	
40-49	5.3%	6.3%	7.7%	8.8%	0.0%
50-51	5.6	6.8	8.3	9.4	-
52-53	6.0	7.2	8.8	10.0	-
54-56	6.8	8.1	9.9	11.3	-
57-59	7.5	9.0	11.0	12.5	-
60-61	9.0	10.8	13.2	15.0	12.0
62	13.5	16.2	19.8	22.5	18.0
63-64	11.3	13.5	16.5	18.8	15.0
65-66	22.5	22.5	27.5	27.5	25.0
67	21.6	21.6	26.4	26.4	24.0
68-69	18.9	18.9	23.1	23.1	21.0
70-74	20.7	20.7	25.3	25.3	23.0
75 & Above	100.0	100.0	100.0	100.0	100.0

The actuarial assumptions were developed from an actuarial experience investigation of TCDRS over the years 2017 - 2020. Assumptions were recommended by Milliman, Inc., adopted by the TCDRS Board of Trustees in 2021.

There were no changes in methods or assumptions reflected in the December 31, 2021 actuarial valuation.

Discount Rate

The discount rate used to measure the total pension liability was 7.50%. The discount rate in the previous measurement period was 7.60%.

In order to determine the discount rate to be used, the actuary used an alternative method to determine the sufficiency of the fiduciary net position in all future years. This alternative method reflects the funding requirements under the funding policy and the legal requirements under the TCDRS Act:

1. TCDRS has a funding policy where the Unfunded Actuarial Accrued Liability (UAAL) shall be amortized as a level percent of pay over 20-year closed layered periods.
2. Under the TCDRS Act, the employer is legally required to make the contribution specified in the funding policy.
3. The employer's assets are projected to exceed its accrued liabilities in 20 years or less. When this point is reached, the employer is still required to contribute at least the normal cost.
4. Any increased cost due to the adoption of a cost-of-living adjustment is required to be funded over a period of 15 years, if applicable.

Based on the above, the projected fiduciary net position is determined to be sufficient compared to projected benefit payments. Based on the expected level of cash flows and investment returns to the system, the fiduciary net position as a percentage of total pension liability is projected to increase from its current level in future years.

Since the projected fiduciary net position is projected to be sufficient to pay projected benefit payments in all future years, the discount rate for purposes of calculating the total pension liability and net pension liability is equal to the long-term assumed rate of return on investments. This long-term assumed rate of return should be net of investment expenses, but gross of administrative expenses. Therefore, the actuary has used a discount rate of 7.60%, net of investment expense. This rate reflects the long-term assumed rate of return on assets for funding purposes of 7.50%, net of all expenses, increased by 0.10% to be gross of administrative expenses.

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown are based on January 2022 information for a 10-year time horizon.

Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years and is set based on a long-term time horizon. The TCDRS Board of Trustees adopted the current assumption at their March 2021 meeting. The assumption for the long-term expected return is reviewed annual for continued compliance with the relevant standards of practice. Milliman relies on the expertise of Cliffwater in this assessment.

Best estimates of geometric real rates of return for each major asset class included in the target asset allocation are summarized below:

Asset Class	Benchmark	Target Allocation ¹	Geometric Real Rate of Return ²
US Equities	Dow Jones U.S. Total Stock Market Index	11.50%	3.80%
Global Equities	MSCI World (net) Index	2.50%	4.10%
International Equities -			
Developed Markets	MSCI World Ex USA (net)	5.00%	3.80%
International Equities -			
Emerging Markets	MSCI Emerging Markets (net) Index	6.00%	4.30%
Investment-Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	-0.85%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	9.00%	1.77%
Direct Lending	S&P/LSTA Leveraged Loan Index	16.00%	6.25%
Distressed Debt	Cambridge Associates Distressed Securities Index ³	4.00%	4.50%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% S&P Global REIT (net) Index	2.00%	3.10%
Master Limited			
Partnerships (MLPs)	Alerian MLP Index	2.00%	3.85%
Private Real Estate			
Partnerships	Cambridge Associates Real Estate Index ⁴	6.00%	5.10%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index ⁵	25.00%	6.80%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	1.55%
Cash equivalents	90-day U.S. Treasury	2.00%	-1.05%

¹ Target asset allocation adopted at the March 2022 TCDRS Board meeting.

² Geometric real rates of return equal the expected return minus the assumed inflation rate of 2.6%, per Cliffwater's 2022 capital market assumptions.

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

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

⁵ Includes vintage years 2006 - present of Quarter Pooled Horizons IRRs.

Pension Liability (Asset), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2022, the District reported a net pension asset of \$113,045 measured at December 31, 2021. For the fiscal year ended December 31, 2022, the District recognized pension expense of \$3,745.

