

**CALDWELL COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
AGENDA  
NOTICE OF PUBLIC MEETING  
ON JANUARY 23, 2024**

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, JANUARY 23, 2024, AT 5:00 P.M. IN THE CALDWELL COUNTY APPRAISAL DISTRICT OFFICE AT 211 BUFKIN LANE, LOCKHART, TEXAS.

THE AGENDA IS AS FOLLOWS:

CALL TO ORDER

**REGULAR MEETING**

1. Oath of Office
2. Election of Officers.
3. 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.*
4. Quarterly Delinquent Tax Collection Report.
5. Quarterly 911 Report.
6. Collection Reports November 2023 and December 2023.

DISCUSSION/ACTION

7. Consideration and possible approval of Minutes of December 5, 2023, meeting.
8. Consideration of and possible approval of Financial Reports of November 2023 and December 2023.
9. Consideration and possible action regarding late quarterly payment and waiving entity penalties and interest.
10. Discussion and consideration regarding properties omitted from the appraisal roll.
11. Consideration and possible action regarding employee benefits package.
12. Discussion and possible action regarding approving the Chief Appraiser's appointment of Ag Advisory Board members for 2024-2025 term.
13. Chief Appraiser's Report.
  - a. Appraisal Update.
  - b. Collection update.
14. Board requests for future agenda items. *(No action or discussion may occur during this item)*
15. 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**

JANUARY 23, 2024

**REGULAR MEETING**

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4. Quarterly Delinquent Tax Collection Report.  
4a-4b
5. Quarterly 911 Report.  
5a
6. Collection Reports November 2023 and December 2023.  
6a-6d

**DISCUSSION/ACTION**

7. Consideration and possible approval of Minutes of December 5, 2023, meeting.  
7a-7b
8. Consideration of and possible approval of Financial Reports of November 2023 and December 2023.  
8a-8u
9. Consideration and possible action regarding late quarterly payment and waiving entity penalties and interest.  
9a-9o
10. Discussion and consideration regarding properties omitted from the appraisal roll.  
10a-10m
11. Consideration and possible action regarding employee benefits package.
12. Discussion and possible action regarding approving the Chief Appraiser's appointment of Ag Advisory Board members for 2024-2025 term.  
12a
13. Chief Appraiser's Report.
  - a. Appraisal Update.
  - b. Collection update.
14. Board requests for future agenda items. *(No action or discussion may occur during this item)*
15. Adjourn.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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*JJ Wells, Attorney*

*email to [jj.wells@lgbs.com](mailto:jj.wells@lgbs.com)*

January 17, 2024

Mr. Alfredo Munoz, Chairman  
Caldwell County Appraisal District  
P.O. Box 900  
Lockhart, Texas 78644

**RE: Caldwell County Appraisal District Delinquent Tax Collection Report**

Dear Mr. Munoz:

Attached, please find our quarterly report regarding our delinquent tax collection efforts on behalf of the Caldwell County taxing jurisdictions that we represent. During this quarter, we collected a total of **\$817,425** in delinquent taxes, penalties and interest.

**Delinquent Tax Collection Report**

Here is a summary of the specific delinquent tax collection steps we have undertaken during the second quarter of the 2023-2024 tax year and the results of those actions.

**New Lawsuits** – Implementation of new software at the District Clerk’s office disrupted filing of new suits during this reporting period. Previously opened and ongoing cases were not affected. We anticipate this issue will be resolved soon, allowing us to clear our backlog of ready-to-file cases in the upcoming quarter.

**Suit Dismissal** – During this quarter, we prepared and submitted notices of **non-suit in 16 suits** involving **19 property** accounts and **\$289,381** in delinquent taxes, penalties and interest. A non-suit is filed once all taxes in a given suit have been paid.

**Judgments** – During this quarter, we did have one hearing scheduled, however that hearing was rescheduled for the next quarter.

**Tax Sales** – During this quarter, we held one regular tax sale which included **8 cases** and involved **10 property** accounts. As a direct result of this sale, there was a total revenue collected of **\$149,756** in delinquent taxes, penalties and fees.

**Excess Proceeds** – During this quarter, we not disburse any excess proceeds.

Mr. Alfredo Munoz, Chairman  
Caldwell County Appraisal District  
January 17, 2024  
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**Mass Mailing** – During the second quarter of the collection year we conducted 1 mailing, of which, we mailed an individual demand letter to every taxpayer reminding them of their obligation to the various taxing jurisdictions and encouraging them to submit payment of their delinquent taxes.

**Tax Warrants** – During this quarter, we did not file any tax warrants.

**Interventions** – During this quarter, we filed 9 new interventions involving 29 properties. These interventions sought the enforcement of \$33,116 in delinquent taxes, penalty and interest.

**Tax Sale Results – 2<sup>nd</sup> Quarter '23 – '24**

<b>No. Offered</b>	<b>No. Sold</b>	<b>No. Pulled</b>	<b>No. SO</b>	<b>Tax Revenue Generated</b>
10	3	7	0	\$149,756.00

Thank you for this opportunity to report to you concerning our activities on behalf of the taxing jurisdictions of Caldwell County that we represent. We will continue to provide this Board as much in-depth reporting as desired for those jurisdictions that we do represent. Should there be any questions concerning our efforts or any other matter related to ad valorem taxation, please do not hesitate to contact this office.

Sincerely,



JJ Wells  
Attorney

cc: Shanna Ramzinski, Chief Appraiser  
Caldwell County Appraisal District  
P.O. Box 900  
Lockhart, Texas 78644

## 9-1-1 Addressing

Quarterly Report (thru DEC 2023)

22,374 addresses on Caldwell Co 9-1-1 Map as of 31 DEC 2023

New Subdivisions (preliminary and final platting):

- Hartland Ranch, ph 2: 73 residential lots, 5 new street segments, 1 continued street from Ph. 1 (Borchert Loop)
- Coastal Lane Ranch: 7 lots, approx. ¼ mile N of Luling city Limits, Coastal Ln

FM 110 Open from San Marcos Hwy (Hwy 80) to Camino Real (Hwy 21)

## November 2023 Collections Report

### Collections

Current Collections (2023)		\$5,839,499.88	
Penalties & Interest		\$0.00	
Total		\$5,839,499.88	

Delinquent Collections(2022 & Prior)		\$163,492.23	
Penalties & Interest		\$55,552.64	
Total		\$219,044.87	

**Total Current/Delinquent** **\$6,058,544.75**

### Current Balance(2023)

Total 2023 Levy		\$77,595,765.09	
Adjustments	+	-\$149,422.81	
Collections YTD	-	\$6,418,749.48	<b>8.29%</b>
<b>Balance</b>		<b>\$71,027,592.80</b>	

### Delinquent Balance(2022 & Prior)

Beginning Balance		\$8,206,011.28	
Adjustments	+	-\$64,512.28	
Collections YTD	-	\$424,181.39	<b>5.21%</b>
<b>Balance</b>		<b>\$7,717,317.61</b>	

\*Last Year at this time, Current Collections was 11.13%

### Payment Agreements

Total Agreements(as of 1st of month)	225
New Agreements	12
Agreements Paid in Full	6
Defaulted Agreements(end of month)	5

\*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	180	16	14	6
July	176	43	14	7
August	198	28	11	8
September	207	17	9	5
October	210	23	3	5
November	225	12	6	5
December				

## December 2023 Collections Report

### Collections

Current Collections (2023)		\$28,689,491.82	
Penalties & Interest		\$0.00	
	Total	\$28,689,491.82	

Delinquent Collections(2022 & Prior)		\$255,752.50	
Penalties & Interest		\$97,228.74	
	Total	\$352,981.24	

**Total Current/Delinquent** **\$29,042,473.06**

### Current Balance(2023)

Total 2023 Levy		\$77,595,765.09	
Adjustments	+	-\$344,642.56	
Collections YTD	-	\$35,108,241.30	<b>45.45%</b>
	<b>Balance</b>	<b>\$42,142,881.23</b>	

### Delinquent Balance(2022 & Prior)

Beginning Balance		\$8,206,011.28	
Adjustments	+	-\$102,036.06	
Collections YTD	-	\$679,933.89	<b>8.39%</b>
	<b>Balance</b>	<b>\$7,424,041.33</b>	

\*Last Year at this time, Current Collections was 45.05%

### Payment Agreements

Total Agreements(as of 1st of month)	226
New Agreements	10
Agreements Paid in Full	14
Defaulted Agreements(end of month)	2

\*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	180	16	14	6
July	176	43	14	7
August	198	28	11	8
September	207	17	9	5
October	210	23	3	5
November	225	12	6	5
December	226	10	14	2

**CALDWELL COUNTY APPRAISAL DISTRICT  
MINUTES OF REGULAR MEETING  
DECEMBER 5, 2023**

The Board of Directors of the Caldwell County Appraisal District met in regular session on December 5, 2023 at 5:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin Lane, Lockhart, TX.

Those in attendance were Board Members Alfredo Munoz, Kathy Haigler, Linda Hinkle, Sally Daniel, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer.

Kayline Cabe absent.

CALL TO ORDER at 5:02 PM.

Item #1. Public Comments.

There were no public comments.

Item #2 Collection Report October 2023.

Shanna Ramzinski presented the Collection Report for October 2023.

DISCUSSION/ACTION

Item #3. Consideration and possible approval of Minutes of October 24, 2023 meeting.

Shanna Ramzinski presented the Minutes of the October 24, 2023 meeting.

Kathy Haigler made a motion, seconded by Linda Hinkle, to approve the minutes of the October 24, 2023 meeting.

Motion carried 4-0-0.

Item #4. Consideration of and possible approval of Financial Report October 2023.

Shanna Ramzinski presented the Financial Reports of October 2023.

Linda Hinkle made a motion, seconded by Sally Daniel, to approve the Financial Report of October 2023.

Motion carried 4-0-0.

Item #5. Consideration and possible action regarding Financial Auditor.

Shanna Ramzinski presented information pertaining to the selection of a Financial Auditor for the District's annual audit. There was discussion.

Kathy Haigler made a motion, seconded by Sally Daniel, to contract with Roloff, Hnatek & Co LLP for the financial audit.

Motion carried 4-0-0.

Item #6. Chief Appraiser's Report.

- a. Appraisal Update – there was an interview for the 2024 appraiser position, an offer was made, waiting to see if he will accept; appr field work is continuing; quarterly training will be offered on Wednesday, December 6; Shanna Ramzinski and Julia Crawford attended and gave presentations on Ag and Wildlife at the Ag Extension Office; Board of Directors results will be final December 15.
- b. Collection update – tax bill have gone out and collecting has begun. Longevity pay was distributed to everyone with the November 30 paycheck.

Item #7. Board requests for future agenda items.

There were not requests for future agenda items.

Item #8. Adjourn.

Kathy Haigler made a motion, seconded by Alfredo Munoz, to adjourn.

Motion carried 4-0-0.

Meeting adjourned at 5:22 PM.

