

**CALDWELL COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
AGENDA  
NOTICE OF PUBLIC MEETING  
ON SEPTEMBER 24, 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, SEPTEMBER 24, 2024 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/6263917095?omn=82943110566>

YOU MAY ALSO ACCESS THE MEETING ON ZOOM THROUGH MEETING ID NUMBER 626 391 7095.

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

THE AGENDA IS AS FOLLOWS:

**CALL TO ORDER**

1. 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.*
- 2 Collection Report July and August 2024.

**DISCUSSION/ACTION**

3. Consideration and possible approval of Minutes of July 23, 2024 meeting.
4. Consideration of and possible approval of Financial Reports of July and August 2024.
5. Review and possible approval of the 2023 Financial Statements and Auditor's Report.
6. Consideration of and possible approval of annual adoption of the Investment Policy.
7. Consideration of and possible action regarding retaining 2023 Excess Funds for Emergency Reserve Fund and Building Repair.
8. Discussion regarding annual Evaluation of Chief Appraiser.
9. Chief Appraiser's Report.
  - a. Appraisal Update;
  - b. Collection update;
10. Board requests for future agenda items. *(No action or discussion may occur during this item)*
11. 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  
SEPTEMBER 24, 2024**

**CALL TO ORDER**

1. Public Comments.
2. Collection Report July and August 2024.  
2a-2d

**DISCUSSION/ACTION**

3. Consideration and possible approval of Minutes of July 23, 2024 meeting.  
3a-3b
4. Consideration of and possible approval of Financial Reports of July and August 2024.  
4a-4q
5. Review and possible approval of the 2023 Financial Statements and Auditor's Report.  
5a-5aq
6. Consideration of and possible approval of annual adoption of the Investment Policy.  
6a-6h
7. Consideration of and possible action regarding retaining 2023 Excess Funds for  
Emergency Reserve Fund and Building Repair.  
7a; handout
8. Discussion regarding annual Evaluation of Chief Appraiser.  
Handout
9. Chief Appraiser's Report.
  - a. Appraisal Update;
  - b. Collection update;
10. Board requests for future agenda items. *(No action or discussion may occur during this item)*
11. Adjourn.

## July 2024 Collections Report

### Collections

Current Collections (2023)		\$238,524.09		Due to fiscal year change for SLH & SLU
Penalties & Interest		\$27,970.17		these collections do not include 2023
	Total	<u>\$266,494.26</u>		taxes for Lockhart ISD & Luling ISD
Delinquent Collections(2022 & Prior)		\$293,050.41		This includes collections collections for
Penalties & Interest		\$82,064.86		the year 2023 for Lockhart ISD & Luling ISD
	Total	<u>\$375,115.27</u>		
<b>Total Current/Delinquent</b>		<b>\$641,609.53</b>		Lockhart ISD & Luling ISD Fiscal Year is 7/1 to 6/30

### Current Balance(2023)

Total 2021 Levy		\$40,576,101.48	
Adjustments	+	-\$224,182.07	
Collections YTD	-	<u>\$38,129,098.29</u>	<b>94.49%</b>
	Balance	<b>\$2,222,821.12</b>	

### Delinquent Balance(2022 & Prior)

Beginning Balance		\$10,520,941.73	
Adjustments	+	\$228,445.34	
Collections YTD	-	<u>\$1,989,494.78</u>	<b>18.51%</b>
	Balance	<b>\$8,759,892.29</b>	

\*Last Year at this time, Current Collections was 95.65%

\* The Lockhart ISD and Luling ISD 2023 levy, adjustments, and collections were taken out of the Current Balance column and put into the Delinquent Balance column.

### Payment Agreements

Total Agreements(as of 1st of month)	239
New Agreements	38
Agreements Paid in Full	9
Defaulted Agreements(end of month)	11

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

# Payment Agreements 2024

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	220	12	18	0
February	214	18	12	9
March	211	28	14	2
April	223	34	15	4
May	238	19	16	5
June	236	18	15	0
July	239	38	9	11
August				
September				
October				
November				
December				

## August 2024 Collections Report

### Collections

Current Collections (2023)	\$141,923.02	These current collections <b>do not</b> include collections for the year 2023 for CLU, SLH, SLU, & SPL
Penalties & Interest	<u>\$27,627.71</u>	
Total	\$169,550.73	
Delinquent Collections(2022 & Prior)	\$286,320.99	These delinquent collections <b>include</b> collections for 2023 for CLU, SLH, SLU, & SPL
Penalties & Interest	<u>\$78,039.84</u>	
Total	\$364,360.83	
<b>Total Current/Delinquent</b>	<b>\$533,911.56</b>	