Changes in the net pension liability for the measurement year ended December 31, 2021, are as follows:

Changes in Net Pension Liability / (Asset)	Increase (Decrease)		
	Total Pension Liability (a)	Fiduciary Net Position (b)	Net Pension Liability / (Asset) (a) - (b)
Balances at December 31, 2020	\$ 1,980,499	\$ 1,852,434	\$ 128,065
Changes for the year			
Service cost	89,835	-	89,835
Interest on total pension liability [1]	156,156	-	156,156
Effect of plan changes [2]	-	-	-
Effect of economic/demographic gains or losses	36,503	-	36,503
Effect of assumptions changes or inputs	5,610	-	5,610
Refund of contributions	(6,615)	(6,615)	-
Benefit payments	(25,262)	(25,262)	-
Administrative expenses	-	(1,271)	1,271
Member contributions	-	47,892	(47,892)
Net investment income	-	416,058	(416,058)
Employer contributions	-	63,765	(63,765)
Other [3]	-	2,770	(2,770)
Balances as of December 31, 2021	\$ 2,236,726	\$ 2,349,771	\$ (113,045)

[1] Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest

[2] No plan changes valued.

[3] Relates to the allocation of system-wide items.

Discount Rate Sensitivity Analysis

The following presents the net pension liability (asset) of the District, calculated using the discount rate of 7.60%, as well as what the District's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.60%) or 1 percentage point higher (8.60%) than the current rate.

	1% Decrease (6.60%)	Current Discount Rate (7.60%)	1% Increase (8.60%)
Total pension liability	\$ 2,636,527	\$ 2,236,726	\$ 1,912,564
Fiduciary net position	2,349,770	2,349,771	2,349,770
Net pension liability (asset)	\$ 286,757	\$ (113,045)	\$ (437,206)

At December 31, 2022, the District's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources are as follows:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual economic experience	\$ 59,275	\$ 52,291
Changes in actuarial assumptions	-	119,426
Net difference between projected and actual investment earnings	254,542	-
Contributions paid to TCDRS subsequent to the measurement date	-	95,216
Total	\$ 313,817	\$ 266,933

\$95,216 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ending December 31, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense in the District's fiscal years as follows:

Year Ended December 31,	Pension Expense
2023	\$ (36,235)
2024	(61,683)
2025	(40,464)
2026	(35,833)
2027	23,575
Thereafter	8,540
	\$ (142,100)

Note 11 - Contingencies

In the normal course of operations, the District is named as a defendant in various lawsuits regarding appraised values. The District’s exposure is limited to attorney fees for the parties contesting their appraised taxable value.

Note 12 - Commitments

The District has contracted with a company for 2023 to provide the District with valuations of oil, gas, and certain other industrial properties for \$41,250. The District has contracted with a company to provide appraisal services for 2023 for \$24,000.

Note 13 - Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District’s risk management program encompasses obtaining workers compensation and property and liability insurance through Texas Municipal League (TML) Intergovernmental Risk Pool, a public entity risk pool for the benefit of governmental units located within the state. TML Intergovernmental Risk Pool (“Pool”) is considered a self-sustaining risk pool that provides coverage for its members. The District’s contributions to the Pool are limited to the amount of premiums as calculated at the beginning of each fund year. Premiums reflect the claims experience to date of the District. The Pool’s liability is limited to the coverage that the District elects as stated in the Pool’s Declarations of Coverage for that fund year. The District has not had any significant reduction in insurance coverage and the amounts of insurance settlements have not exceeded insurance coverage for any of the last three years.

Note 14 - Adoption of New Standard

As of January 1, 2022, the District adopted GASB Statement No. 87, *Leases*. The implementation of this standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. See additional disclosures required by this standard in Note 7.

Beginning net position was restated to retroactively adopt the provisions of GASB Statement No. 87 as follows:

	Governmental Activities
Net position - January 1, 2022, as previously reported	\$ 373,673
Add right-to-use leased assets, net of amortization under GASB Statement No. 87 as January 1, 2022	29,638
Add lease liability, net of amortization under GASB Statement No. 87 at January 1, 2022	(29,638)
Net position at January 1, 2022, as restated	\$ 373,673

Required Supplementary Information
December 31, 2022

Caldwell County Appraisal District

Caldwell County Appraisal District

Schedule of Changes in Net Pension Liability and Related Ratios—Texas County & District Retirement System
December 31, 2022