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Board Chairman

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Board Secretary

Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
 For the Eleven Months Ending November 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
70101 CHIEF APPRAISER	\$ 6,833.20	\$ 75,165.20	\$ 82,000.00	6,834.80	8.34
70102 DEPUTY CHIEF APPRAISER	7,084.36	77,927.96	85,012.20	7,084.24	8.33
70103 SYSTEM MGR/MAPPER	6,867.70	75,544.70	82,412.40	6,867.70	8.33
70105 FIELD APPRAISER II	3,937.50	43,312.50	47,250.00	3,937.50	8.33
70106 SENIOR APPRAISER I	5,278.00	58,058.00	63,336.00	5,278.00	8.33
70107 SENIOR APPRAISER II	4,900.00	53,900.00	58,800.00	4,900.00	8.33
70108 FIELD APPRAISER I	3,937.50	42,824.02	47,250.00	4,425.98	9.37
70109 FIELD APPRAISER III	4,126.86	45,395.46	49,522.20	4,126.74	8.33
70111 ADMINISTRATIVE ASST.	5,687.50	62,562.50	68,250.00	5,687.50	8.33
70112 DATA ENTRY TECHNICIAN	3,675.00	40,271.30	44,100.00	3,828.70	8.68
70113 APPRAISAL SUPPORT TECH	4,273.14	47,004.54	51,277.70	4,273.16	8.33
70114 APPRAISAL SUPPORT CLERK	2,975.00	32,725.00	35,700.00	2,975.00	8.33
70120 FIELD APPRAISER IV	3,718.76	40,906.36	44,625.00	3,718.64	8.33
70121 FIELD APPRAISER V	0.00	0.00	0.00	0.00	0.00
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	6,750.00	6,750.00	6,750.00	0.00	0.00
<b>TOTAL WAGES AND SALARIES</b>	<b>70,044.52</b>	<b>702,347.54</b>	<b>773,285.50</b>	<b>70,937.96</b>	<b>9.17</b>
71000 PAYROLL TAX	5,750.06	58,264.20	68,000.00	9,735.80	14.32
71002 RETIREMENT / EMPLOYER	7,825.34	78,990.60	89,000.00	10,009.40	11.25
71004 HEALTH BENEFITS	11,322.75	99,283.29	139,000.00	39,716.71	28.57
71005 WORKERS COMP	(213.00)	2,587.00	2,800.00	213.00	7.61
71006 UNEMPLOYMENT	0.00	(929.27)	4,000.00	4,929.27	123.23
<b>DEDUCTIONS / BENEFITS</b>	<b>24,685.15</b>	<b>238,195.82</b>	<b>302,800.00</b>	<b>64,604.18</b>	<b>21.34</b>
72000 APPR ENGINEERS	0.00	65,250.00	66,000.00	750.00	1.14
72001 APPR REVIEW BOARD	1,425.00	19,641.99	37,500.00	17,858.01	47.62
72002 AUDIT	0.00	6,400.00	6,400.00	0.00	0.00
72003 BOARD OF DIRECTORS	198.25	1,481.64	2,000.00	518.36	25.92
72004 DATA PROCESSING SERVICES	5,957.17	92,552.66	99,800.00	7,247.34	7.26
72007 JANITORIAL SERVICES	536.69	5,232.72	6,200.00	967.28	15.60
72008 LEGAL SERVICES	490.25	14,341.34	27,000.00	12,658.66	46.88
72009 TITLE RESEARCH	0.00	3,395.00	5,000.00	1,605.00	32.10
72010 AERIAL IMAGERY	0.00	42,100.00	84,500.00	42,400.00	50.18
<b>TOTAL SERVICES</b>	<b>8,607.36</b>	<b>250,395.35</b>	<b>334,400.00</b>	<b>84,004.65</b>	<b>25.12</b>
72500 BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501 MEMBERSHIP/DUES	45.00	3,245.00	3,700.00	455.00	12.30
72502 COMPUTER SUPPLIES	0.00	5,641.38	7,600.00	1,958.62	25.77
72504 EDUCATION / FEES	1,030.00	6,474.98	15,700.00	9,225.02	58.76
72505 INSURANCE LIABILITY	0.00	1,900.00	1,900.00	0.00	0.00
72506 INSURANCE BUILDING/ CONTE	0.00	5,800.00	5,800.00	0.00	0.00
72507 LEGAL NOTICES / PRINTING	2,694.22	23,599.82	23,600.00	0.18	0.00
72508 MAINT - HARDWARE & EQUIP	0.00	7,951.02	8,800.00	848.98	9.65
72509 MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510 MILEAGE & TRAVEL	424.56	5,141.64	5,500.00	358.36	6.52
72511 OFFICE SUPPLIES	504.94	8,206.33	8,500.00	293.67	3.45
72512 POSTAGE	2,340.03	36,574.40	37,200.00	625.60	1.68
72513 POSTAGE METER/BOX RENTA	0.00	3,537.53	5,565.00	2,027.47	36.43
72514 SUBSCRIPTION & BOOKS	5,182.00	22,569.94	22,570.00	0.06	0.00
72515 RENTAL COPIER	228.76	2,366.76	2,900.00	533.24	18.39

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For Management Purposes Only

Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
 For the Eleven Months Ending November 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
72516	ELECTRICITY	615.10	4,970.30	9,000.00	4,029.70	44.77
72517	TELEPHONE	1,179.16	11,098.60	14,300.00	3,201.40	22.39
72518	WATER & SEWER	336.02	3,297.44	3,500.00	202.56	5.79
72519	MORTGAGE	0.00	45,271.40	57,300.00	12,028.60	20.99
72520	BUILDING MAINT	319.55	6,153.58	7,000.00	846.42	12.09
72523	FUEL - VEHICLE	0.00	1,119.60	8,500.00	7,380.40	86.83
72524	MAINT. - VEHICLE	647.71	5,026.68	12,500.00	7,473.32	59.79
72525	INS - VEHICLE	0.00	2,539.18	2,600.00	60.82	2.34
	<b>TOTAL GENERAL EXPENSES</b>	<u>15,547.05</u>	<u>212,485.58</u>	<u>265,285.00</u>	<u>52,799.42</u>	19.90
79000	OFFICE EQUIPMENT	0.00	1,053.44	5,000.00	3,946.56	78.93
79001	COMPUTER EQUIPMENT	3,013.07	8,422.26	17,000.00	8,577.74	50.46
79002	BUILDING EXPENSE	33.00	33.00	8,000.00	7,967.00	99.59
79003	VEHICLE	0.00	28,000.00	28,000.00	0.00	0.00
79990	CONTINGENCY	678.17	3,967.58	10,000.00	6,032.42	60.32
	<b>TOTAL CAPITAL INVESTMENT</b>	<u>3,724.24</u>	<u>41,476.28</u>	<u>68,000.00</u>	<u>26,523.72</u>	39.01
	<b>TOTAL EXPENSES</b>	<u>\$ (122,608.32)</u>	<u>\$ (1,444,900.5</u>	<u>\$ (1,743,770.</u>	<u>(298,869.93)</u>	17.14

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
 For the Eleven Months Ending November 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101 CHIEF APPRAISER	\$ 4,555.46	\$ 50,110.06	\$ 54,663.80	4,553.74	8.33
90-70120 DEPUTY TAX COLLECTOR	7,084.36	77,345.56	85,012.20	7,666.64	9.02
90-70121 COLLECTION SPECIALIST I	4,091.02	45,001.22	49,092.12	4,090.90	8.33
90-70122 PUBLIC ASSISTANT II	2,916.66	15,574.60	36,750.00	21,175.40	57.62
90-70126 PUBLIC ASSISTANT I	3,062.50	33,687.50	36,750.00	3,062.50	8.33
90-70135 PAYROLL CONTINGENCY	0.00	520.00	2,800.00	2,280.00	81.43
90-70136 ANNUAL LONGEVITY COMPENSA	1,850.00	1,850.00	2,000.00	150.00	7.50
<b>TOTAL WAGES AND SALARIES</b>	<b>23,560.00</b>	<b>224,088.94</b>	<b>267,068.12</b>	<b>42,979.18</b>	<b>16.09</b>
90-71000 PAYROLL TAX	1,442.07	13,143.11	22,000.00	8,856.89	40.26
90-71002 RETIREMENT/EMPLOYER	2,677.09	24,900.94	30,000.00	5,099.06	17.00
90-71004 HEALTH BENEFITS	2,625.57	20,628.75	41,900.00	21,271.25	50.77
90-71005 WORKER COMP	0.00	949.84	950.00	0.16	0.02
90-71006 UNEMPLOYMENT	0.00	321.98	3,375.00	3,053.02	90.46
<b>DEDUCTIONS / BENEFITS</b>	<b>6,744.73</b>	<b>59,944.62</b>	<b>98,225.00</b>	<b>38,280.38</b>	<b>38.97</b>
90-72002 AUDIT	0.00	1,925.00	1,925.00	0.00	0.00
90-72004 DATA PROCESSING SERVICES	0.00	22,964.62	23,000.00	35.38	0.15
90-72005 COUNTY EMPLOYEE CONTRACT	1,701.73	19,919.27	21,000.00	1,080.73	5.15
90-72007 JANITORIAL SERVICE	160.31	1,563.03	2,500.00	936.97	37.48
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
<b>TOTAL SERVICES</b>	<b>1,862.04</b>	<b>46,371.92</b>	<b>52,925.00</b>	<b>6,553.08</b>	<b>12.38</b>
90-72500 BOND/ NOTARY	0.00	0.00	200.00	200.00	100.00
90-72501 MEMBERSHIP/ DUES	0.00	715.00	850.00	135.00	15.88
90-72502 COMPUTER SUPPLIES	0.00	1,240.52	2,300.00	1,059.48	46.06
90-72504 EDUCATION & FEES	15.00	3,402.82	6,100.00	2,697.18	44.22
90-72505 INSURANCE - LIABILITY	0.00	1,000.00	1,000.00	0.00	0.00
90-72506 INSURANCE BUILDING/CONTENT	0.00	1,600.00	1,600.00	0.00	0.00
90-72507 LEGAL NOTICES/PRINTING	0.00	3,616.31	14,000.00	10,383.69	74.17
90-72508 MAINT - HARDWARE/EQUIP	0.00	150.75	2,600.00	2,449.25	94.20
90-72509 MAINT - OFFICE EQUIP	0.00	1,329.00	1,500.00	171.00	11.40
90-72510 MILEAGE & TRAVEL	129.69	2,115.65	3,100.00	984.35	31.75
90-72511 OFFICE SUPPLIES	97.61	3,104.23	3,500.00	395.77	11.31
90-72512 POSTAGE	698.97	12,818.54	18,000.00	5,181.46	28.79
90-72513 POSTAGE METER/BOX RENTAL	0.00	1,045.84	1,800.00	754.16	41.90
90-72515 RENTAL - COPIER	0.00	16.26	1,800.00	1,783.74	99.10
90-72516 ELECTRICITY	183.73	1,484.65	3,000.00	1,515.35	50.51
90-72517 TELEPHONE	419.52	3,113.17	4,000.00	886.83	22.17
90-72518 WATER & SEWER	100.37	984.98	1,200.00	215.02	17.92
90-72519 MORTGAGE	0.00	13,522.60	17,200.00	3,677.40	21.38
90-72520 BUILDING MAINT.	170.45	2,600.96	2,800.00	199.04	7.11
<b>TOTAL GENERAL EXPENSES</b>	<b>1,815.34</b>	<b>53,861.28</b>	<b>86,550.00</b>	<b>32,688.72</b>	<b>37.77</b>

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
 For the Eleven Months Ending November 30, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000	OFFICE EQUIPMENT	0.00	669.97	2,000.00	1,330.03	66.50
90-79001	COMPUTER EQUIPMENT	175.44	2,249.61	8,200.00	5,950.39	72.57
90-79002	BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990	CONTINGENCY	0.00	454.32	3,000.00	2,545.68	84.86
		<hr/>	<hr/>	<hr/>	<hr/>	
	TOTAL CAPITAL INVESTMENTS	175.44	3,373.90	18,400.00	15,026.10	81.66
		<hr/>	<hr/>	<hr/>	<hr/>	
	TOTAL EXPENSES	\$ (34,157.55)	\$ (387,640.66)	\$ (523,168.12)	(135,527.46)	25.91
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	

Caldwell County Appraisal District  
**INCOME STATEMENT- APPRAISAL**  
 For the Eleven Months Ending November 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 152,741.28	\$ 152,741.29	0.01	0.00
CITY OF LULING	0.00	35,237.08	35,237.09	0.01	0.00
CITY OF MARTINDALE	0.00	8,019.60	8,019.61	0.01	0.00
CITY OF MUSTANG RIDGE	0.00	2,546.72	2,546.70	(0.02)	0.00
CITY OF NIEDERWALD	0.00	1,163.76	1,163.75	(0.01)	0.00
CITY OF UHLAND	0.00	649.08	649.08	0.00	0.00
CALDWELL COUNTY	0.00	519,989.52	519,989.52	0.00	0.00
LOCKHART ISD	0.00	672,753.44	672,753.45	0.01	0.00
LULING ISD	0.00	150,370.44	150,370.45	0.01	0.00
PRAIRIE LEA ISD	0.00	40,708.44	40,708.42	(0.02)	0.00
PLUM CREEK CONS DIST	0.00	8,739.60	8,739.61	0.01	0.00
PLUM CREEK UNDERGROU	0.00	8,574.64	8,574.64	0.00	0.00
GONZALES ISD	0.00	11,036.96	11,036.94	(0.02)	0.00
WAELDER ISD	0.00	9,038.32	9,038.31	(0.01)	0.00
SAN MARCOS ISD	0.00	59,556.52	59,556.54	0.02	0.00
HAYS ISD	0.00	23,122.76	23,122.75	(0.01)	0.00
GONZALES COUNTY UWD	0.00	199.00	199.00	0.00	0.00
CALDWELL-HAYS ESD1	0.00	17,751.60	17,751.61	0.01	0.00
CITY OF SAN MARCOS	0.00	4,370.08	4,370.09	0.01	0.00
CALDWELL ESD #2	0.00	5,773.68	5,773.67	(0.01)	0.00
CALDWELL ESD #3	0.00	4,502.80	4,502.78	(0.02)	0.00
CALDWELL ESD #4	0.00	4,938.44	4,938.43	(0.01)	0.00
AUSTIN COMMUNITY COLL	0.00	1,698.68	1,698.66	(0.02)	0.00
CALDWELL CO MUD #2	0.00	288.08	288.09	0.01	0.00
BOLLINGER MUD	0.00	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>0.00</b>	<b>1,743,770.52</b>	<b>1,743,770.48</b>	<b>(0.04)</b>	<b>0.00</b>
<b>TOTAL BUDGET REV</b>	<b>\$ 0.00</b>	<b>\$ 1,743,770.52</b>	<b>\$ 1,743,770.48</b>	<b>(0.04)</b>	<b>0.00</b>
COPIES MISC REVENUE	\$ (151.80)	\$ (2,108.80)	\$ 0.00	2,108.80	0.00
INTEREST INCOME REVENU	(2,212.26)	(16,546.03)	0.00	16,546.03	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(2,364.06)</b>	<b>(18,654.83)</b>	<b>0.00</b>	<b>18,654.83</b>	<b>0.00</b>