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**\*\*The Current and Delinquent Balances will be on the October Report due to different fiscal year start dates on the entities that we collect for.**

#### Fiscal Year - 7/1 to 6/30

Lockhart ISD & Luling ISD

#### Fiscal Year - 9/1 to 8/31

City of Luling & Prairie Lea ISD

#### Fiscal Year - 10/1 to 9/30

City of Lockhart City of Martindale, City of Mustange Ridge, City of Niederwlad, Caldwell-Hays ESD#1, Caldwell ESD#3, Caldwell ESD#4, Caldwell County Gonzales County Underground, Plum Creek Conservation, Plum Creek Underground

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### Payment Agreements

Total Agreements(as of 1st of month)	257
New Agreements	31
Agreements Paid in Full	13
Defaulted Agreements(end of month)	5

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

# Payment Agreements 2024

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	220	12	18	0
February	214	18	12	9
March	211	28	14	2
April	223	34	15	4
May	238	19	16	5
June	236	18	15	0
July	239	38	9	11
August	257	31	13	5
September				
October				
November				
December				

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**MINUTES OF PUBLIC HEARINGS AND REGULAR MEETING**  
JULY 23, 2024

The Board of Directors of the Caldwell County Appraisal District met for public hearings and in regular session on July 23, 2024 at 5:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin, Lockhart, Texas.

Those in attendance were board members Alfredo Munoz, Linda Hinkle, Kayline Cabe, Sally Daniel, Kathy Haigler, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer, Linebarger Delinquent Attorney Michael Choate, 911 Coordinator Jaclyn Archer.

CALL TO ORDER at 5:01 PM

**PUBLIC HEARINGS**

Item #1. Public Hearing on the Proposed 2025 Appraisal and Collection Budgets.

No public comments.

Item #2. Public Hearing on the Proposed 2025/2026 Reappraisal Plan.

No public comments.

**REGULAR MEETING**

Item #3. Public Comments.

No public comments.

Item #4. Quarterly Delinquent Tax Collection Report.

The Quarterly Delinquent Tax Collection Report was presented by Michael Choate.

Item #5. 911 Quarterly Report.

The 911 Quarterly Report was presented by Jaclyn Archer.

Item #6. Collection Report June 2024.

The Collection Report for June 2024 was presented by Shanna Ramzinski.

**DISCUSSION/ACTION**

Item #7. Consideration and possible approval of Minutes of June 25, 2024, Meeting.

Shanna Ramzinski presented the minutes of the June 25, 2024, meeting.

Kathy Haigler made a motion, seconded by Linda Hinkle, to approve the minutes of the June 25, 2024, meeting.

Motion carried 5-0-0.

Item #8. Consideration of and possible approval of Financial Reports of June 2024.

Shanna Ramzinski presented the Financial Reports of June 2024.

Linda Hinkle made a motion, seconded by Sally Daniel, to approve the Financial Reports of June 2024.

Motion carried 5-0-0.

Item #9. Consideration of possible action regarding the budget transfer for the 2024 Collection Budget.

Shanna Ramzinski presented a budget transfer for the 2024 Collection Budget.

Kathy Haigler made a motion, seconded by Kayline Cabe, to approve the budget transfer.

Motion carried 5-0-0.

Item #10. Discussion and possible action regarding the 2025 Proposed Appraisal and Collection Budgets.

Shanna Ramzinski presented the 2025 Proposed Appraisal and Collection budgets.

Kathy Haigler asked how the previously approved budget transfer would affect the 2025 budget. Corrections were made.

Kayline Cabe made a motion, seconded by Sally Daniel, to adopt the 2025 Appraisal and Collection Budgets.

Motion carried 5-0-0.

Item #11. Discussion and possible action regarding adopting the CCAD 2025/2026 Reappraisal Plan in accordance with Property Tax Code Section 6.05.

Shanna Ramzinski presented and gave an explanation of the 2025/2026 Reappraisal Plan.

Sally Daniel made a motion, seconded by Kayline Cabe, to adopt the 2025/2026 Reappraisal Plan.

Motion carried 5-0-0.

Item #12. Chief Appraiser's Report.