	Year Ended December 31, 2014	Year Ended December 31, 2015	Year Ended December 31, 2016	Year Ended December 31, 2017	Year Ended December 31, 2018	Year Ended December 31, 2019	Year Ended December 31, 2020	Year Ended December 31, 2021
Total Pension Liability								
Service cost	\$ 71,442	\$ 77,436	\$ 79,081	\$ 79,462	\$ 76,301	\$ 74,062	\$ 82,283	\$ 89,835
Interest on total pension liability	65,532	77,703	88,214	100,902	112,845	124,194	140,712	156,156
Effect of plan changes	-	(29,704)	-	-	-	-	-	-
Effect of assumption changes or inputs	-	18,460	-	4,111	-	-	148,188	5,610
Effect of economic/demographic (gains) or losses	21,484	(3,393)	(31,329)	(18,682)	(25,606)	22,715	(32,707)	36,503
Benefit payments/refunds of contributions	(3,455)	(7,864)	(26,632)	(13,137)	(17,298)	(25,262)	(25,262)	(31,877)
Net change in total pension liability	155,003	132,638	109,334	152,656	146,242	195,709	313,214	256,227
Total pension liability, beginning	775,703	930,706	1,063,344	1,172,678	1,325,334	1,471,577	1,667,285	1,980,500
Total pension liability, ending (a)	<u>\$ 930,706</u>	<u>\$ 1,063,344</u>	<u>\$ 1,172,678</u>	<u>\$ 1,325,334</u>	<u>\$ 1,471,576</u>	<u>\$ 1,667,284</u>	<u>\$ 1,980,500</u>	<u>\$ 2,236,727</u>
Fiduciary Net Position								
Contributions - Employer	\$ 54,974	\$ 53,657	\$ 52,867	\$ 56,557	\$ 56,567	\$ 58,531	\$ 58,819	\$ 63,765
Contributions - Member	41,201	41,780	41,534	42,662	41,946	44,103	43,386	47,892
Net investment income	45,308	(10,329)	65,289	149,830	(22,440)	215,621	166,287	416,058
Benefit payments/refunds of contributions	(3,455)	(7,864)	(26,632)	(13,137)	(17,298)	(25,262)	(25,262)	(31,877)
Administrative expenses	(563)	(606)	(709)	(833)	(1,056)	(1,226)	(1,354)	(1,271)
Other	20	1,874	10,191	1,146	2,546	2,873	2,436	2,770
Net change in fiduciary net position	137,485	78,512	142,540	236,225	60,265	294,640	244,312	497,337
Fiduciary net position, beginning	658,454	795,939	874,451	1,016,991	1,253,216	1,313,482	1,608,123	1,852,435
Fiduciary net position, ending (b)	<u>\$ 795,939</u>	<u>\$ 874,451</u>	<u>\$ 1,016,991</u>	<u>\$ 1,253,216</u>	<u>\$ 1,313,481</u>	<u>\$ 1,608,122</u>	<u>\$ 1,852,435</u>	<u>\$ 2,349,772</u>

Caldwell County Appraisal District
Schedule of Changes in Net Pension Liability and Related Ratios—Texas County & District Retirement System
December 31, 2022

	Year Ended December 31, 2014	Year Ended December 31, 2015	Year Ended December 31, 2016	Year Ended December 31, 2017	Year Ended December 31, 2018	Year Ended December 31, 2019	Year Ended December 31, 2020	Year Ended December 31, 2021
Net pension liability / (asset), ending = (a) - (b)	<u>\$ 134,767</u>	<u>\$ 188,893</u>	<u>\$ 155,687</u>	<u>\$ 72,118</u>	<u>\$ 158,095</u>	<u>\$ 59,162</u>	<u>\$ 128,065</u>	<u>\$ (113,045)</u>
Fiduciary net position as a percentage of total pension liability	85.52%	82.24%	86.72%	94.56%	89.26%	96.45%	93.53%	105.05%
Covered payroll	\$ 588,584	\$ 596,855	\$ 593,350	\$ 609,455	\$ 599,231	\$ 630,043	\$ 619,801	\$ 684,170
Net pension liability as a percentage of covered payroll	22.90%	31.65%	26.24%	11.83%	26.38%	9.39%	20.66%	-16.52%

GASB Statement No. 68 requires ten years of information to be presented in this table. Historical data is presented only for years for which GASB 68 has been implemented.

Caldwell County Appraisal District
Schedule of Employer Contributions – Texas County & District Retirement System
Year Ended December 31, 2022

<u>Year Ending December 31,</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Employer Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Pensionable Covered Payroll</u>	<u>Actual Contribution as a Percentage of Covered Payroll</u>
2013	\$ 48,922	\$ 48,922	\$ -	\$ 534,668	9.2%
2014	54,974	54,974	-	588,584	9.3%
2015	53,657	53,657	-	596,855	9.0%
2016	52,867	52,867	-	593,350	8.9%
2017	56,557	56,557	-	609,455	9.3%
2018	56,567	56,567	-	599,231	9.4%
2019	58,531	58,531	-	630,043	9.3%
2020	58,819	58,819	-	619,801	9.5%
2021	63,765	63,765	-	684,170	9.3%
2022	95,216	95,216	-	1,021,631	7.9%

Note A: Net Pension Liability – Texas County & District Retirement System

Assumptions

The following methods and assumptions were used to determine contribution rates:

Valuation date	Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which contributions are reported.
Actuarial cost method	Normal entry age
Amortization method	Level percentage of payroll, closed
Remaining amortization period	19.1 years (based on contribution rate calculated in 12/31/2021 valuation)
Asset valuation method	5-year smoothed market
Inflation	2.50%
Salary increases	Varies by age and service, 4.7% average, including inflation
Investment rate of return	7.50%, net of administrative and investment expenses, including inflation
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the Pub-2010 General Retirees table for males and 120% of the Pub-2010 General Retirees table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Changes in plan provisions	No changes in plan provisions were reflected in the schedule.