Caldwell County Appraisal District  
**INCOME STATEMENT- COLLECTION**  
 For the Eleven Months Ending November 30, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 47,823.32	\$ 47,823.30	(0.02)	0.00
CITY OF LULING	0.00	11,258.40	11,258.39	(0.01)	0.00
CITY OF MARTINDALE	0.00	2,510.92	2,510.94	0.02	0.00
CITY OF MUSTANG RIDGE	0.00	797.36	797.37	0.01	0.00
CITY OF NIEDERWALD	0.00	364.36	364.37	0.01	0.00
CITY OF UHLAND	0.00	203.24	203.23	(0.01)	0.00
CALDWELL COUNTY	0.00	162,808.72	162,808.73	0.01	0.00
LOCKHART ISD	0.00	210,639.12	210,639.12	0.00	0.00
LULING ISD	0.00	54,249.92	54,249.90	(0.02)	0.00
PRAIRIE LEA ISD	0.00	16,617.36	16,617.37	0.01	0.00
PLUM CREEK CONS DIST	0.00	2,736.36	2,736.37	0.01	0.00
PLUM CREEK UNDERGROUND	0.00	2,684.72	2,684.72	0.00	0.00
GONZALES COUNTY UWD	0.00	62.32	62.31	(0.01)	(0.02)
CALDWELL-HAYS ESD1	0.00	5,558.04	5,558.03	(0.01)	0.00
CALDWELL ESD #2	0.00	1,807.72	1,807.74	0.02	0.00
CALDWELL ESD #3	0.00	1,409.84	1,409.82	(0.02)	0.00
CALDWELL ESD #4	0.00	1,546.24	1,546.22	(0.02)	0.00
CALDWELL CO MUD #2	0.00	90.20	90.20	0.00	0.00
BOLLINGER MUD	0.00	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<u>0.00</u>	<u>523,168.16</u>	<u>523,168.13</u>	<u>(0.03)</u>	<u>0.00</u>
TAX CERTIFICATES	(250.00)	(1,590.00)	0.00	1,590.00	0.00
<b>TOTAL TAX CERT. REVENUE</b>	<u>(250.00)</u>	<u>(1,590.00)</u>	<u>0.00</u>	<u>1,590.00</u>	<u>0.00</u>
<b>TOTAL BUDGET REVENUE</b>	<u><b>\$ 250.00</b></u>	<u><b>\$ 524,758.16</b></u>	<u><b>\$ 523,168.13</b></u>	<u><b>(1,590.03)</b></u>	<u><b>(0.30)</b></u>
RETURN CHECK FEE	\$ (50.00)	\$ (1,175.00)	\$ 0.00	1,175.00	0.00
BUS PP RENDITION PENALTY	(46.94)	(2,416.29)	0.00	2,416.29	0.00
OFFICE RENTAL INCOME	(100.00)	(1,100.00)	0.00	1,100.00	0.00
<b>TOTAL OTHER REVENUE</b>	<u><b>(196.94)</b></u>	<u><b>(4,691.29)</b></u>	<u><b>0.00</b></u>	<u><b>4,691.29</b></u>	<u><b>0.00</b></u>
DELINQUENT ATTORNEY FEES- L	(29,426.56)	(29,426.56)	0.00	29,426.56	0.00
DELINQUENT ATTORNEY FEES- P	(3,896.86)	(3,896.86)	0.00	3,896.86	0.00
DELINQUENT ABSTRACT FEES- L	(715.00)	(715.00)	0.00	715.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
<b>TOTAL DELINQUENT ATTORNEY</b>	<u><b>(34,038.42)</b></u>	<u><b>(34,038.42)</b></u>	<u><b>0.00</b></u>	<u><b>34,038.42</b></u>	<u><b>0.00</b></u>

**Caldwell County Appraisal District  
Cash Disbursements Journal  
For the Period From Nov 1, 2023 to Nov 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
11/1/23	010583	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	1,288.35	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	13,624.25	
		10000	CITY OF LOCKHART		14,912.60
11/1/23	010584	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	344.24	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	3,704.09	
		10000	CITY OF LULING		4,048.33
11/1/23	010585	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	80.50	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	851.30	
		10000	CITY OF MARTINDALE		931.80
11/1/23	010586	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	26.33	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	278.39	
		10000	CITY OF MUSTANG RIDGE		304.72
11/1/23	010587	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	11.38	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	120.36	
		10000	CITY OF NIEDERWALD		131.74
11/1/23	010588	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	7.75	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	81.99	
		10000	CITY OF UHLAND		89.74
11/1/23	010589	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	143.67	

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

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		30046	APPRAISAL 2022 BUDGET ALLOCATION	1,519.28	
		10000	REFUND - COLLECTION CALDWELL-HAYS ESD1		1,662.95
11/1/23	010590	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	43.89	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	464.15	
		10000	CALDWELL ESD2		508.04
11/1/23	010591	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	30.93	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	327.13	
		10000	CALDWELL ESD3		358.06
11/1/23	010592	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	38.27	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	404.67	
		10000	CALDWELL ESD4		442.94
11/1/23	010593	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	4,989.37	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	52,762.21	
		10000	CALDWELL COUNTY		57,751.58
11/1/23	010594	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	5,416.22	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	57,276.14	
		10000	LOCKHART ISD		62,692.36
11/1/23	010595	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	1,417.70	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	17,277.56	

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2023 to Nov 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
		10000	COLLECTION LULING ISD		18,695.26
11/1/23	010596	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	327.86	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	4,330.08	
		10000	PRAIRIE LEA ISD		4,657.94
11/1/23	010597	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	2.21	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	23.38	
		10000	GONZALES COUNTY UWD		25.59
11/1/23	010598	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	87.57	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	926.03	
		10000	Plum Creek Conservation District		1,013.60
11/1/23	010599	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	89.08	
		30046	2022 BUDGET ALLOCATION REFUND - COLLECTION	941.98	
		10000	Plum Creek Underground Water		1,031.06
11/1/23	010600	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	48.43	
		10000	CITY OF SAN MARCOS		48.43
11/1/23	010601	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	102.69	
		10000	GONZALES ISD		102.69
11/1/23	010602	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL	173.56	
		10000	HAYS ISD		173.56
11/1/23	010603	30046	2022 BUDGET ALLOCATION	8i 547.81	

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2023 to Nov 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
		10000	ALLOCATION REFUND - APPRAISAL SAN MARCOS ISD		547.81
11/1/23	010604	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL WAELDER ISD	69.03	
		10000			69.03
11/1/23	010605	30046	2022 BUDGET ALLOCATION REFUND - APPRAISAL Austin Community College	13.16	
		10000			13.16
11/2/23	010606	72516	SEP 2023 ELECTRICITY (A)	615.10	
		90-72516	SEP 2023 ELECTRICITY (C)	183.73	
		72518	SEP 2023 WATER & SEWER (A)	336.02	
		90-72518	SEP 2023 WATER & SEWER (C)	100.37	
		10000	City of Lockhart		1,235.22
11/2/23	010607	72520	OCT 2023 INV #55 LAWN CARE (A)	196.35	
		90-72520	OCT 2023 INV #55 LAWN CARE (C)	58.65	
		10000	Peppers Lawncare		255.00
11/2/23	010608	72504	PROP TAX CODE FOR COURSE 7 (A)	30.00	
		90-72504	PROP TAX CODE FOR COURSE 7 (C)	15.00	
		10000	Texas Assoc. Assessing Officers		45.00
11/2/23	010609	72507	BUSINESS CARDS - SM	72.60	
		10000	PRINTING SOLUTIONS		72.60
11/8/23	010610	72524	WINDOW TINT VEH #23801	647.71	
		10000	LASR Signs		647.71
11/8/23	010610V	72524	WINDOW TINT VEH #23801		647.71
		10000	LASR Signs	647.71	
11/9/23	010611	72520	2023 ANNUAL TERMITE INSPECTION (A)	123.20	
		90-72520	2023 ANNUAL TERMITE INSPECTION (C)	36.80	
		10000	Century Pest Control Inc		160.00
11/9/23	010612	72510	OCT 2023 MILEAGE REIMBURSEMENT	8 j 81.22	
		10000	MARY VENEGAS		81.22

**Caldwell County Appraisal District  
Cash Disbursements Journal  
For the Period From Nov 1, 2023 to Nov 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
11/9/23	010613	90-72510	OCT 2023 MILEAGE REIMBURSEMENT	129.69	
		10000	ROCIO CUEVAS		129.69
11/9/23	010614	72524	WINDOW TINT VEH #23801	647.71	
		10000	LASR Signs		647.71
11/9/23	010615	90-72511	SHIRT EMBROIDERY	12.00	
		10000	LOGOS		12.00
11/9/23	010616	72501	2023 ANNUAL RENEWAL - MDR - REG #75685	45.00	
		10000	Texas Dept. of Licensing and Regulation		45.00
11/17/23	010621	90-72005	NOV 2023 LULING EMPLOYEE SALARY	1,701.73	
		10000	CALDWELL COUNTY TREASURER		1,701.73
11/17/23	010622	72004	INV # 3669, 3671, 3673	3,181.28	
		10000	HARRIS GOVERN		3,181.28
11/17/23	010624	72008	OCT 2023 LEGAL SERVICES	490.25	
		10000	LOW SWINNEY EVANS & JAMES PLLC		490.25
11/17/23	010625	72507	ARB APPLICATIONS	39.44	
		10000	LOCKHART POST-REGISTER		39.44
11/17/23	010627	72514	2023 TAX CODE (9) AND LAWS (3), CD (1)	182.00	
		10000	Texas Comptroller of Public Accounts		182.00
11/17/23	010628	79002	2023 ANNUAL FIRE EXTINGUISHER INSPECTIONS	33.00	
		10000	SCHMIDT FIRE & SAFETY		33.00
11/22/23	010629	72514	INV #IN1540968 PO #2023-002 REAL ESTATE REPORT	5,000.00	
		10000	Carahsoft Technology Corp		5,000.00
11/22/23	010630	72510	AUG-OCT 2023 MILEAGE REIMBRUSEMENT	18.34	
		10000	Christie Gibson		18.34
11/22/23	010631	72007	NOV 2023 JANITORIAL SERVICES (A)	536.69	
				8k	

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

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<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
		90-72007	NOV 2023 JANITORIAL SERVICES (C)	160.31	
		10000	JANI-KING OF AUSTIN		697.00
11/22/23	010632	72507	ARB BOARD MEMBERS	25.50	
		10000	LULING NEWSBOY		25.50
	<b>Total</b>			<b>185,560.39</b>	<b>185,560.39</b>

Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
 For the Twelve Months Ending December 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
70101 CHIEF APPRAISER	\$ 6,833.20	\$ 81,998.40	\$ 82,000.00	1.60	0.00
70102 DEPUTY CHIEF APPRAISER	7,084.36	85,012.32	85,012.20	(0.12)	0.00
70103 SYSTEM MGR/MAPPER	6,867.70	82,412.40	82,412.40	0.00	0.00
70105 FIELD APPRAISER II	3,937.50	47,250.00	47,250.00	0.00	0.00
70106 SENIOR APPRAISER I	5,278.00	63,336.00	63,336.00	0.00	0.00
70107 SENIOR APPRAISER II	4,900.00	58,800.00	58,800.00	0.00	0.00
70108 FIELD APPRAISER I	3,937.50	46,761.52	47,250.00	488.48	1.03
70109 FIELD APPRAISER III	4,126.86	49,522.32	49,522.20	(0.12)	0.00
70111 ADMINISTRATIVE ASST.	5,687.50	68,250.00	68,250.00	0.00	0.00
70112 DATA ENTRY TECHNICIAN	3,675.00	43,946.30	44,100.00	153.70	0.35
70113 APPRAISAL SUPPORT TECH	4,273.14	51,277.68	51,277.70	0.02	0.00
70114 APPRAISAL SUPPORT CLERK	2,975.00	35,700.00	35,700.00	0.00	0.00
70120 FIELD APPRAISER IV	3,718.76	44,625.12	44,625.00	(0.12)	0.00
70121 FIELD APPRAISER V	0.00	0.00	0.00	0.00	0.00
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	6,750.00	6,750.00	0.00	0.00
<b>TOTAL WAGES AND SALARIES</b>	<b>63,294.52</b>	<b>765,642.06</b>	<b>773,285.50</b>	<b>7,643.44</b>	<b>0.99</b>
71000 PAYROLL TAX	5,125.38	63,389.58	68,000.00	4,610.42	6.78
71002 RETIREMENT / EMPLOYER	7,101.65	86,092.25	89,000.00	2,907.75	3.27
71004 HEALTH BENEFITS	10,662.51	109,945.80	139,000.00	29,054.20	20.90
71005 WORKERS COMP	0.00	2,587.00	2,800.00	213.00	7.61
71006 UNEMPLOYMENT	0.00	(929.27)	4,000.00	4,929.27	123.23
<b>DEDUCTIONS / BENEFITS</b>	<b>22,889.54</b>	<b>261,085.36</b>	<b>302,800.00</b>	<b>41,714.64</b>	<b>13.78</b>
72000 APPR ENGINEERS	0.00	65,250.00	66,000.00	750.00	1.14
72001 APPR REVIEW BOARD	0.00	19,641.99	37,500.00	17,858.01	47.62
72002 AUDIT	0.00	6,400.00	6,400.00	0.00	0.00
72003 BOARD OF DIRECTORS	219.68	1,701.32	2,000.00	298.68	14.93
72004 DATA PROCESSING SERVICES	324.00	92,876.66	99,800.00	6,923.34	6.94
72007 JANITORIAL SERVICES	536.69	5,769.41	6,200.00	430.59	6.95
72008 LEGAL SERVICES	1,686.75	16,028.09	27,000.00	10,971.91	40.64
72009 TITLE RESEARCH	0.00	3,395.00	5,000.00	1,605.00	32.10
72010 AERIAL IMAGERY	42,397.92	84,497.92	84,500.00	2.08	0.00
<b>TOTAL SERVICES</b>	<b>45,165.04</b>	<b>295,560.39</b>	<b>334,400.00</b>	<b>38,839.61</b>	<b>11.61</b>
72500 BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501 MEMBERSHIP/DUES	285.00	3,530.00	3,700.00	170.00	4.59
72502 COMPUTER SUPPLIES	1,429.03	7,070.41	7,600.00	529.59	6.97
72504 EDUCATION / FEES	1,527.42	8,002.40	15,700.00	7,697.60	49.03
72505 INSURANCE LIABILITY	0.00	1,900.00	1,900.00	0.00	0.00
72506 INSURANCE BUILDING/ CONTE	0.00	5,800.00	5,800.00	0.00	0.00
72507 LEGAL NOTICES / PRINTING	1,352.80	23,597.62	23,600.00	2.38	0.01
72508 MAINT - HARDWARE & EQUIP	205.95	8,156.97	8,800.00	643.03	7.31
72509 MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510 MILEAGE & TRAVEL	171.61	5,313.25	5,500.00	186.75	3.40
72511 OFFICE SUPPLIES	292.97	8,499.30	8,500.00	0.70	0.01
72512 POSTAGE	0.00	36,574.40	37,200.00	625.60	1.68
72513 POSTAGE METER/BOX RENTA	1,055.51	4,593.04	5,565.00	971.96	17.47
72514 SUBSCRIPTION & BOOKS	782.14	22,562.08	22,570.00	7.92	0.04
72515 RENTAL COPIER	473.29	2,840.05	2,900.00	59.95	2.07