- a. Appraisal update – there were 3,949 protests; ARB approved the appraisal records on 7/19 with 2.21% outstanding; we will have 7 more days of ARB hearings; Shanna will be attending the TAAO Conference in Round Rock August 24-28; also attending will be Melissa Rougeou, Vicki Schneider, Brittani Medina and Matthew Allen; Shanna attended the City of Lockhart City Council and Lockhart ISD Board meetings concerning the 2025 budget; certified totals will be sent to the entities this week; quarterly training will be held in September; the financial audit should be ready for the board at the next meeting.
- b. Collection update – Vicki has started processing effective tax rates for the entities; Brittani Medina passed her Level IV exam and is now a RTA; Rocio Cuevas passed her Level III exam and is now a RTC.

Item #13. Board requests for future agenda items.

There were no requests for future agenda items.

Item #14. Adjourn.

Kathy Haigler made a motion, seconded by Linda Hinkle, to adjourn.

Motion carried 5-0-0.

Meeting adjourned at 5:47 PM.

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Board Chairman

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Board Secretary



Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
For the Seven Months Ending July 31, 2024

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
70101	CHIEF APPRAISER	\$ 7,174.84	\$ 50,223.88	\$ 86,100.00	35,876.12	41.67
70102	DEPUTY CHIEF APPRAISER	7,438.56	52,069.92	89,262.81	37,192.89	41.67
70103	SYSTEM MGR/MAPPER	7,211.08	50,477.56	86,533.02	36,055.46	41.67
70105	SENIOR APPRAISER III	4,301.04	29,440.64	51,612.50	22,171.86	42.96
70106	SENIOR APPRAISER I	5,541.90	38,793.30	66,502.80	27,709.50	41.67
70107	SENIOR APPRAISER II	5,145.00	36,015.00	61,740.00	25,725.00	41.67
70108	FIELD APPRAISER I	4,134.38	28,940.66	49,612.50	20,671.84	41.67
70109	FIELD APPRAISER III	4,333.20	30,332.40	51,998.31	21,665.91	41.67
70111	ADMINISTRATIVE ASST.	5,971.88	41,803.16	71,662.50	29,859.34	41.67
70112	DATA ENTRY TECHNICIAN	3,858.76	26,683.05	46,305.00	19,621.95	42.38
70113	APPRAISAL SUPPORT TECH	4,486.80	31,407.60	53,841.59	22,433.99	41.67
70114	APPRAISAL SUPPORT CLERK	3,123.76	21,866.32	37,485.00	15,618.68	41.67
70120	FIELD APPRAISER IV	3,904.68	27,332.76	46,856.25	19,523.49	41.67
70121	FIELD APPRAISER V	3,333.34	21,891.13	40,000.00	18,108.87	45.27
70130	PART TIME	0.00	0.00	0.00	0.00	0.00
70135	PAYROLL CONTINGENCY	0.00	0.00	5,000.00	5,000.00	100.00
70136	ANNUAL LONGEVITY COMPE	0.00	0.00	6,850.00	6,850.00	100.00
	<b>TOTAL WAGES AND SALARIES</b>	<b>69,959.22</b>	<b>487,277.38</b>	<b>851,362.28</b>	<b>364,084.90</b>	<b>42.76</b>
71000	PAYROLL TAX	6,111.78	39,923.61	72,000.00	32,076.39	44.55
71002	RETIREMENT / EMPLOYER	7,779.51	54,185.56	96,000.00	41,814.44	43.56
71004	HEALTH BENEFITS	10,495.54	73,278.21	155,200.00	81,921.79	52.78
71005	WORKERS COMP	0.00	252.79	3,000.00	2,747.21	91.57
71006	UNEMPLOYMENT	111.31	(395.21)	4,000.00	4,395.21	109.88
	<b>DEDUCTIONS / BENEFITS</b>	<b>24,498.14</b>	<b>167,244.96</b>	<b>330,200.00</b>	<b>162,955.04</b>	<b>49.35</b>
72000	APPR ENGINEERS	10,312.50	53,447.50	69,500.00	16,052.50	23.10
72001	APPR REVIEW BOARD	5,594.15	7,555.66	37,500.00	29,944.34	79.85
72002	AUDIT	0.00	0.00	8,100.00	8,100.00	100.00
72003	BOARD OF DIRECTORS	400.00	1,487.03	3,200.00	1,712.97	53.53
72004	DATA PROCESSING SERVICES	3,658.44	91,561.92	114,300.00	22,738.08	19.89
72007	JANITORIAL SERVICES	536.69	3,756.83	6,545.00	2,788.17	42.60
72008	LEGAL SERVICES	825.00	6,102.89	27,000.00	20,897.11	77.40
72009	TITLE RESEARCH	0.00	0.00	0.00	0.00	0.00
72010	AERIAL IMAGERY	0.00	42,100.00	84,500.00	42,400.00	50.18
	<b>TOTAL SERVICES</b>	<b>21,326.78</b>	<b>206,011.83</b>	<b>350,645.00</b>	<b>144,633.17</b>	<b>41.25</b>
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	100.00	1,880.00	3,900.00	2,020.00	51.79
72502	COMPUTER SUPPLIES	1,517.86	1,638.77	7,600.00	5,961.23	78.44
72504	EDUCATION / FEES	1,299.49	6,174.82	17,375.00	11,200.18	64.46
72505	INSURANCE LIABILITY	0.00	200.00	2,500.00	2,300.00	92.00
72506	INSURANCE BUILDING/ CONT	0.00	0.00	6,500.00	6,500.00	100.00
72507	LEGAL NOTICES / PRINTING	0.00	11,317.84	26,000.00	14,682.16	56.47
72508	MAINT - HARDWARE & EQUIP	1,155.00	4,369.50	8,800.00	4,430.50	50.35
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	181.74	4,362.17	8,000.00	3,637.83	45.47
72511	OFFICE SUPPLIES	2,044.69	7,378.11	9,000.00	1,621.89	18.02
72512	POSTAGE	(34.76)	35,253.98	42,000.00	6,746.02	16.06
72513	POSTAGE METER/BOX RENTA	0.00	2,465.22	6,000.00	3,534.78	58.91
72514	SUBSCRIPTION & BOOKS	0.00	4,287.55	23,000.00	18,712.45	81.36
72515	RENTAL COPIER	244.99	1,464.66	2,900.00	1,435.34	49.49
72516	ELECTRICITY	1,229.98	3,402.29	9,000.00	5,597.71	62.20
72517	TELEPHONE	1,082.64	6,341.79	14,700.00	8,358.21	56.86