Changes in Assumptions

There were no changes of assumptions that affected measurement of the total pension asset during the measurement period.

Changes of Benefit Terms

There were no changes of benefit terms that affected measurement of the total pension asset during the measurement period.

Changes in the Size or Composition of the Population Covered by the Benefit Terms

There were no changes in the size or composition of the population covered by the benefit terms during the measurement period.

**CALDWELL COUNTY APPRAISAL DISTRICT
2024 APPRAISAL BUDGET (PROPOSED)**

	PERSONNEL	2023	2024
70101	Chief Appraiser	\$82,000.00	\$86,100.00
70102	Deputy Chief Appraiser	\$85,012.20	\$89,262.81
70103	GIS Mapper/System Mgr/	\$82,412.40	\$86,533.02
70105	Field Appraiser II	\$47,250.00	\$49,612.50
70106	Senior Appraiser I	\$63,336.00	\$66,502.80
70107	Senior Appraiser II	\$58,800.00	\$61,740.00
70108	Field Appraiser I	\$47,250.00	\$49,612.50
70109	Field Appraiser III	\$49,522.20	\$51,998.31
70111	Administrative Asst.	\$68,250.00	\$71,662.50
70112	Data entry technician	\$44,100.00	\$46,305.00
70113	Support data entry	\$51,277.70	\$53,841.59
70114	Appraisal Clerk	\$35,700.00	\$37,485.00
70120	Field Appraiser IV	\$44,625.00	\$46,856.25
70121	Field Appraiser V	\$0.00	\$40,000.00
70130	Part time	\$0.00	\$0.00
70135	Payroll contingency	\$7,000.00	\$7,000.00
70136	Annual Longevity Compe	\$6,750.00	\$6,850.00
	SUBTOTAL	773,285.50	851,362.28
	DEDUCTIONS/BENEFITS		
71000	Payroll Tax	\$68,000.00	\$72,000.00
71002	Retirement/employer	\$89,000.00	\$96,000.00
71004	Health benefits	\$139,000.00	\$155,200.00
71005	Worker comp	\$2,800.00	\$3,000.00
71006	Unemployment	\$4,000.00	\$4,000.00
	SUBTOTAL	302,800.00	330,200.00
	SERVICES		
72000	Appr Engineers	\$66,000.00	\$69,500.00
72001	Appr Review Bd	\$37,500.00	\$27,000.00
72002	Audit	\$6,400.00	\$8,100.00
72003	Board of Directors	\$2,000.00	\$3,200.00
72004	Data Processing Services	\$99,800.00	\$114,300.00
72007	Janitorial service	\$6,200.00	\$6,545.00
72008	Legal	\$27,000.00	\$27,000.00
72009	Title Research	\$5,000.00	\$5,000.00
72010	Aerial Imagery	\$84,500.00	\$84,500.00
	SUBTOTAL	334,400.00	345,145.00

	GENERAL EXPENSES	2023	2024
72500	Bond - Chief - Notary	\$250.00	\$250.00
72501	Membership/Dues	\$3,700.00	\$3,900.00
72502	Computer supplies	\$7,600.00	\$7,600.00
72504	Education & fees	\$15,700.00	\$17,375.00
72505	Insurance - liability	\$1,900.00	\$2,500.00
72506	Insurance Building/ Equip	\$5,800.00	\$6,500.00
72507	Legal notices/printing	\$23,600.00	\$26,000.00
72508	Maint - hardware/equip	\$8,800.00	\$8,800.00
72509	Maint - office equip	\$1,000.00	\$1,000.00
72510	Mileage & travel	\$5,500.00	\$8,000.00
72511	Office supplies	\$8,500.00	\$9,000.00
72512	Postage	\$37,200.00	\$42,000.00
72513	Postage meter/Box rental	\$5,565.00	\$6,000.00
72514	Publications Subcrip & bd	\$22,570.00	\$23,000.00
72515	Rental - copier	\$2,900.00	\$2,900.00
72516	Electricity	\$9,000.00	\$9,000.00
72517	Telephone	\$14,300.00	\$14,700.00
72518	Water & sewer	\$3,500.00	\$3,850.00
72519	Mortgage	\$57,300.00	\$57,300.00
72520	Building Maint	\$7,000.00	\$12,000.00
72523	Fuel - Vehicle	\$8,500.00	\$4,000.00
72524	Maint - Vehicle	\$12,500.00	\$12,500.00
72525	Ins - vehicle	\$2,600.00	\$3,000.00
	SUBTOTAL	265,285.00	281,175.00
	CAPITAL INVESTMENTS		
79000	Office equipment	\$5,000.00	\$5,000.00
79001	Computer Equipment	\$17,000.00	\$17,000.00
79003	Vehicle	\$28,000.00	\$35,000.00
	SUBTOTAL	50,000.00	57,000.00
	CONTINGENCY		
79002	Building Expense	\$8,000.00	\$8,000.00
79990	Contingency	\$10,000.00	\$10,000.00
	SUBTOTAL	18,000.00	18,000.00
	TOTAL EXPENSES	1,743,770.50	1,882,882.28