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For Management Purposes Only



Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
 For the Twelve Months Ending December 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
72516	ELECTRICITY	1,066.04	6,036.34	9,000.00	2,963.66	32.93
72517	TELEPHONE	1,062.34	12,160.94	14,300.00	2,139.06	14.96
72518	WATER & SEWER	202.24	3,499.68	3,500.00	0.32	0.01
72519	MORTGAGE	9,054.28	54,325.68	57,300.00	2,974.32	5.19
72520	BUILDING MAINT	516.80	6,670.38	7,000.00	329.62	4.71
72523	FUEL - VEHICLE	1,100.30	2,219.90	8,500.00	6,280.10	73.88
72524	MAINT. - VEHICLE	333.86	5,360.54	12,500.00	7,139.46	57.12
72525	INS - VEHICLE	0.00	2,539.18	2,600.00	60.82	2.34
	<b>TOTAL GENERAL EXPENSES</b>	<u>20,911.58</u>	<u>231,252.16</u>	<u>265,285.00</u>	<u>34,032.84</u>	12.83
79000	OFFICE EQUIPMENT	0.00	1,053.44	5,000.00	3,946.56	78.93
79001	COMPUTER EQUIPMENT	4,851.16	13,273.42	17,000.00	3,726.58	21.92
79002	BUILDING EXPENSE	0.00	33.00	8,000.00	7,967.00	99.59
79003	VEHICLE	0.00	28,000.00	28,000.00	0.00	0.00
79990	CONTINGENCY	1,235.00	7,347.58	10,000.00	2,652.42	26.52
	<b>TOTAL CAPITAL INVESTMENT</b>	<u>6,086.16</u>	<u>49,707.44</u>	<u>68,000.00</u>	<u>18,292.56</u>	26.90
	<b>TOTAL EXPENSES</b>	<u>\$ (158,346.84)</u>	<u>\$ (1,603,247.4)</u>	<u>\$ (1,743,770.)</u>	<u>(140,523.09)</u>	8.06

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
 For the Twelve Months Ending December 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101 CHIEF APPRAISER	\$ 4,555.46	\$ 54,665.52	\$ 54,663.80	(1.72)	0.00
90-70120 DEPUTY TAX COLLECTOR	7,084.36	84,429.92	85,012.20	582.28	0.68
90-70121 COLLECTION SPECIALIST I	4,091.02	49,092.24	49,092.12	(0.12)	0.00
90-70122 PUBLIC ASSISTANT II	2,916.66	18,491.26	36,750.00	18,258.74	49.68
90-70126 PUBLIC ASSISTANT I	3,062.50	36,750.00	36,750.00	0.00	0.00
90-70135 PAYROLL CONTINGENCY	0.00	520.00	2,800.00	2,280.00	81.43
90-70136 ANNUAL LONGEVITY COMPENSA	0.00	1,850.00	2,000.00	150.00	7.50
<b>TOTAL WAGES AND SALARIES</b>	<b>21,710.00</b>	<b>245,798.94</b>	<b>267,068.12</b>	<b>21,269.18</b>	<b>7.96</b>
90-71000 PAYROLL TAX	1,300.54	14,443.65	22,000.00	7,556.35	34.35
90-71002 RETIREMENT/EMPLOYER	2,435.86	27,336.80	30,000.00	2,663.20	8.88
90-71004 HEALTH BENEFITS	2,708.56	23,337.31	41,900.00	18,562.69	44.30
90-71005 WORKER COMP	0.00	949.84	950.00	0.16	0.02
90-71006 UNEMPLOYMENT	0.00	321.98	3,375.00	3,053.02	90.46
<b>DEDUCTIONS / BENEFITS</b>	<b>6,444.96</b>	<b>66,389.58</b>	<b>98,225.00</b>	<b>31,835.42</b>	<b>32.41</b>
90-72002 AUDIT	0.00	1,925.00	1,925.00	0.00	0.00
90-72004 DATA PROCESSING SERVICES	0.00	22,964.62	23,000.00	35.38	0.15
90-72005 COUNTY EMPLOYEE CONTRACT	1,701.73	21,621.00	21,000.00	(621.00)	(2.96)
90-72007 JANITORIAL SERVICE	160.31	1,723.34	2,500.00	776.66	31.07
90-72008 LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011 SECURITY	585.00	585.00	2,000.00	1,415.00	70.75
<b>TOTAL SERVICES</b>	<b>2,447.04</b>	<b>48,818.96</b>	<b>52,925.00</b>	<b>4,106.04</b>	<b>7.76</b>
90-72500 BOND/ NOTARY	0.00	0.00	200.00	200.00	100.00
90-72501 MEMBERSHIP/ DUES	0.00	715.00	850.00	135.00	15.88
90-72502 COMPUTER SUPPLIES	0.00	1,240.52	2,300.00	1,059.48	46.06
90-72504 EDUCATION & FEES	264.00	3,666.82	6,100.00	2,433.18	39.89
90-72505 INSURANCE - LIABILITY	0.00	1,000.00	1,000.00	0.00	0.00
90-72506 INSURANCE BUILDING/CONTENT	0.00	1,600.00	1,600.00	0.00	0.00
90-72507 LEGAL NOTICES/PRINTING	10,379.04	13,995.35	14,000.00	4.65	0.03
90-72508 MAINT - HARDWARE/EQUIP	205.95	356.70	2,600.00	2,243.30	86.28
90-72509 MAINT - OFFICE EQUIP	0.00	1,329.00	1,500.00	171.00	11.40
90-72510 MILEAGE & TRAVEL	0.00	2,115.65	3,100.00	984.35	31.75
90-72511 OFFICE SUPPLIES	182.13	3,286.36	3,500.00	213.64	6.10
90-72512 POSTAGE	3,000.00	15,818.54	18,000.00	2,181.46	12.12
90-72513 POSTAGE METER/BOX RENTAL	315.28	1,361.12	1,800.00	438.88	24.38
90-72515 RENTAL - COPIER	0.00	16.26	1,800.00	1,783.74	99.10
90-72516 ELECTRICITY	318.43	1,803.08	3,000.00	1,196.92	39.90
90-72517 TELEPHONE	298.91	3,412.08	4,000.00	587.92	14.70
90-72518 WATER & SEWER	213.75	1,198.73	1,200.00	1.27	0.11
90-72519 MORTGAGE	2,704.52	16,227.12	17,200.00	972.88	5.66
90-72520 BUILDING MAINT.	192.70	2,793.66	2,800.00	6.34	0.23
<b>TOTAL GENERAL EXPENSES</b>	<b>18,074.71</b>	<b>71,935.99</b>	<b>86,550.00</b>	<b>14,614.01</b>	<b>16.89</b>

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
 For the Twelve Months Ending December 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000 OFFICE EQUIPMENT	954.00	1,623.97	2,000.00	376.03	18.80
90-79001 COMPUTER EQUIPMENT	846.89	3,096.50	8,200.00	5,103.50	62.24
90-79002 BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990 CONTINGENCY	205.00	659.32	3,000.00	2,340.68	78.02
	<u>2,005.89</u>	<u>5,379.79</u>	<u>18,400.00</u>	<u>13,020.21</u>	70.76
TOTAL CAPITAL INVESTMENTS					
	<u>2,005.89</u>	<u>5,379.79</u>	<u>18,400.00</u>	<u>13,020.21</u>	70.76
TOTAL EXPENSES	\$ <u>(50,682.60)</u>	\$ <u>(438,323.26)</u>	\$ <u>(523,168.12)</u>	<u>(84,844.86)</u>	16.22

Caldwell County Appraisal District  
**INCOME STATEMENT- APPRAISAL**  
For the Twelve Months Ending December 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 152,741.28	\$ 152,741.29	0.01	0.00
CITY OF LULING	0.00	35,237.08	35,237.09	0.01	0.00
CITY OF MARTINDALE	0.00	8,019.60	8,019.61	0.01	0.00
CITY OF MUSTANG RIDGE	0.00	2,546.72	2,546.70	(0.02)	0.00
CITY OF NIEDERWALD	0.00	1,163.76	1,163.75	(0.01)	0.00
CITY OF UHLAND	0.00	649.08	649.08	0.00	0.00
CALDWELL COUNTY	0.00	519,989.52	519,989.52	0.00	0.00
LOCKHART ISD	0.00	672,753.44	672,753.45	0.01	0.00
LULING ISD	0.00	150,370.44	150,370.45	0.01	0.00
PRAIRIE LEA ISD	0.00	40,708.44	40,708.42	(0.02)	0.00
PLUM CREEK CONS DIST	0.00	8,739.60	8,739.61	0.01	0.00
PLUM CREEK UNDERGROU	0.00	8,574.64	8,574.64	0.00	0.00
GONZALES ISD	0.00	11,036.96	11,036.94	(0.02)	0.00
WAEOLDER ISD	0.00	9,038.32	9,038.31	(0.01)	0.00
SAN MARCOS ISD	0.00	59,556.52	59,556.54	0.02	0.00
HAYS ISD	0.00	23,122.76	23,122.75	(0.01)	0.00
GONZALES COUNTY UWD	0.00	199.00	199.00	0.00	0.00
CALDWELL-HAYS ESD1	0.00	17,751.60	17,751.61	0.01	0.00
CITY OF SAN MARCOS	0.00	4,370.08	4,370.09	0.01	0.00
CALDWELL ESD #2	0.00	5,773.68	5,773.67	(0.01)	0.00
CALDWELL ESD #3	0.00	4,502.80	4,502.78	(0.02)	0.00
CALDWELL ESD #4	0.00	4,938.44	4,938.43	(0.01)	0.00
AUSTIN COMMUNITY COLL	0.00	1,698.68	1,698.66	(0.02)	0.00
CALDWELL CO MUD #2	0.00	288.08	288.09	0.01	0.00
BOLLINGER MUD	0.00	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>0.00</b>	<b>1,743,770.52</b>	<b>1,743,770.48</b>	<b>(0.04)</b>	<b>0.00</b>
<b>TOTAL BUDGET REV</b>	<b>\$ 0.00</b>	<b>\$ 1,743,770.52</b>	<b>\$ 1,743,770.48</b>	<b>(0.04)</b>	<b>0.00</b>
COPIES MISC REVENUE	\$ (170.00)	\$ (2,278.80)	\$ 0.00	2,278.80	0.00
INTEREST INCOME REVENU	(2,156.01)	(18,702.04)	0.00	18,702.04	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(2,326.01)</b>	<b>(20,980.84)</b>	<b>0.00</b>	<b>20,980.84</b>	<b>0.00</b>