For Management Purposes Only

Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
For the Seven Months Ending July 31, 2024

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72518	WATER & SEWER	821.02	2,363.36	3,850.00	1,486.64	38.61
72519	MORTGAGE	4,527.14	31,689.98	57,300.00	25,610.02	44.69
72520	BUILDING MAINT	1,166.98	5,231.06	12,000.00	6,768.94	56.41
72523	FUEL - VEHICLE	36.29	1,061.65	4,000.00	2,938.35	73.46
72524	MAINT. - VEHICLE	7.00	2,199.42	12,500.00	10,300.58	82.40
72525	INS - VEHICLE	0.00	0.00	3,000.00	3,000.00	100.00
	<b>TOTAL GENERAL EXPENSES</b>	<u>15,380.06</u>	<u>133,082.17</u>	<u>281,175.00</u>	<u>148,092.83</u>	52.67
79000	OFFICE EQUIPMENT	41.70	706.67	5,000.00	4,293.33	85.87
79001	COMPUTER EQUIPMENT	234.28	2,503.04	17,000.00	14,496.96	85.28
79002	BUILDING EXPENSE	0.00	0.00	8,000.00	8,000.00	100.00
79003	VEHICLE	0.00	0.00	0.00	0.00	0.00
79990	CONTINGENCY	0.00	(641.50)	10,000.00	10,641.50	106.42
	<b>TOTAL CAPITAL INVESTMENT</b>	<u>275.98</u>	<u>2,568.21</u>	<u>40,000.00</u>	<u>37,431.79</u>	93.58
	<b>TOTAL EXPENSES</b>	<u>\$ (131,440.18)</u>	<u>\$ (996,184.55)</u>	<u>\$ (1,853,382.)</u>	<u>(857,197.73)</u>	46.25

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
For the Seven Months Ending July 31, 2024