**CALDWELL COUNTY APPRAISAL DISTRICT
2024 COLLECTION BUDGET (PROPOSED)**

	PERSONNEL	2023	2024
90-70101	Chief Appraiser	\$54,663.80	\$57,396.99
90-70120	Deputy Tax Collector	\$85,012.20	\$89,262.81
90-70121	Collections Specialist I	\$49,092.12	\$51,546.73
90-70122	Public Assist II	\$36,750.00	\$38,587.50
90-70126	Public Assist I	\$36,750.00	\$38,587.50
90-70130	Part time	\$0.00	\$0.00
90-70135	Payroll contingency	\$2,800.00	\$2,800.00
90-70136	Annual Longevity Compensation	\$2,000.00	\$1,850.00
	SUBTOTAL	\$267,068.12	\$280,031.53

	DEDUCTIONS/BENEFITS		
90-71000	Payroll Tax	\$22,000.00	\$23,000.00
90-71002	Retirement/employer	\$30,000.00	\$32,000.00
90-71004	Health benefits	\$41,900.00	\$44,400.00
90-71005	Worker comp	\$950.00	\$950.00
90-71006	Unemployment	\$3,375.00	\$3,375.00
	SUBTOTAL	\$98,225.00	\$103,725.00

	SERVICES		
90-72002	Audit	\$1,925.00	\$2,450.00
90-72004	Data Processing Services	\$23,000.00	\$29,500.00
90-72005	County employee contract	\$21,000.00	\$23,500.00
90-72007	Janitorial service	\$2,500.00	\$2,500.00
90-72008	Legal	\$2,500.00	\$2,500.00
90-72011	Security	\$2,000.00	\$2,000.00
	SERVICES	\$52,925.00	\$62,450.00

	GENERAL EXPENSES		
90-72500	Bond - Chief - Notary	\$200.00	\$200.00
90-72501	Membership/Dues	\$850.00	\$950.00
90-72502	Computer supplies	\$2,300.00	\$2,300.00
90-72504	Education & fees	\$6,100.00	\$7,000.00
90-72505	Insurance - liability	\$1,000.00	\$1,000.00
90-72506	Insurance Building/Equip - contents	\$1,600.00	\$1,600.00
90-72507	Legal notices/printing	\$14,000.00	\$14,500.00
90-72508	Maint - hardware/equip	\$2,600.00	\$3,600.00
90-72509	Maint - office equip	\$1,500.00	\$2,000.00
90-72510	Mileage & travel	\$3,100.00	\$5,100.00
90-72511	Office supplies	\$3,500.00	\$3,500.00
90-72512	Postage	\$18,000.00	\$18,500.00
90-72513	Postage meter/Box rental	\$1,800.00	\$1,800.00
90-72515	Rental - copier	\$1,800.00	\$1,800.00
90-72516	Electricity	\$3,000.00	\$3,000.00
90-72517	Telephone	\$4,000.00	\$4,000.00
90-72518	Water & sewer	\$1,200.00	\$1,400.00
90-72519	Mortgage	\$17,200.00	\$17,200.00
90-72520	Building Maint	\$2,800.00	\$2,800.00
	SUBTOTAL	\$86,550.00	\$92,250.00

	CAPITAL INVESTMENTS		
90-79000	Office equipment	\$2,000.00	\$2,000.00
90-79001	Computer Equipment	\$8,200.00	\$8,200.00
	SUBTOTAL	\$10,200.00	\$10,200.00

	CONTINGENCY		
90-79002	Building Expense	\$5,200.00	\$5,200.00
90-79990	Contingency	\$3,000.00	\$3,000.00
	SUBTOTAL	\$8,200.00	\$8,200.00
	TOTAL EXPENSES	\$523,168.12	\$556,856.53

COUNTY OF CALDWELL §

STATE OF TEXAS §

RESOLUTION PROPOSING AMENDMENTS TO 2022 AND 2023 BUDGETS

WHEREAS, the Board of Directors (“Board”) of the Caldwell County Appraisal District (“District”) wishes to amend the 2022 and 2023 appraisal budgets by retaining excess 2022 funds in the amount of \$_____ and transferring those funds to the District’s 2023 emergency reserve fund, and

WHEREAS, section 6.06(c) of the Texas Tax Code requires the Secretary of the Board to deliver a written copy of any proposed amendment to the presiding officer of the governing body of each taxing unit participating in the District not later than the 30th day before the date the board acts on it.

NOW THEREFORE, BE IT RESOLVED THAT the Board proposes to amend the 2022 and 2023 appraisal budgets by retaining excess 2022 funds in the amount of \$_____ and transferring those funds to the District’s 2023 emergency reserve fund.