Caldwell County Appraisal District  
**INCOME STATEMENT- COLLECTION**  
 For the Twelve Months Ending December 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 47,823.32	\$ 47,823.30	(0.02)	0.00
CITY OF LULING	0.00	11,258.40	11,258.39	(0.01)	0.00
CITY OF MARTINDALE	0.00	2,510.92	2,510.94	0.02	0.00
CITY OF MUSTANG RIDGE	0.00	797.36	797.37	0.01	0.00
CITY OF NIEDERWALD	0.00	364.36	364.37	0.01	0.00
CITY OF UHLAND	0.00	203.24	203.23	(0.01)	0.00
CALDWELL COUNTY	0.00	162,808.72	162,808.73	0.01	0.00
LOCKHART ISD	0.00	210,639.12	210,639.12	0.00	0.00
LULING ISD	0.00	54,249.92	54,249.90	(0.02)	0.00
PRAIRIE LEA ISD	0.00	16,617.36	16,617.37	0.01	0.00
PLUM CREEK CONS DIST	0.00	2,736.36	2,736.37	0.01	0.00
PLUM CREEK UNDERGROUND	0.00	2,684.72	2,684.72	0.00	0.00
GONZALES COUNTY UWD	0.00	62.32	62.31	(0.01)	(0.02)
CALDWELL-HAYS ESD1	0.00	5,558.04	5,558.03	(0.01)	0.00
CALDWELL ESD #2	0.00	1,807.72	1,807.74	0.02	0.00
CALDWELL ESD #3	0.00	1,409.84	1,409.82	(0.02)	0.00
CALDWELL ESD #4	0.00	1,546.24	1,546.22	(0.02)	0.00
CALDWELL CO MUD #2	0.00	90.20	90.20	0.00	0.00
BOLLINGER MUD	0.00	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<u>0.00</u>	<u>523,168.16</u>	<u>523,168.13</u>	<u>(0.03)</u>	<u>0.00</u>
TAX CERTIFICATES	(320.00)	(1,910.00)	0.00	1,910.00	0.00
<b>TOTAL TAX CERT. REVENUE</b>	<u>(320.00)</u>	<u>(1,910.00)</u>	<u>0.00</u>	<u>1,910.00</u>	<u>0.00</u>
<b>TOTAL BUDGET REVENUE</b>	<u><u>\$ 320.00</u></u>	<u><u>\$ 525,078.16</u></u>	<u><u>\$ 523,168.13</u></u>	<u><u>(1,910.03)</u></u>	<u><u>(0.37)</u></u>
RETURN CHECK FEE	\$ (50.00)	\$ (1,225.00)	\$ 0.00	1,225.00	0.00
BUS PP RENDITION PENALTY	(177.04)	(2,593.33)	0.00	2,593.33	0.00
OFFICE RENTAL INCOME	(100.00)	(1,200.00)	0.00	1,200.00	0.00
<b>TOTAL OTHER REVENUE</b>	<u>(327.04)</u>	<u>(5,018.33)</u>	<u>0.00</u>	<u>5,018.33</u>	<u>0.00</u>
DELINQUENT ATTORNEY FEES- L	0.00	0.00	0.00	0.00	0.00
DELINQUENT ATTORNEY FEES- P	0.00	0.00	0.00	0.00	0.00
DELINQUENT ABSTRACT FEES- L	0.00	0.00	0.00	0.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
<b>TOTAL DELINQUENT ATTORNE</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2023 to Dec 31, 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
12/4/23	010633	72507	CERTIFIED MAILERS -	1,187.22	
		10000	RE-ISSUE CHECK Covius Document Services LLC		1,187.22
12/4/23	010634	72516	OCT 2023 ELECTRICITY (A)	589.19	
		90-72516	OCT 2023 ELECTRICITY (C)	175.99	
		72518	OCT 2023 WATER & SEWER (A)	360.66	
		90-72518	OCT 2023 WATER & SEWER (C)	107.73	
		10000	City of Lockhart		1,233.57
12/4/23	010635	72523	OCT 2023 FUEL REIMBURSEMENT	331.57	
		10000	CALDWELL COUNTY TREASURER		331.57
12/4/23	010636	79001	2023 MALWAREBYTES APPR	1,228.92	
		90-79001	2023 MALWAREBYTES COLL	367.08	
		10000	HARRIS GOVERN		1,596.00
12/4/23	010637	72520	NOV 2023 INV #60 LAWN CARE (A)	261.80	
		90-72520	NOV 2023 INV #60 LAWN CARE (C)	78.20	
		10000	Peppers Lawncare		340.00
12/5/23	010638	72504	QUARTERLY TRAINING LUNCHEON	105.00	
		10000	CHRIS GUARDIOLA		105.00
12/14/23	010639	72007	DEC 2023 JANITORIAL SERVICES (A)	536.69	
		90-72007	DEC 2023 JANITORIAL SERVICES (C)	160.31	
		10000	JANI-KING OF AUSTIN		697.00
12/14/23	010640	72004	MICROSOFT 365 APPS	324.00	
		10000	LIFTOFF LLC		324.00
12/14/23	010641	90-72005	DEC 2023 LULING EMPLOYEE SALARY	1,701.73	
		10000	CALDWELL COUNTY TREASURER		1,701.73
12/14/23	010642	72507	FIELD APPRAISER POSITION	55.08	
		10000	LULING NEWSBOY	8s	55.08

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2023 to Dec 31, 2023**

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
12/14/23	010642V	72507	FIELD APPRAISER POSITION		55.08
		10000	LULING NEWSBOY	55.08	
12/14/23	010643	72507	FIELD APPRAISER POSITION	55.08	
		10000	LOCKHART POST-REGISTER		55.08
12/14/23	010644	72508	TONER CARTRIDGES (A)	205.95	
		90-72508	TONER CARTRIDGES (C)	205.95	
		10000	Lone Star Office Solutions		411.90
12/14/23	010645	72501	2023 ANNUAL RENEWAL - JG - REG #72922	45.00	
		10000	Texas Dept. of Licensing and Regulation		45.00
12/14/23	010646	72008	NOV 2023 LEGAL SERVICES	901.75	
		10000	LOW SWINNEY EVANS & JAMES PLLC		901.75
12/20/23	010649	72510	NOV 2023 MILEAGE REIMBURSEMENT	81.22	
		10000	MARY VENEGAS		81.22
12/20/23	010650	72010	2023 AERIAL IMAGERY - PAYMENT #2	42,877.92	
		10000	Pictometry International Corp		42,877.92
12/29/23	010651	72523	NOV 2023 FUEL REIMBURSEMENT	768.73	
		10000	CALDWELL COUNTY TREASURER		768.73
12/29/23	010652	72507	NOTICES - ARB MEMBERS, FIELD APPRX2	110.50	
		10000	LULING NEWSBOY		110.50
12/29/23	010653	72502	PRINTHEAD, INK CARTRIDGES FOR PLOTTER	570.00	
		10000	CAD Supplies Specialty, Inc		570.00
12/29/23	010654	72520	DEC 2023 INV #62 LAWNCARE	255.00	
		10000	Peppers Lawncare		255.00
12/29/23	010655	90-72011	SECURITY FOR COLL DEPT 9 HRS TOTAL	585.00	
				8t	

**Caldwell County Appraisal District  
Cash Disbursements Journal  
For the Period From Dec 1, 2023 to Dec 31, 2023**

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

<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
		10000	KENAN CAMPBELL		585.00
12/31/23	010658	72516	NOV 2023 ELECTRICITY (A)	476.85	
		90-72516	NOV 2023 ELECTRICITY (C)	142.44	
		72518	NOV 2023 WATER & SEWER (A)	351.58	
		90-72518	NOV 2023 WATER & SEWER (C)	106.02	
		10000	City of Lockhart		1,076.89
12/31/23	010673	72510	OCT, NOV, DEC 2023 MILEAGE REIMBURSEMENT	79.91	
		10000	Phyllis Fischer		79.91
12/31/23	010674	72510	DEC 2023 MILEAGE REIMBURSEMENT	10.48	
		10000	Christie Gibson		10.48
12/31/23	010675	72502	PLOTTER CARTRIDGES	570.00	
		10000	CAD Supplies Specialty, Inc		570.00
12/31/23	010677	60375	DEC 2023 DEL ATTY FEES	48,011.71	
		60390	DEC 2023 DEL ATTY ABST FEES	915.00	
		10000	LINEBARGER GOGGAN BLAIR SAMPSON, LLP		48,926.71
12/31/23	010678	72008	DEC 2023 LEGAL SERVICES	785.00	
		10000	LOW SWINNEY EVANS & JAMES PLLC		785.00
12/31/23	010680	72504	REIMBURSEMENT	45.00	
		10000	Shanna Ramzinski		45.00
12/31/23	010681	60376	DEC 2023 DEL ATTY FEES	3,872.33	
		60391	DEC 2023 DEL ATTY ABST FEE		
		10000	Perdue, Brandon, Fielder, Collins, Mott		3,872.33
	<b>Total</b>			<b>109,654.67</b>	<b>109,654.67</b>

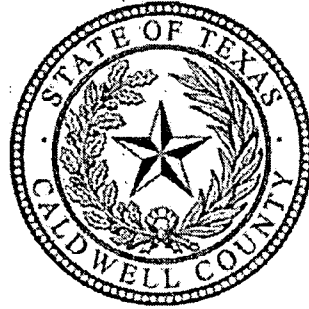


*Hoppy Haden*  
County Judge  
512 398-1808

*Gloria Garcia*  
County Treasurer  
512 398-1800

*Danie Teltow*  
County Auditor  
512 398-1801

*Caldwell County Courthouse*  
110 South Main Street  
Lockhart, TX 78644  
Fax: 512 398-1828



*B.J. Westmoreland*  
Commissioner Precinct 1

*Russell "Rusty" Horne*  
Commissioner Precinct 2

*Edward "Ed" Theriot*  
Commissioner Precinct 3

*Dyral Thomas*  
Commissioner Precinct 4

July 14<sup>th</sup>, 2023

Caldwell County Appraisal District Board of Directors  
211 Bufkin Lane  
PO Box 900  
Lockhart, Texas, 78644

This letter is a formal request to consider waiving the penalty and interest on what the CCAD is determining a delinquent payment from Caldwell County.

On December 21<sup>st</sup>, 2023, I received an email from Ms. Phyllis Fischer for a reminder that she had not yet received the 1<sup>st</sup> quarter 2024 payment, which was not due until December 31<sup>st</sup>, 2023.

I replied that the checks have already been cut (date of check received by CCAD is December 19<sup>th</sup>, 2023), and they would be getting mailed out on December 26<sup>th</sup>, 2023, after our Commissioner's Court. I then asked Ms. Fischer if she would like to come personally and pick up the checks and we could hold them for her, or if the mail was fine. I knew around the holidays that mail could be delayed.

I did not receive an email reply from Ms. Fischer until December 28<sup>th</sup>, 2023, that the mail was fine, as long as it was postmarked by the due date. With that being said, since I did not prompt any of my staff to hold the check, I assumed it had been mailed out with the rest of our accounts payable checks.

I then received an email on January 3<sup>rd</sup>, that Phyllis had still not received the checks. I still assumed, since I hadn't prompted my staff to hold the check(s) that they were mailed and could be a little delayed due to the holidays.

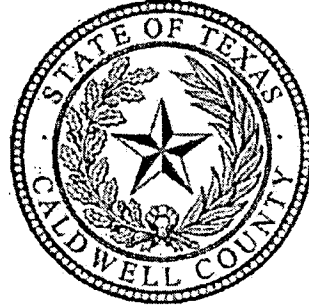
On January 4<sup>th</sup>, 2024, Ms. Fischer informed me she had received the checks. She also inquired if she should be expecting anything else in the mail. One of my staff had informed me that apparently there was some confusion during the holidays that

*Hoppy Haden*  
County Judge  
512 398-1808

*Gloria Garcia*  
County Treasurer  
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110 South Main Street  
Lockhart, TX 78644  
Fax: 512 398-1828



*B.J. Westmoreland*  
Commissioner Precinct 1

*Russell "Rusty" Horne*  
Commissioner Precinct 2

*Edward "Ed" Theriot*  
Commissioner Precinct 3

*Dyral Thomas*  
Commissioner Precinct 4

the checks were to be held and someone from CCAD would retrieve them. I informed my staff member that this was not the case, and she immediately walked over to CCAD and hand delivered the checks. Unfortunately, with the confusion and short staff they weren't mailed so were never postmarked. My employee had hand delivered the checks in a blank envelope to Ms. Fischer.

I have attached the email correspondence that took place between Ms. Fischer and myself, and I would like the board to please consider waiving the P&I fee as the county had zero intentions of ever delivering the payment late. That there was communication immediately back to Ms. Fischer from myself each time she inquired about payments. As, the checks were originally cut on December 19<sup>th</sup>, 2023, twelve days prior to the deadline.

Should you have any question about this matter, please feel free to contact me at: phone 512-359-1801 or email- [danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)

Sincerely,

A handwritten signature in cursive script that reads "Danie Teltow".

Danie Teltow  
Caldwell County Auditor

**From:** Phyllis  
**To:** Danie Teltow  
**Subject:** RE: 2024 1st Quarter Statements  
**Date:** Thursday, January 4, 2024 2:31:44 PM

---

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210 fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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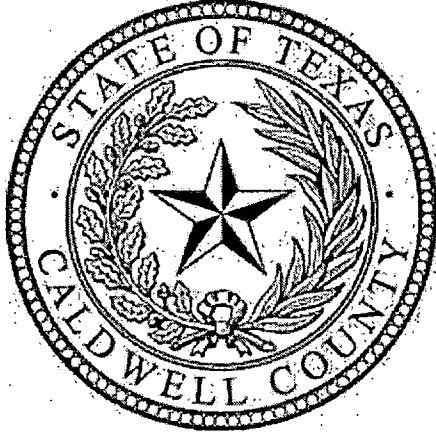
**From:** Danie Teltow <danie.teltow@co.caldwell.tx.us>  
**Sent:** Thursday, January 4, 2024 2:31 PM  
**To:** Phyllis <phyllisf@caldwellcad.org>  
**Cc:** Merari Gonzales <merari.gonzales@co.caldwell.tx.us>  
**Subject:** RE: 2024 1st Quarter Statements

No ma'am those are the two that you were originally inquiring about. Apparently with a couple staff members being out during holidays, one of my employees thought I requested them to be held for pick up. So Merari saw them and took it upon herself to hand deliver them to you this afternoon.