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101	CHIEF APPRAISER	\$ 4,783.24	\$ 33,482.68	\$ 57,396.99	23,914.31	41.66
90-70120	DEPUTY TAX COLLECTOR	7,438.56	52,069.92	89,262.81	37,192.89	41.67
90-70121	COLLECTION SPECIALIST I	4,295.56	30,068.92	51,546.73	21,477.81	41.67
90-70122	PUBLIC ASSISTANT II	3,215.62	22,509.34	38,587.50	16,078.16	41.67
90-70126	PUBLIC ASSISTANT I	3,215.62	22,509.34	38,587.50	16,078.16	41.67
90-70135	PAYROLL CONTINGENCY	0.00	0.00	2,800.00	2,800.00	100.00
90-70136	ANNUAL LONGEVITY COMPENSA	0.00	0.00	1,850.00	1,850.00	100.00
	<b>TOTAL WAGES AND SALARIES</b>	<b>22,948.60</b>	<b>160,640.20</b>	<b>280,031.53</b>	<b>119,391.33</b>	<b>42.63</b>
90-71000	PAYROLL TAX	1,377.86	9,645.02	23,000.00	13,354.98	58.07
90-71002	RETIREMENT/EMPLOYER	2,551.89	17,863.22	32,000.00	14,136.78	44.18
90-71004	HEALTH BENEFITS	2,644.57	18,444.80	44,400.00	25,955.20	58.46
90-71005	WORKER COMP	0.00	75.51	950.00	874.49	92.05
90-71006	UNEMPLOYMENT	27.25	174.55	3,375.00	3,200.45	94.83
	<b>DEDUCTIONS / BENEFITS</b>	<b>6,601.57</b>	<b>46,203.10</b>	<b>103,725.00</b>	<b>57,521.90</b>	<b>55.46</b>
90-72002	AUDIT	0.00	0.00	2,450.00	2,450.00	100.00
90-72004	DATA PROCESSING SERVICES	706.56	19,918.86	29,500.00	9,581.14	32.48
90-72005	COUNTY EMPLOYEE CONTRACT	1,701.73	11,912.11	23,500.00	11,587.89	49.31
90-72007	JANITORIAL SERVICE	160.31	1,122.17	2,500.00	1,377.83	55.11
90-72008	LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011	SECURITY	0.00	585.00	2,000.00	1,415.00	70.75
	<b>TOTAL SERVICES</b>	<b>2,568.60</b>	<b>33,538.14</b>	<b>62,450.00</b>	<b>28,911.86</b>	<b>46.30</b>
90-72500	BOND/ NOTARY	0.00	71.00	200.00	129.00	64.50
90-72501	MEMBERSHIP/ DUES	0.00	225.00	950.00	725.00	76.32
90-72502	COMPUTER SUPPLIES	159.73	647.70	2,300.00	1,652.30	71.84
90-72504	EDUCATION & FEES	104.00	2,425.00	7,000.00	4,575.00	65.36
90-72505	INSURANCE - LIABILITY	0.00	0.00	1,000.00	1,000.00	100.00
90-72506	INSURANCE BUILDING/CONTENT	0.00	0.00	1,600.00	1,600.00	100.00
90-72507	LEGAL NOTICES/PRINTING	0.00	0.00	14,500.00	14,500.00	100.00
90-72508	MAINT - HARDWARE/EQUIP	345.00	409.07	3,600.00	3,190.93	88.64
90-72509	MAINT - OFFICE EQUIP	1,350.00	1,727.00	2,000.00	273.00	13.65
90-72510	MILEAGE & TRAVEL	479.39	1,051.41	5,100.00	4,048.59	79.38
90-72511	OFFICE SUPPLIES	597.84	2,000.48	3,500.00	1,499.52	42.84
90-72512	POSTAGE	0.00	4,784.15	18,500.00	13,715.85	74.14
90-72513	POSTAGE METER/BOX RENTAL	0.00	736.36	1,800.00	1,063.64	59.09
90-72515	RENTAL - COPIER	0.00	0.00	1,800.00	1,800.00	100.00
90-72516	ELECTRICITY	367.39	1,016.27	3,000.00	1,983.73	66.12
90-72517	TELEPHONE	306.13	1,773.43	4,000.00	2,226.57	55.66
90-72518	WATER & SEWER	245.24	705.94	1,400.00	694.06	49.58
90-72519	MORTGAGE	1,352.26	9,465.82	17,200.00	7,734.18	44.97
90-72520	BUILDING MAINT.	424.87	1,259.02	2,800.00	1,540.98	55.04
	<b>TOTAL GENERAL EXPENSES</b>	<b>5,731.85</b>	<b>28,297.65</b>	<b>92,250.00</b>	<b>63,952.35</b>	<b>69.33</b>