BE IT FURTHER RESOLVED that the Secretary of the Board is hereby directed to deliver a written copy of this resolution proposing to amend the 2022 and 2023 budgets to the presiding officer of the governing body of each taxing unit participating in the District.

ADOPTED this _____ day of June, 2023.

Chairman, Board of Directors

ATTEST:

Secretary, Board of Directors

ASSESSMENT AND COLLECTION AGREEMENT

STATE OF TEXAS §

COUNTY OF CALDWELL §

This contract is between Caldwell County Appraisal District, hereinafter called "CCAD", and the Bollinger Municipal Utility District, hereinafter called "MBOL", and is entered into on this 10th day of May, 2023, under the provisions of Chapter 791 Government Code and Chapter 6, Property Tax Code.

I. PURPOSE

The parties to this contract wish to contract for the collection of property taxes pursuant to the statutory provisions of §6.24 of the Texas Property Tax Code.

II. TERM

This contract shall be effective from the date of execution through December 31, 2023, and thereafter for yearly terms commencing on January 1 of each year and ending on December 31 of the succeeding year, until terminated by one or more of the parties pursuant to the termination provisions of this contract.

III. APPOINTMENT OF TAX ASSESSOR-COLLECTOR

The Chief Appraiser of the CCAD is hereby designated as the Tax Assessor-Collector for the MBOL.

The person herein designated as Tax Assessor-Collector is also hereby designated by the governing body of MBOL as the person designated to calculate the effective tax rate and the rollback tax rate for all parcels within the jurisdiction of MBOL regardless of the County in which those parcels lie under the provisions of Section 26.04(c) Property Tax Code.

IV. SERVICES TO BE PERFORMED

CCAD agrees to perform all necessary assessment and collection functions authorized by law for MBOL. The functions shall include the following enumerated duties and any additional duties that are duly within the professional job requirements of the office of tax assessor collector and that may not otherwise be specifically enumerated herein:

- a. Calculation of the no-new-revenue tax rate and voter-approval tax rate each year.
- b. Calculation of current taxes and preparation of current tax roll and delinquent tax roll each year.
- c. Mailing of current and all required delinquent tax statements.
- d. Proration of tax bills as required.
- e. Correction of tax bills as required.
- f. Preparation of tax receipts.
- g. Preparation of tax certificates.
- h. Collection of current and delinquent taxes.
- i. Issuance of tax refunds as required.

V. ASSESSMENT AND COLLECTION RECORDS

At the termination of this Contract for any reason, CCAD shall return copies of all assessment and collection records it holds concerning MBOL within a reasonable period of time not to exceed thirty (30) days commencing the day after receipt of notice of termination of this contract as provided hereinbelow.

VI. EMPLOYMENT OF COUNSEL AND AUTHORIZATION TO INSTITUTE LEGAL ACTIONS

MBOL expressly waives the right to employ by contract legal counsel for the collection of MBOL's delinquent taxes. CCAD shall have full right and capacity to contract for legal representation on behalf of MBOL. Payment of counsel shall be made from the funds that CCAD shall collect for MBOL according to statute.

VII. AUDIT

CCAD agrees to permit auditors engaged by the MBOL to, at any reasonable time, audit its assessment and collection expenditures and its collection of taxes for MBOL during the life of this contract. Such auditors shall report directly to MBOL.

VIII. SURETY BOND

Upon written request by the MBOL and consistent with the requirements of §6.29 Texas Property Tax Code, CCAD agrees to obtain a surety bond for the tax assessor-collector and appropriate staff to assure proper performance of the tax assessing and collection functions provided for in this contract. Such bond shall be payable to MBOL in the sum it designates, unless otherwise provided by law and executed by a solvent surety company, licensed to do business in Texas. MBOL shall reimburse the CCAD for the cost of such bond immediately upon receipt of an invoice from CCAD for the cost of such bond.

IX. REMITTANCE OF TAX COLLECTIONS

CCAD agrees to pay over to MBOL all net taxes, penalties and interest, after payment of refunds under XI below. CCAD agrees to pay over to MBOL the current taxes collected as follows: CCAD will remit 100% of taxes, including any penalty and or interest, actually collected not less than once a week to MBOL or MBOL's designated depository. MBOL shall provide CCAD written verification of any such depository and shall submit such verification to CCAD at least thirty (30) days prior to any such depository receiving funds.

X. REPORTS

CCAD agrees to make reports of its collection of taxes, penalties and interest to MBOL not less often than monthly. A cumulative annual report for the preceding twelve months shall be prepared by CCAD and furnished to MBOL not later than one month after the end of MBOL's fiscal year.