Thank you,

Danie Teltow  
Caldwell County Auditor  
PH: 512-398-1801 Ext: 4655  
Fax: 512-398-1829

Email: [danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)  
Address: 110 S. Main Street, Lockhart, TX 78644



---

**From:** Phyllis <[phyllisf@caldwellcad.org](mailto:phyllisf@caldwellcad.org)>  
**Sent:** Thursday, January 4, 2024 2:25 PM  
**To:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>  
**Subject:** RE: 2024 1st Quarter Statements

Some checks were dropped off today. Will I also be receiving some through the mail?

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210    fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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---

**From:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>  
**Sent:** Wednesday, January 3, 2024 4:05 PM

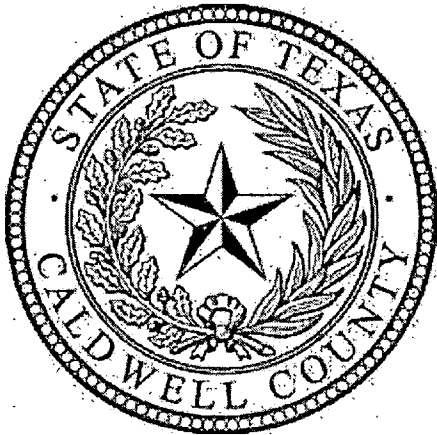
**To:** Phyllis <[phyllisf@caldwellcad.org](mailto:phyllisf@caldwellcad.org)>  
**Cc:** Merari Gonzales <[merari.gonzales@co.caldwell.tx.us](mailto:merari.gonzales@co.caldwell.tx.us)>; Cheryl Mendoza <[cheryl.mendoza@co.caldwell.tx.us](mailto:cheryl.mendoza@co.caldwell.tx.us)>  
**Subject:** RE: 2024 1st Quarter Statements

Phyllis,

They were mailed out December 26<sup>th</sup>, 2023, postmarked. Please allow 5-7 business days, allowing delays with federal holidays in between.

Thanks,

Danie Teltow  
Caldwell County Auditor  
PH: 512-398-1801 Ext: 4655  
Fax: 512-398-1829  
Email: [danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)  
Address: 110 S. Main Street, Lockhart, TX 78644



---

**From:** Phyllis <[phyllisf@caldwellcad.org](mailto:phyllisf@caldwellcad.org)>  
**Sent:** Wednesday, January 3, 2024 3:05 PM  
**To:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>  
**Subject:** FW: 2024 1st Quarter Statements

Danie, I haven't received the checks yet for the 1<sup>st</sup> quarter payment. Do you know when they were mailed?

Thank you,

Phyllis Fischer

Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210 fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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---

**From:** Phyllis  
**Sent:** Thursday, December 28, 2023 8:46 AM  
**To:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>  
**Subject:** RE: 2024 1st Quarter Statements

Mail is fine as long as they are postmarked by the due date.

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210 fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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---

**From:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>

**Sent:** Thursday, December 21, 2023 4:35 PM

**To:** Phyllis <[phyllisf@caldwellcad.org](mailto:phyllisf@caldwellcad.org)>

**Subject:** RE: 2024 1st Quarter Statements

Phyllis,

We have checks cut already and will be getting mailed out on December 26<sup>th</sup>, 2023 after Commissioner's Court. Would you like us to hold the checks and you can come pick them up, or is the mail okay?

Thank you,

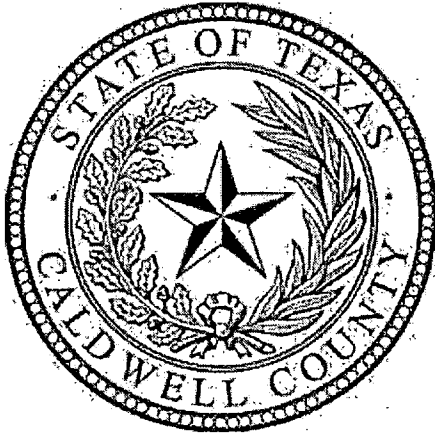
Danie Teltow  
Caldwell County Auditor

PH: 512-398-1801 Ext: 4655

Fax: 512-398-1829

Email: [danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)

Address: 110 S. Main Street, Lockhart, TX 78644



---

**From:** Phyllis <[phyllisf@caldwellcad.org](mailto:phyllisf@caldwellcad.org)>

**Sent:** Thursday, December 21, 2023 4:09 PM

**To:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>

**Subject:** 2024 1st Quarter Statements

This is a reminder that I have not yet received your 2024 1<sup>st</sup> quarter payments which are due December 31, 2023.

Please note that per Section 6.06 (e) of the Texas Property Tax Code that a payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent.

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210 fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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**From:** Phyllis  
**To:** Danie Teltow  
**Subject:** 2024 1st QTR Statement P&I  
**Date:** Tuesday, January 9, 2024 3:17:44 PM

---

Danie, Texas Property Tax Code Sec 6.06 (e) states that "A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent." Sec 6.062 (k) says "For good cause shown, the board of directors may waive the penalty and interest on a delinquent payment under Subsection (e)." This section only applies to the amount due to the appraisal district for the appraisal budget, not the collections budget.

The payment was due on December 31, 2023 and received and date-stamped on January 4, 2024. The amount of P&I due would be \$7,367.58. We need a letter or statement from the county (it can be emailed) stating why the payment was late to present to the Board so they can waive the P&I.

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210 fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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**From:** Phyllis  
**To:** Danie Teltow  
**Subject:** Re: 2024 1st QTR Statement P&I  
**Date:** Tuesday, January 9, 2024 3:56:52 PM

---

Address it to the Board of Directors and email it to me. I handle the agendas, etc for the meetings.

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210 fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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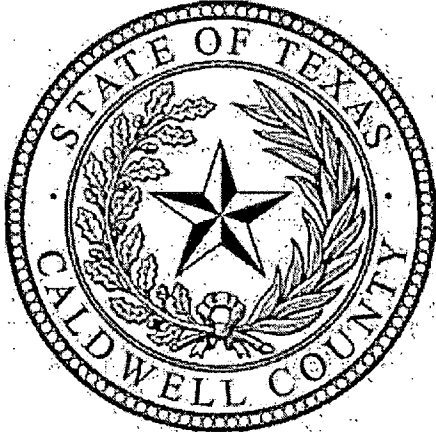
**From:** Danie Teltow <[danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)>  
**Sent:** Tuesday, January 9, 2024 3:48 PM  
**To:** Phyllis <[phyllisf@caldwellcad.org](mailto:phyllisf@caldwellcad.org)>  
**Subject:** RE: 2024 1st QTR Statement P&I

Phyllis,

Who do I address my letter to? Also, can I have an email address to send this memorandum to?

Thank you,

**Danie Teltow**  
**Caldwell County Auditor**  
PH: 512-398-1801 Ext: 4655  
Fax: 512-398-1829  
Email: [danie.teltow@co.caldwell.tx.us](mailto:danie.teltow@co.caldwell.tx.us)  
Address: 110 S. Main Street, Lockhart, TX 78644



**From:** Phyllis <phyllisf@caldwellcad.org>  
**Sent:** Tuesday, January 9, 2024 3:18 PM  
**To:** Danie Teltow <danie.teltow@co.caldwell.tx.us>  
**Subject:** 2024 1st QTR Statement P&I

Danie, Texas Property Tax Code Sec 6.06 (e) states that "A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent."

Sec 6.062 (k) says "For good cause shown, the board of directors may waive the penalty and interest on a delinquent payment under Subsection (e)." This section only applies to the amount due to the appraisal district for the appraisal budget, not the collections budget.

The payment was due on December 31, 2023 and received and date-stamped on January 4, 2024. The amount of P&I due would be \$7,367.58. We need a letter or statement from the county (it can be emailed) stating why the payment was late to present to the Board so they can waive the P&I.

Thank you,

Phyllis Fischer  
Administrative Assistant  
Caldwell County Appraisal District  
211 Bufkin Lane  
P O Box 900  
Lockhart, TX 78644-0900

Phone: 512-398-5550, ext 210    fax: 512-398-5551  
Website: [www.caldwellcad.org](http://www.caldwellcad.org)

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CALDWELL COUNTY TREASURER

110 S. MAIN STREET

ROOM 103

LOCKHART, TX 78644

JAN 04 2024

TREASURER OF THE COUNTY OF CALDWELL  
STATE OF TEXAS

CHARGE TO: AP OPERATING FUND  
110 S. MAIN ST. ROOM 103 (512) 398-1800  
LOCKHART, TEXAS 78644  
VOID AFTER 90 DAYS

FIRST LOCKHART NATIONAL BANK  
LOCKHART, TX 78644  
88-321-1149

009310

CHECK NO. 9310

12/19/2023

45,421.94

DATE

AMOUNT

---Forty Five Thousand Four Hundred Twenty One Dollars and 94/100 Cents---

PAY  
TO THE  
ORDER  
OF

CALDWELL COUNTY APPRAISAL DIST  
P.O. BOX 900  
LOCKHART, TX 78644

VOID AFTER 90 DAYS

*Gloria Garcia*  
COUNTY TREASURER

*Daniel Jettow*  
COUNTY AUDITOR



⑈009310⑈ ⑆114903213⑆ ⑈400⑈382⑈

009310

TREASURER OF THE COUNTY OF CALDWELL  
STATE OF TEXAS

VENDOR: CALDWELL COUNTY APPRAISAL DIST CALAPP

12/19/2023

Chk #: 9310

DATE	INVOICE #	P.O. #	DESCRIPTION	GL #	AMOUNT
12/1/2023	2024 COLL QTR-1	REQ02844	Quarterly & Collections Payments	001-2140-4110	45,421.94

JAN 04 2024

CHECK TOTAL 45,421.94

TREASURER OF THE COUNTY OF CALDWELL  
STATE OF TEXAS

CHARGE TO: AP OPERATING FUND  
110 S. MAIN ST. ROOM 103 (512) 398-1800  
LOCKHART, TEXAS 78644  
VOID AFTER 90 DAYS

FIRST LOCKHART NATIONAL BANK  
LOCKHART, TX 78644  
88-321-1149.

009309

CHECK NO. 9309

12/19/2023  
DATE

144,191.21  
AMOUNT

---One Hundred Forty Four Thousand One Hundred Ninety One Dollars and 21/100 C

PAY  
TO THE  
ORDER  
OF

CALDWELL COUNTY APPRAISAL DIST  
P.O. BOX 900  
LOCKHART, TX 78644

VOID AFTER 90 DAYS

*Gloria Garcia*  
COUNTY TREASURER

*Daniel Jeltow*  
COUNTY AUDITOR



⑈009309⑈ ⑆114903213⑆ ⑈400⑈382⑈

TREASURER OF THE COUNTY OF CALDWELL  
STATE OF TEXAS

VENDOR: CALDWELL COUNTY APPRAISAL DIST CALAPP

DATE	INVOICE #	P.O. #	DESCRIPTION	GL #	12/19/2023	Chk #: 9309	AMOUNT
12/1/2023	2024 QTR-1	REQ02844	Quarterly & Collections Payments	001-2140-4110			144,191.21

JAN 04 2024

CHECK TOTAL 144,191.21

STATEMENT OF SERVICES  
For: Caldwell County Tax Appraisal Office  
P.O. Box 900  
Lockhart, TX 78644

DATE-----8-30-2023

\*\*\*\*\*

TOTAL AMOUNT DUE-----\$507.50

PRESENTED BY: Tony Miller  
Research Service  
P.O. Box 1088  
Lockhart, TX 78644

.....