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
For the Seven Months Ending July 31, 2024

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000 OFFICE EQUIPMENT	365.00	365.00	2,000.00	1,635.00	81.75
90-79001 COMPUTER EQUIPMENT	29.67	936.97	8,200.00	7,263.03	88.57
90-79002 BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990 CONTINGENCY	0.00	0.00	3,000.00	3,000.00	100.00
TOTAL CAPITAL INVESTMENTS	394.67	1,301.97	18,400.00	17,098.03	92.92
TOTAL EXPENSES	\$ (38,245.29)	\$ (269,981.06)	\$ (556,856.53)	(286,875.47)	51.52

Caldwell County Appraisal District  
**INCOME STATEMENT- APPRAISAL**  
For the Seven Months Ending July 31, 2024

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 128,100.51	\$ 170,800.68	42,700.17	25.00
CITY OF LULING	0.00	29,479.23	39,305.66	9,826.43	25.00
CITY OF MARTINDALE	0.00	6,533.70	8,711.60	2,177.90	25.00
CITY OF MUSTANG RIDGE	0.00	2,423.79	3,231.73	807.94	25.00
CITY OF NIEDERWALD	0.00	1,108.80	1,478.39	369.59	25.00
CITY OF UHLAND	0.00	765.80	765.79	(0.01)	0.00
CALDWELL COUNTY	0.00	432,573.63	576,764.82	144,191.19	25.00
LOCKHART ISD	0.00	517,005.93	689,341.24	172,335.31	25.00
LULING ISD	0.00	97,588.86	130,118.50	32,529.64	25.00
PRAIRIE LEA ISD	0.00	33,863.07	45,150.76	11,287.69	25.00
PLUM CREEK CONS DIST	0.00	7,572.60	10,096.79	2,524.19	25.00
PLUM CREEK UNDERGROU	0.00	7,829.52	10,439.37	2,609.85	25.00
GONZALES ISD	0.00	8,117.46	10,823.29	2,705.83	25.00
WAEELDER ISD	0.00	6,211.29	8,281.71	2,070.42	25.00
SAN MARCOS ISD	0.00	44,406.96	59,209.27	14,802.31	25.00
HAYS ISD	0.00	24,559.14	32,745.52	8,186.38	25.00
GONZALES COUNTY UWD	0.00	164.82	219.76	54.94	25.00
CALDWELL-HAYS ESD1	0.00	18,855.21	25,140.27	6,285.06	25.00
CITY OF SAN MARCOS	0.00	5,156.49	6,875.30	1,718.81	25.00
CALDWELL ESD #2	0.00	5,438.82	7,251.74	1,812.92	25.00
CALDWELL ESD #3	0.00	4,165.95	5,554.61	1,388.66	25.00
CALDWELL ESD #4	0.00	4,823.79	6,431.72	1,607.93	25.00
CALDWELL ESD #5	0.00	0.00	0.00	0.00	0.00
AUSTIN COMMUNITY COLL	0.00	2,223.96	2,965.30	741.34	25.00
CALDWELL CO MUD #2	0.00	1,234.02	1,645.36	411.34	25.00
BOLLINGER MUD	0.00	24.81	33.10	8.29	25.05
CALDWELL CO MUD #7	0.00	0.00	0.00	0.00	0.00
Total Revenues	0.00	1,390,228.16	1,853,382.28	463,154.12	24.99
<b>TOTAL BUDGET REV</b>	<b>\$ 0.00</b>	<b>\$ 1,390,228.16</b>	<b>\$ 1,853,382.28</b>	<b>463,154.12</b>	<b>24.99</b>
COPIES MISC REVENUE	\$ (336.90)	\$ (1,065.98)	\$ 0.00	1,065.98	0.00
INTEREST INCOME REVEN	(963.12)	(9,121.88)	0.00	9,121.88	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(1,300.02)</b>	<b>(10,187.86)</b>	<b>0.00</b>	<b>10,187.86</b>	<b>0.00</b>

Caldwell County Appraisal District  
**INCOME STATEMENT- COLLECTION**  
For the Seven Months Ending July 31, 2024