XI. REFUNDS

CCAD shall process all applications for refunds and pay all refunds required under the provisions of the Property Tax Code. CCAD shall pay all refunds that are found to be due and owing from current collections on hand for MBOL. If amounts to be refunded exceed current collections on hand, CCAD shall retain the collections received for MBOL until sufficient funds are on hand to pay any refunds that may be due. If sufficient funds are not on hand within ten (10) days from the original due date of the refund, CCAD shall notify MBOL of the amount needed to pay refunds due and MBOL shall within fifteen (15) days of such notice remit such additional amount to CCAD, which shall forthwith make the refund.

The MBOL designates the Chief Appraiser of CCAD as its auditor for the sole purpose of approving refunds as required by Section 31.11 (a) (2) of the Property Tax Code up to the amount of \$2,500.00 per account. All refund requests in excess of \$2,500.00 per account shall be sent to MBOL by the CCAD for approval by MBOL's governing body. CCAD shall send such refund request within seven days of processing and MBOL shall have such refunds approved and the requested returned to CCAD for payment within thirty (30) days of receipt. The monthly report of collections forwarded from CCAD to MBOL shall also report all refunds paid out.

CCAD shall pay all refunds due within sixty (60) days after due, provided, that sufficient collections amounts are in the possession of CCAD. Failure of CCAD or MBOL to act within any time stated in this provision, which results in the accrual of interest due on any refunds, shall obligate the one failing to act timely to pay such accrued interest. If both parties fail to meet deadlines each shall pay ½ of the accrued interest.

XII. REGISTRATION AND CERTIFICATION BY T.D.L.R.

CCAD expressly agrees that all personnel engaged in its assessment and collection functions who are required by law to be registered with the office of the Texas Department of Licensing and Regulation shall remain at all times registered and shall become certified as required by the terms and provisions of Occupations Code Chapter 1151.

XIII. PAYMENT FOR ASSESSMENT AND COLLECTION SERVICES

MBOL agrees to pay CCAD a fee for performing the assessment and collection services described above. In conjunction with determining the annual fee for these services CCAD agrees to provide MBOL a copy of its annual budget for its collection department services no later than June 15 of each year. The annual fee shall be determined according to the following formula:

MBOL will be allocated a portion of the amount of the tax collection budget equal to the proportion that the total dollar amount of property taxes imposed in the MBOL by the unit for the tax year in which the budget proposal is prepared bears to the sum of the total dollar amount of property taxes imposed in the MBOL by each taxing unit participating for purposes of tax collection services.

MBOL agrees to bear all printing expenses associated with the publication of its no-new-taxes tax rate each year.

In the event that the governing body of the MBOL fails to adopt its tax rate, or fails to notify CCAD of its tax rate, in time for its taxes to be included on the combined statement prepared for that year, CCAD shall calculate the cost of preparing, mailing and processing separate tax statements for the jurisdiction. CCAD shall forward to the MBOL its notification of these costs for the separate statements and their processing and the MBOL agrees to pay such costs within thirty days of receiving the notice from CCAD.

In the event that the MBOL tax rate is not approved under any election authorized or required by Property Code Chapter 26, requiring the printing and distribution of new tax statements and the processing of refunds, MBOL shall reimburse CCAD within thirty days after notice from CCAD of the costs of providing such additional statements and processing these refunds.

All revenue received from the sale of tax certificates by CCAD shall be retained by CCAD.

XIV. TERMINATION

This Contract may be terminated by CCAD or by MBOL effective at midnight December 31 of any year upon proper written notice to the other party. In order for notice to be effective it must be received by the other party not later than the fifteenth day of July preceding the January 1 effective date.

The parties may in writing agree at any time to any other termination procedure that is mutually acceptable.

XV. NONLIABILITY FOR FAILURE TO COLLECT

CCAD shall not be liable to MBOL for any failure to collect any tax, penalty or interest under any provision of this Contract.

IN WITNESS WHEREOF, these presents are executed by the authority of the governing bodies of the respective parties hereto on this the ____ day of _____, 2023.

BOLLINGER MUNICIPAL UTILITY DISTRICT

By: Janne R Jantt
Vice Presiding Officer

Attest: [Signature]
Assistant Secretary of the Board

CALDWELL COUNTY APPRAISAL DISTRICT

By: _____
Alfredo Munoz, Chairman of the Board of Directors

Attest: _____
Shanna Ramzinski, Chief Appraiser

CALDWELL COUNTY APPRAISAL DISTRICT
MINUTES OF REGULAR MEETING
JANUARY 26, 2021

The Board of Directors of the Caldwell County Appraisal District met in regular session on January 26, 2021 at 6:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin Lane, Lockhart, Texas.

Those in attendance were board members Sally Daniel, Kathy Haigler, Alfredo Munoz, Lee Rust and Sonja Villalobos, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer. Appraisal District Counsel James Evans and Linebarger Goggan Sampson and Blair attorney Sam Turner attended meeting via Zoom.

CALL TO ORDER at 6 PM.

Item #1. Oath of Office.

Shanna Ramzinski administered the Oath of Office to the Board Members.

Item #2. Election of Officers.

Sonja Villalobos made a motion to keep the officers the same as last year. Motion died for lack of a second.