Research on the South half of Lot 1 Block 8 in the Town of Fentress

Reference Daily Work Log attached

signed Tony Miller  
submitted 8-31-23

P10 # 86049



## Daily Work Log

Research on South half of Lot 1 Block 8 in Town of Fentress in the M. Gillan Sur. A-10 Caldwell Co., TX

8-17-23-----drive to Fentress to talk to the neighbors about Lot 1, the neighbors are in their 70's and were born and raised in Fentress. I was told that Lot 1 had a store that sold gas and other items and was owned/run by Esac Sanchez. Drive to the County Clerks office to research the index's reverse on Esac Sanchez the only tract that showed into him was Lot 4 Block 8. Also run Paul A. Wilke, Sr. direct from 1948 to 2023 only thing I found was a Affidavit of Heirship from Paul A. Wilke, Jr. of Guadalupe Co. on Esac Sanchez -----4 hours-----

8-18-23-----go to Clerks office to run index's on Eliseo Sanchez son of Esac Sanchez and father of Gregorio Sanchez, found deed from Guadalupe Sanchez Camacho (sister) to Eliseo Sanchez (brother) on her interest in Lot 4 Block 8, also found DT between Eliseo Sanchez and Gregorio Sanchez which contained a plat of Lot 4 Block 8 and a reference to a deed covering All of Lot 4 and the South half of Lot 1 in Block 8-----2 hours-----

8-24-23-----drive to Seguin to do research in the Guadalupe County Clerks office on Paul A. Wilke, Sr. Probate and also run index's on him and his wife Elizabeth Wilke Administrator of his Estate, also run Paul A. Wilke, Jr., found his Probate and the administration of his Estate by his wife. Found Application to sell real estate and Order of Sale by the Court describing a lot in Fentress being 1.43 acres and described as Lot 4 Block 8 but is and incomplete description However it goes on to describe the original deed 94/142 which covers All of Lo4 Block 8 and the South half of Lot1 Block 8 in the Town of Fentress-----5 hours-----

8-29-23-----go to Caldwell Clerks office to run Esac Sanchez in the reverse index's to double check if anything was deeded into him, there was nothing, go to Tax Appraisal office to talk to Matthew about what I found in Guadalupe County -----2 hours---

8-30-23-----prepare report for Tax Appraial office-----1.5 hours-----

Research on the South half of Lot 1 Block 8 in the Town of Fentress in the  
M. Gillan Sur. A-10 Caldwell Co., TX

D---94/142-----W.C. McCaskill-----P.A. Wilke  
8-6-1924           being the South half of Lot 1 Block 8 and All of Lot 4 Block 8 of the  
2<sup>nd</sup> revised Plat of the Town of Fentress

D---228/427-----Paul A. Wilke et ux Elizabeth-----Esa Sanchez  
2-24-1948           being a part of Lot 4 Block 8 in the NE corner 34 feet wide and  
86 feet deep; ref 94/142

Admin D---269/324-----Elizabeth Wilke Kiesling Admin.-----Esac Sanchez  
11-5-1956           Est. of Paul A. Wilke, Sr. dec'd  
Conveys All right,title, interest in All of Lot 4 Block 8  
I Elizabeth Wilke Kiesling did on 10-29-1956 sell said interest;  
This is a reference made to the Report of Sale in Probate 10/454  
Guadalupe Co, TX

D---270/75-----Elizabeth Wilke Kiesling et vir Eric-----Esac Sanchez  
11-1-1956           Lot 4 Block 8 Town of Fentress

SWD---161/785-----Guadalupe Sanchez Camacho-----Eliseo Sanchez  
3-28-1997           an Heir of Esac Sanchez; I convey unto my Brother, All of my  
right, title and interest in Lot 4 Block 8 in Fentress

DT---365/642-----Eliseo Sanchez et ux-----Gregorio Sanchez  
12-3-2003           references Lot 4 Block 8 which has the plat showing the  
Vol. 94 Page 142 on the South half of Lot 1 and Lot 4 Block 8

Aff. Heir---366/461-----Paul A. Wilke,Jr.-----Public  
1-7-2004           Heirship on Esac Sanchez aka Esa

\*\*\*\*\*

Probate Records on the Estate of Paul A. Wilke, Sr. dec'd (11-1-1953)  
cause # 4411, Guadalupe Co.

Probate---8/546-----Will  
11-12-1953

8/543-----contest of Will by Bertha Wilke

8/544-----order dismissing contest

9/14-----inventory

9/293-----application to appoint Administratrix petitioner Elizabeth Wilke

10/451-----application to sell real estate, The Estate of Paul A. Wilke owns a lot  
In the M. Gillan Survey in Caldwell Co. the size being 1.43 acres

10/453-----order of sale, Lot 4 Block 8 in the Town of Fentress, reference made  
Deed 228/427 and Deed 94/142 deed records of Caldwell Co., TX

10/454-----order confirming sale



This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied to any user for any purpose.

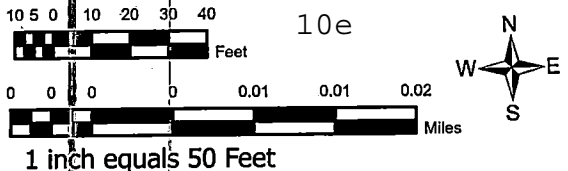
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Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.

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Date Printed: 4/28/2023 2:18 PM

**Legend**

Airports	Paved County Road or Street	Private Paved Rd	Subdivision Blocks
Road_Centerlines	Gravel County Road or Street	Cemetery Street	Subdivision Lots
<b>SYMB</b>	Public Roadway Gravel	Streams	<b>Subdivisions:</b>
Undeveloped Road	Hwy and FH	LCRA Lines	N
Easement	Toll Road	Railroad	Y
Easement	Ramp / Turn-Around	Towers	Parcels
Paved County Road or Street - New/Proposed	Private DWI Rd	Cemetery_Points	
Private Gravel Rd			



# AFFIDAVIT TO DETERMINE HEIRSHIP

STATE OF Texas  
COUNTY OF Caldwell

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Pual Wilke / Eliseo Sanchez well, known to me to be a credible person, and who, after being by me duly sworn on his Oath did state:

"My (Our) name(s) is Pual Wilke / Eliseo Sanchez . I (We) live Wilke Ln Kingsbury ,Texas 78638 . I (We) am(are) personally familiar with the family and marital history of Esac Sanchez AKA Esa Sanchez and Florentina Sanchez, and I have a personal knowledge of the facts stated in this affidavit.

I knew Esac Sanchez AKA Esa Sanchez from 2-13-1946 until Jan -28-1980 . Esac Sanchez AKA Esa Sanchez died intestate on Jan -28-1980

Esac Sanchez AKA Esa Sanchez was married one time(s), and that was To Florentina Sanchez . They married in 1910 . Their marriage ended in 11-1977 . During this marriage, Esac Sanchez AKA Esa Sanchez and Florentina Sanchez had 5 children, named: Gudalupe Sanchez born Feb-2-1912 ,Jesus Sanchez born Jan-7-1924 ,Delfino Sanchez born Dec 24-1917, Apolonia Sanchez April 10-1930, Eliseo Sanchez born June-14-1934

There has been no administration of decedent's estate. I am aware that this Affidavit will be relied upon by a title company and others."

WITNESS OUR HANDS this 1 Day of 7 ,2004

P O Wilke  
Signature  
Paul Wilke  
Name

Eliseo Sanchez  
Signature  
ELISEO SANCHEZ  
Name

Wilke Rd  
Kingsbury ,Texas 78638  
Address  
STATE of Texas  
County of Caldwell

P.O BOX 61 / GONZALES AVE  
FENTRESS, TEXAS 78622  
Address

SUBSCRIBED AND SWORN TO BEFORE ME, this 7 th day of January ,2004, by Anthony Jason Levine ~~th~~  
Paul Wilke & Eliseo Sanchez

Commission Expires April 18, 2006 Notary Public  
State of Texas

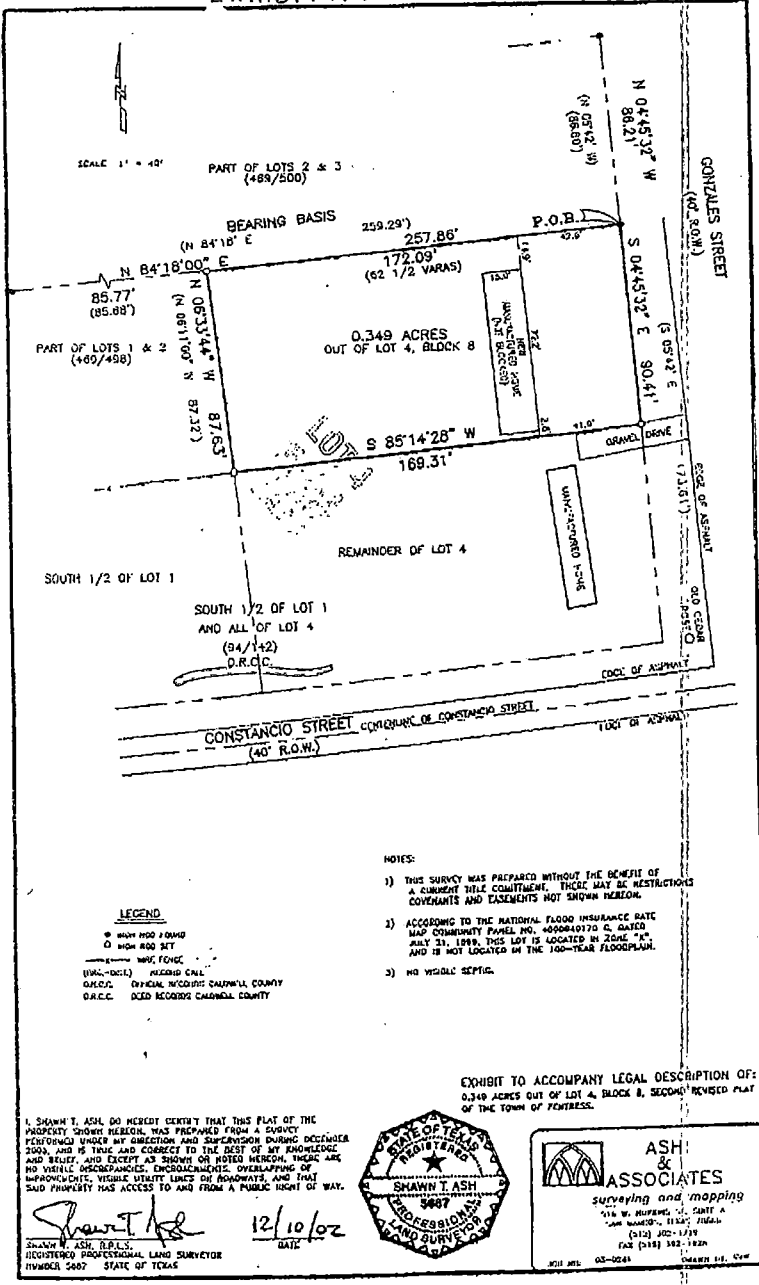


Caldwell County

EXHIBIT A 2 of 2

BT

VOL 365 PAGE 648



FILED this 5th day of Jan. 2004  
 10:20 A M  
 NINA S. SELLS  
 COUNTY CLERK, CALDWELL COUNTY, TEXAS  
 By *Timothy* Deputy

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law. STATE OF TEXAS COUNTY OF CALDWELL I hereby certify that this instrument was FILED in File Number 2004-00000000 on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

JAN 05 2004



*Nina S. Sells*  
 COUNTY CLERK  
 CALDWELL COUNTY, TEXAS

DT 365/642

EXHIBIT A 1 of 2

VOL 365 PAGE 647

STATE OF TEXAS  
COUNTY OF CALDWELL

0.349 ACRES OUT OF LOT 4, BLOCK 8  
2<sup>ND</sup> REVISED PLAT TOWN OF FENTRESS

A DESCRIPTION OF A 0.349 ACRE TRACT OF LAND BEING OUT LOT 4, BLOCK 8, OF THE 2<sup>ND</sup> REVISED PLAT TOWN OF FENTRESS, BEING OUT OF THE SAME TRACT CONVEYED TO ELISEO SANCHEZ FROM ESAC SANCHEZ BY SPECIAL WARRANTY DEED IN VOLUME 161, PAGE 785, OFFICIAL PUBLIC RECORDS, CADWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/4 inch iron rod found in the west right of way line of Gonzales Street, (40' right of way), also being the southeast corner of part of Lots 2 and 3 out of said Second Revised Plat of the Town of Fentress, as conveyed in volume 469, page 500 of the Deed Records of Caldwell County Texas, from which a 1/4 inch iron rod found marking the southwest corner of said part of Lots 2 and 3 bears South 84°18' West, a distance of 257.86 feet (called 259.29 feet), for our Bearing Basis herein, North 84°18' East, said iron rod found in said west right of way line of Gonzales Street being the northeast corner of Lot 4 out of said Second Revised Plat of the Town of Fentress and also being the northeast corner of the herein described tract for the **POINT OF BEGINNING**;

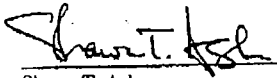
**THENCE** along the common line of said west right of way line of Gonzales Street and the herein described tract, South 04°45'32" East, (called South 05°42' East), a distance of 90.41 feet, to a 1/4 inch iron rod with cap set, for the southeast corner of the herein described tract;

**THENCE** leaving said Gonzales Street, and entering into said Lot 4, South 85°14'28" West, a distance of 169.31 feet to a 1/4 inch iron rod with cap set in the remains of an old cedar fence post found at the extended intersection of an old barb wire fence for the approximate location of a called fence post for the southeast corner of part of Lots 1 and 2, of said Second Revised Plat of the Town of Fentress, as conveyed in Vol. 469, Pg. 498, of the Deed Records of Caldwell County, Texas, and being the southwest corner of the herein described tract;

**THENCE** with the common line of said part of Lots 1 and 2 and the herein described tract, North 06°33'44" West, a distance of 87.63 feet, (called North 06°11' West, 87.32 feet) to a 1/4 inch iron rod with cap set at the base of an old leaning cedar fence post on the south line of said part of Lots 2 and 3, for the called northeast corner of said part of Lots 1 and 2 and the northwest corner of the herein described tract;

**THENCE** with the common line of said part of Lots 2 and 3, North 84°18'00" East, a distance of 172.09 feet (called 62 1/2 varas) to the **POINT OF BEGINNING** of the herein described tract containing 0.349 acres of land:

I, Shawn T. Ash, do certify that this description and associated sketch were prepared from a survey performed under my direction during December, 2003, and is true and correct to the best of my knowledge and belief.