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 40,353.18	\$ 53,804.24	13,451.06	25.00
CITY OF LULING	0.00	9,516.75	12,689.01	3,172.26	25.00
CITY OF MARTINDALE	0.00	2,058.18	2,744.26	686.08	25.00
CITY OF MUSTANG RIDGE	0.00	763.53	1,018.03	254.50	25.00
CITY OF NIEDERWALD	0.00	349.29	465.71	116.42	25.00
CITY OF UHLAND	0.00	241.24	241.23	(0.01)	0.00
CALDWELL COUNTY	0.00	136,265.82	181,687.77	45,421.95	25.00
LOCKHART ISD	0.00	162,863.01	217,150.68	54,287.67	25.00
LULING ISD	0.00	36,387.30	48,516.41	12,129.11	25.00
PRAIRIE LEA ISD	0.00	13,119.27	17,492.37	4,373.10	25.00
PLUM CREEK CONS DIST	0.00	2,385.45	3,180.61	795.16	25.00
PLUM CREEK UNDERGROUND	0.00	2,466.39	3,288.53	822.14	25.00
GONZALES COUNTY UWD	0.00	51.93	69.23	17.30	24.99
CALDWELL-HAYS ESD1	0.00	5,939.61	7,919.48	1,979.87	25.00
CALDWELL ESD #2	0.00	1,713.30	2,284.38	571.08	25.00
CALDWELL ESD #3	0.00	1,312.32	1,749.77	437.45	25.00
CALDWELL ESD #4	0.00	1,519.56	2,026.07	506.51	25.00
CALDWELL ESD #5	0.00	0.00	0.00	0.00	0.00
CALDWELL CO MUD #2	0.00	388.74	518.31	129.57	25.00
BOLLINGER MUD	0.00	7.83	10.43	2.60	24.93
CALDWELL CO MUD #7	0.00	0.00	0.00	0.00	0.00
Total Revenues	0.00	417,702.70	556,856.52	139,153.82	24.99
TAX CERTIFICATES	(180.00)	(1,130.00)	0.00	1,130.00	0.00
TOTAL TAX CERT. REVENUE	(180.00)	(1,130.00)	0.00	1,130.00	0.00
<b>TOTAL BUDGET REVENUE</b>	<b>\$ 180.00</b>	<b>\$ 418,832.70</b>	<b>\$ 556,856.52</b>	<b>138,023.82</b>	<b>24.79</b>
RETURN CHECK FEE	\$ (50.00)	\$ (825.00)	\$ 0.00	825.00	0.00
BUS PP RENDITION PENALTY	(35.35)	(1,194.33)	0.00	1,194.33	0.00
OFFICE RENTAL INCOME	(100.00)	(600.00)	0.00	600.00	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(185.35)</b>	<b>(2,619.33)</b>	<b>0.00</b>	<b>2,619.33</b>	<b>0.00</b>
DELINQUENT ATTORNEY FEES- L	(64,620.21)	(64,620.21)	0.00	64,620.21	0.00
DELINQUENT ATTORNEY FEES- P	(9,594.77)	(9,594.77)	0.00	9,594.77	0.00
DELINQUENT ABSTRACT FEES- L	(100.00)	(100.00)	0.00	100.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
<b>TOTAL DELINQUENT ATTORNEY</b>	<b>(74,314.98)</b>	<b>(74,314.98)</b>	<b>0.00</b>	<b>74,314.98</b>	<b>0.00</b>

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Jul 1, 2024 to Jul 31, 2024**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
7/1/24	010851	72516	JUN 2024	583.38	
			ELECTRICITY (A)		
		90-72516	JUN 2024	174.25	
			ELECTRICITY (C)		
		72518	JUN 2024 WATER &	410.51	
			SEWER (A)		
		90-72518	JUN 2024 WATER &	122.62	
			SEWER (C)		
		10000	City of Lockhart		1,290.76
7/5/24	010814	72516	MAY 2024	646.60	
			ELECTRICITY (A)		
		90-72516	MAY 2024	193.14	
			ELECTRICITY (C)		
		72518	MAY 2024 WATER &	410.51	
			SEWER (A)		
		90-72518	MAY 2024 WATER &	122.62	
			SEWER (C)		
		10000	City of Lockhart		1,372.87
7/5/24	010815	90-72005	JUL 2024 LULING	1,701.73	
			EMPLOYEE		
			SALARY		
		10000	CALDWELL		1,701.73
			COUNTY		
			TREASURER		
7/5/24	010816	72523	JUN 2024 FUEL	36.29	
			REIMBURSEMENT		
		10000	CALDWELL		36.29
			COUNTY		
			TREASURER		
7/5/24	010817	72520	JUN 2024 INV #74	261.80	
			LAWN CARE (A)		
		90-72520	JUN 2024 INV #74	78.20	
			LAWN CARE (C)		
		10000	TIM PEPPER		340.00
7/5/24	010818	72000	2024 QTR 3	10,312.50	
			VALUATION FEE		
		10000	CAPITOL		10,312.50
			APPRAISAL GROUP		
7/5/24	010819	71006	2024 QTR #2	111.31	
			UNEMPLOYMENT		
			FUND (A)		
		90-71006	2024 QTR #2	27.25	
			UNEMPLOYMENT		
			FUND (C)		
		10000	Texas Assoc. of		138.56
			Counties		
7/5/24	010820	71000	2023 ANNUAL	42.92	
			PCORI FEE		
		10000	Department Of		42.92
			Treasury IRS		
7/5/24	010821	72501	2024 CO-OP	100.00	
			ANNUAL		
			MEMBERSHIP		
			PARTICIPATION		
			FEE		
		10000	Texas Comptroller of		100.00
			Public Accounts		