Sonja Villalobos made a motion to nominate Lee Rust for Board Chairman. The motion died for lack of a second.

Sally Daniel made a motion, seconded by Kathy Haigler, to nominate Alfredo Munoz for Board Chairman. Motion passed 5-0-0.

Sally Daniel made a motion, seconded by Alfredo Munoz, to nominate Lee Rust for Vice-Chairman. Motion passed 5-0-0.

Lee Rust made a motion, seconded by Alfredo Munoz, to nominate Sally Daniel for Board Secretary. Motion carried 5-0-0.

Item #3. Public Comments.

There were no public comments.

Item #4. Quarterly Delinquent Tax Collection Report.

Sam Turner presented the Quarterly Delinquent Tax Collection Report.

Item #5. Collection Reports for November 2020 and December 2020.

Shanna Ramzinski presented the Collection Reports for November 2020 and December 2020.

DISCUSSION/ACTION

Item #6. Discussion and consideration regarding property owner's concerns.

Property Owner Latreese Cooke presented her concerns to the Board.

Item #7. Consideration of and possible action regarding delinquent-tax proceeding, including taxing units' claim for base tax, interest and penalties, including attorney's fees.

Sam Turner gave a follow-up report concerning Deward Cummings.

Item #8. Consideration of and possible approval of Minutes of November 16, 2020 meeting.

Kathy Haigler made a motion, seconded by Lee Rust, to approve the minutes of the November 16, 2020 meeting. Motion carried 5-0-0.

Item #9. Consideration of and possible approval of Financial Reports of November 2020 and December 2020.

Kathy Haigler made a motion, seconded by Sally Daniel, to approve the Financial Reports of November 2020 and December 2020. Motion carried 5-0-0.

Item #10. Discussion and consideration of 2018-2019 MAPS requirements.

Shanna Ramzinski discussed the 2018-2019 MAPS requirements.

Item #11. Consideration of and possible action regarding appointing Agricultural Advisory Board members.

Kathy Haigler made a motion, seconded by Sonja Villalobos, to appoint Leonard Germer and Jon Mitchell to the Agricultural Advisory Board. Motion carried 5-0-0.

Item #12. Discussion and consideration regarding properties omitted from the appraisal roll.

Shanna Ramzinski presented a report regarding properties omitted from the appraisal roll.

Item #13. Consideration of and possible action regarding Railroad Corridor Property and Railroad Spur Property in the District.

There was discussion regarding the Railroad Corridor Property and Railroad Spur Property within the District. Lee Rust will provide more information to Shanna Ramzinski.

Item #14. Consideration of and possible action regarding appointing sub-committee in regards to updating Chief Appraiser Evaluation Review Form.

Sonja Villalobos made a motion, seconded by Lee Rust, to set up a sub-committee consisting of Shanna Ramzinski, Alfredo Munoz and Sally Daniel in regards to updating the Chief Appraiser Evaluation Review Form. Motion carried 5-0-0.

Item #15. Consideration of and possible action regarding appraisal review board diversity.

There was discussion regarding the appraisal review board diversity.

Item #16. Discussion and possible action regarding appointment of Appraisal Review Board members for 2021 – 2022 term.

There was discussion regarding the appointment of Appraisal Review Board (ARB) Members for the 2021 – 2022 term and the advantages of having an auxiliary board member. Sonja Villalobos made a motion, seconded by Kathy Haigler, to schedule interviews for ARB applicants on February 3, 2021. Motion passed 5-0-0.

Item #17. Consideration of and possible action regarding CCAD budget workshop.

There was no discussion or action on this item.

Item #18. Discussion and possible action regarding CCAD BOD meeting schedule.

There was no discussion or action on this item.

Item# 19. Chief Appraiser's Report. –

- a. Appraisal update – 2021 field work in progress; January work anniversaries; the field appraiser and appraisal clerk positions were filled in December; preliminary data for the 2021 MAPS review has been sent to the Comptroller; Melissa Rougeou is working on the Property Value Study clerical error report; Melissa Rougeou passed her Level III Exam; the quarterly employee was Brittani Medina; ARB hearings were held January 25th; the tax server is being replaced; 600 ownership changes were done in December.
- b. Collection update - \$22.8 million was collected in December; there is a succession plan in place for another RTA in collections; tax bill reminder notices were mailed by Linbarger.

- c. February meeting – the February meeting will be moved to February 16th at 6 PM.
- d. Update regarding meeting with County Judge regarding election maps – county employee Jaclyn Archer will be assisting the County Judge with election maps.,

Item #20. Board requests for future agenda items.

Sally Daniel made a motion, seconded by Sonja Villalobos to move Agenda Item numbers 17 and 18 to the February meeting.

Item #21. Adjourn.

Kathy Haigler made a motion, seconded by Sally Daniel, to adjourn. Motion carried 5-0-0.

Meeting adjourned at 8:59 PM.

Board Chairman

Board Secretary