  
Shawn T. Ash  
Registered Professional Land Surveyor  
No. 5687 State of Texas  
Job, No. 03-0241



12/10/03  
Date

Note: This surveyed was prepared for mortgage purposes only and not intended to subjugate the subdivision process of Caldwell County.

have the guardianship closed. The report of the guardian has been filed November 26th A.D. 1956, citation has been duly served as required by law, and the court proceeded to examine said account and consider the application to close the estate and release guardian and his bondsman. The court finds that the debts have all been paid, that no additional income came into the hands of the guardian, to be accounted for, that the Minor has reached the age of 21 years and has fully released the guardian. It is therefore Ordered, Adjudged and Decreed by the Court that said account be and the same is hereby approved and the said Walter Trappe, Sr. guardian of said Walter Trappe, Jr. is hereby fully discharged as Guardian of the Estate of Walter Trappe, Jr. and his bondsmen Paul Dietert and Willie Thormeyer are hereby relieved of the duties as bondsmen of said Guardian and freed from all obligations created by the said bond signed by them as sureties in the above named guardianship. It is also ordered that the above stated and numbered guardianship be and the same is hereby closed.

Leonard Fleming  
County Judge of Guadalupe County, Texas.

NO. 4411 ESTATE OF PAUL A. WILKE, DECEASED

✓ APPLICATION TO SELL REAL ESTATE

NO. 4411

ESTATE OF PAUL A. WILKE, | IN THE COUNTY COURT OF  
DECEASED . . . . . | GUADALUPE COUNTY, TEXAS.

TO THE HONORABLE JUDGE OF SAID COURT:

Elizabeth Wilke, administratrix, of the above Estate would respectfully show that she is now married to Eric R. Kiesling. That she is in great need of money to make a part payment on a tractor which is absolutely necessary on her farm, that said tractor was bought by her two years and that the estate still owes \$395.00 on said tractor. The Hays County Implement Company insists upon payment and since there is a full crop failure this year your administratrix lacks the funds to meet this demand. The Estate of Paul A. Wilke owns one-half interest in a lot out of the M. Gillon Survey in the County of Caldwell. The size of the lot is 1.43 acres. There used to be a gin on this lot which is fully destroyed and the lot is of no benefit to the estate and produces no income whatsoever. Your administratrix asks for permission to sell the Estate's one-half interest in said lot and to use the money to meet the demand on the tractor.

Said lot is jointly owned by the surviving wife of Paul A. Wilke deceased, and the Estate. Article 4195A of the Revised Statutes of Texas recommends the sale of unproductive property and this half of the Fentress Gin lot is of no benefit to the above styled estate whatsoever.

The report filed in this estate in December A.D. 1955, shows the true conditions of the estate at this time. There have been no changes, only that the small balance at the



Sworn to and subscribed before me by the said Elizabeth Wilke Kiesling, on this 15th day of October, A.D. 1956.

(SEAL) Theo. M. Janssen, Notary Public in and for Guadalupe County, Texas. Filed October 15, 1956- Frank Schmidt, County Clerk, Guadalupe Co., Texas

✓ THE STATE OF TEXAS

To any Sheriff or any Constable within the State of Texas-Greeting:

You are hereby commanded to cause to be posted for not less than ten days, exclusive of the day of posting, before the return day hereof, at the County Courthouse door of Guadalupe County, Texas, or at the place in or near said courthouse where public notices customarily are posted, a copy of the following notice:

THE STATE OF TEXAS

To all persons interested in the Estate of Paul A. Wilke, Deceased. No. 4411, County Court Guadalupe County, Texas.

Elizabeth Wilke, Administratrix, has filed in the County Court of Guadalupe County, Texas, on the 15th day of October, 1956, an application for an order to sell the following property of said Estate, situated in Caldwell County, Texas, to-wit:

one half interest in a lot of 1.43 acres out of the M. Gillon Survey in the County of Caldwell, Texas

Said application and any opposition thereto will be heard and acted on by said Court at 10 o'clock A.M. on the first Monday next after the expiration of ten days from date of posting this citation, the same being the 29th day of October, 1956, at the County Courthouse in Seguin, Texas.

All persons interested in said estate are hereby cited to appear before said Honorable Court at said above mentioned time and place by filing a written answer contesting such application should they desire to do so.

That officer executing this writ shall promptly serve the same according to requirements of law, and the mandates hereof, and make due return as the law directs.

Given under my hand and the seal of said Court at office in Seguin, Texas, this the 15th day of October, A.D. 1956.

(SEAL) Frank Schmidt, Clerk of the County Court, Guadalupe County, Texas By H E Dibrell, Deputy

SHERIFF'S RETURN

Came to hand on the 15th day of October A.D. 1956, at 2 o'clock P.M., and executed on the 15th day of October A.D. 1956, by posting a copy of the within citation for ten days, exclusive of the day of posting, before the return day hereof, at the County Courthouse door of Guadalupe County, Texas, or at the place in or near the said courthouse where public notices customarily are posted.

Phil M. Medlin, Sheriff Guadalupe County Texas By L A Petry, Deputy

Fee-Posting Citation \$2.00

Issued and Returned and filed October 15, 1956

Frank Schmidt, County Clerk By H E Dibrell, Deputy

ORDER OF SALE

NO. 4411

ESTATE OF PAUL A. | IN THE COUNTY COURT OF  
WILKE, DECEASED. | GUADALUPE COUNTY, TEXAS.

On this the 29th day of October, A.D. 1956, came on to be heard the application of Elizabeth Wilke Kiesling, administratrix of the above named Estate with will annexed, for the sale of one-half interest in a lot in the town of Fentress, in Caldwell County, Texas, which produces no income whatsoever.

It appearing to the Court that due notice of said application has been given by the Court as required by law, and that the same has been posted for two full weeks, and

It further appearing to the Court that said property is owned one-half by the surviving widow of Paul A. Wilke, deceased, and one-half by the above named estate and that said interest of the estate is totally nonproductive, since the gin formerly located thereon has been fully destroyed and that the proceeds of the sale of said property are urgently needed to help preserve the balance of said estate.

It is therefore the opinion of the Court that the sale of the undivided interest owned by said estate in said real property should be made and that the sale is advisable and advantageous, and that said application should be and is hereby granted.

The application is therefore granted hereby to sell the one-half interest of the above named estate in the following property:

Lot number four (4) in Block eight (8) of the Second revised plat of the town of Fentress, less that part of lot in the northeast corner of said lot, being 34 feet wide by 86 feet deep, which was conveyed to Esa Sanchez by deed recored in Caldwell County, Texas, Deed Records, Volume 228, Page 427. The property conveyed herein together with the part sold to Esa Sanchez in said Deed dated February 24, 1948, is recorded in the Deed Records of Caldwell County, Texas, Volume 94, Page 142, to which conveyance reference is here made for all purposes.

The Court is of the opinion that this interest in said tract should be sold at private sale for cash.

It is therefore Ordered, Adjudged and Decreed by the Court that Elizabeth Wilke Kiesling, administratrix of the Estate of Paul A. Wilke, deceased, with will annexed, sell the above described interest at private sale for cash.

The Court having examined the Guardians General Bond in this Estate finds and determines that said bond is in full force and effect, and that the same is in an amount satisfactory to the law and sufficient to protect also the proceeds of sale of the small interest involved in this sale and that no additional bond is needed and required.

The said administratrix is hereby directed to make report of said sale to this court as required by law.

✓ REPORT OF SALE

NO. 4411

ESTATE OF PAUL A. WILKE, | IN THE COUNTY COURT OF  
DECEASED . . . . . | GUADALUPE COUNTY, TEXAS.

TO THE HONORABLE JUDGE OF SAID COURT:

Now comes Elizabeth Wilke Kiesling, administratrix in the above numbered and styled case and respectfully reports to the court that in obedience to an order of Court, made and entered in the above cause on the 29th day of October A.D. 1956, the interest of the Paul A. Wilke Estate, being one half of the lot involved, was sold at private sale on October 29, A.D. 1956. The description of this lot is as follows:

Lot Number four (4) in Block Eight (8) of the Second Revised Plat of the town of Fentress, Caldwell County, Texas, less that part of the lot in the northeast corner of said lot, being 34 feet wide by 86 feet deep, which was conveyed to Esa Sanchez, by deed recorded in Caldwell County, Deed Records, Volume 228, Page 427. The property conveyed herein together with the portion sold to said Esa Sanchez in said deed dated February 24, is recorded in the Deed Records of Caldwell County, Texas, Volume 94, Page 142 to which conveyance reference is here made for all purposes.

That your administratrix sold the one-half interest of the above styled and numbered estate for the sum of One Hundred Seventy-five and No/100 (\$175.00) Dollars, cash.

As stated before said property was sold in Obedience to an order of this Court and the purchaser stands now ready to comply with said Order of Sale whenever same shall be confirmed by this Court.

Elizabeth Wilke Kiesling  
Elizabeth Wilke Kiesling,  
Administratrix of Estate of  
Paul A. Wilke, Deceased, with will  
annexed.

Sworn to and Subscribed before me by Elizabeth Wilke Kiesling on this the 29th day of October, A.D. 1956.

(SEAL) Theo M. Janssen, Notary Public in and for Guadalupe County, Texas.

Filed Oct 29, 1956- Frank Schmidt, County Clerk Guadalupe County, Texas  
By H E Dibrell, Deputy

✓ ORDER CONFIRMING SALE

NO. 4411

ESTATE OF PAUL A. | IN THE COUNTY COURT OF  
WILKE, DECEASED. | GUADALUPE COUNTY, TEXAS.

On this the fifth day of November A.D. 1956, came on to be heard in the above styled and numbered administration, the report of Elizabeth Wilke Kiesling, administratrix of the said estate with will annexed of the sale of said estates one-half interest in a part of Lot Four (4), Block Eight (8) of the Second Revised Plat of the town of Fentress, Caldwell County, Texas. The report states that this sale was made in obedience to an order of this court on the 29th day of October 1956. It appearing to the court that the said report has been filed and docketed in the manner prescribed by law and for the prescribed time, and it further appearing upon examination of the evidence herein that the sale was a private sale and was fairly made and in full conformity with the law, and that

fair price, and it furthermore appearing that Esac Sanchez of Fentress, Texas, who became the purchaser of the estate's interest in said Lot for the sum of One Hundred Seventy-five (\$175.00) Dollars which said one half interest is one-half of the following described parcel of land:

"Lot Number Four (4) in Block Eight (8) of the Second Revised Plat of the town of Fentress, Caldwell County, Texas Less that part of said lot in the Northeast corner of it, being 34 feet wide by 86 feet deep, which was conveyed to Esa Sanchez by Deed recorded in Caldwell County, Texas, Volume 228 Page 427. The property now sold herein together with the portion sold to Esa Sanchez in said Deed dated February 24, 1948, is recorded in the Deed Records of Caldwell County, Texas, Volume 94, Page 142, to which conveyance reference is here made for all purposes."

And it appearing to the court that the said sale to Esac Sanchez ought to be confirmed.

It is therefore Ordered, Adjudged and Decreed by the Court that the said sale to Esac Sanchez of the entire half interest of the above numbered and styled estate be and the same is hereby in all respects approved and confirmed and it is ordered that said report of said sale be recorded by the County Clerk of this County, and it is further ordered that the administratrix of above styled and numbered Estate, Elizabeth Wilke Kiesling make proper conveyance of said real estate to Esac Sanchez for the said estate's interest in said lot upon their compliance with the terms of this sale as stated above.

Leonard Fleming  
County Judge of Guadalupe County, Texas.

NO. 4699 ESTATE OF H. ROZIER DULANY, JR. DECEASED

ORDER FIXING AND ASSESSING INHERITANCE TAX

Guadalupe County, State of Texas.

In the matter of the Estate of |  
H. Rozier Dulany, Jr. Deceased | Transfer Tax

On this the 17th day of May, 1956, came on to be considered the matter of determining the amount of inheritance tax to which the same is liable as provided by S.R. 412 amending Chapter 5 of Title 12A of the Revised Civil Statutes of 1925, levying a tax on estates which were by reason of its value not exceeding in value the amount of exemptions and an Estate Tax has been imposed on such estate by the United States Government under the Revenue Act of 1926; and after having heard testimony and considered the inventory and report of appraisement filed with the Federal Government, and having heard all parties desiring to be heard, and upon the whole record, and being fully advised:

Find and determine that said deceased died on the 2nd day of November, 1948; and that the Federal Government appraised said Estate at its actual market value.

It is therefore ordered that the said report of appraisement as filed with the Federal Government be, and the same is hereby approved, and

## 2023 Ag Advisory Board Members

<b>First Name</b>	<b>Last Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Postal Code</b>	<b>Term Year</b>
*Lisa	Alexander	Lockhart	TX	78644	78644	24/25
Leonard	Germer Jr	Maxwell	TX	78656	78656	23/24
Dan	Mitchell	Martindale	TX	78655	78648	23/24
*Jon	Mitchell	Luling	TX	78648	Y78656	24/25