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Jul 1, 2024 to Jul 31, 2024**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
7/5/24	010822	90-72509	INV #1468201 SERV/MAINT JETSCANX3	1,350.00	
		10000	Cummins-Allison Corp.		1,350.00
7/5/24	010823	72520	PRESSURE WASH BUILDING (A)	767.69	
		90-72520	PRESSURE WASH BUILDING (C)	229.31	
		10000	San Marcos Window & Pressure Washing LL		997.00
7/5/24	010824	72511	WINDOW ENVELOPES (A)	910.50	
		90-72511	WINDOW ENVELOPES (C)	271.97	
		10000	BUSINESS FORM SOLUTIONS LLC		1,182.47
7/5/24	010825	72502	PRINTER CARTRIDGES (A)	1,517.86	
		90-72502	PRINTER CARTRIDGES (C)	159.73	
		10000	Lone Star Office Solutions		1,677.59
7/5/24	010826	90-72510	JUNE 2024 MILEAGE REIMBURSEMENT	104.52	
		10000	ROCIO CUEVAS		104.52
7/5/24	010827	72524	VEHICLE #19601 INSPECTION	7.00	
		10000	Ford Lockhart Motor Company		7.00
7/11/24	010833	72504	TRCA CONFERENCE REGISTRATION -	800.00	
		10000	SR, MR, MA, JG Texas Rural Chief Appraisers, Inc		800.00
7/11/24	010834	72510	APR - JUN 2024 MILEAGE REIMBURSEMENT	32.16	
		10000	Christie Gibson		32.16
7/11/24	010835	72508	INV #2024-Q3-CCAD COMPUTER SERVICES (A)	1,155.00	
		90-72508	INV #2024-Q3-CCAD COMPUTER SERVICES (C)	345.00	
		10000	N Metzler Consulting		1,500.00
7/18/24	010841	72520	QTR 3 PEST CONTROL SERVICES (A)	70.84	
		90-72520	QTR 3 PEST CONTROL SERVICES (C)	21.16	
		10000	ABC Home & Commercial Services		92.00



**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Jul 1, 2024 to Jul 31, 2024**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
7/18/24	010842	72007	JUL 2024 JANITORIAL SERVICES (A)	536.69	
		90-72007	JUL 2024 JANITORIAL SERVICES (C)	160.31	
		10000	JANI-KING OF AUSTIN		697.00
7/25/24	010845	72004	2024 OFFICE 360 ANNUAL RENEWAL (A)	2,365.44	
		90-72004	2024 OFFICE 360 ANNUAL RENEWAL (C)	706.56	
		10000	LIFTOFF LLC		3,072.00
7/25/24	010846	72008	JUN 2024 LEGAL SERVICES	825.00	
		10000	LOW SWINNEY EVANS & JAMES PLLC		825.00
7/25/24	010847	72510	PER DIEM REQUEST ETHICS CLASS	100.00	
		10000	MIRANDA WENZEL		100.00
7/25/24	010848	72511	CCAD EMBLEM STAMP	43.28	
		10000	PRINTING SOLUTIONS		43.28
7/25/24	010849	90-72510	MILEAGE REIMBURSEMENT ASSESSMENT & COLLECTIONS CLASS	174.87	
		90-72510	PER DIEM ASSESSMENT & COLLECTIONS CLASS	200.00	
		10000	Carmela Till		374.87
7/25/24	010850	72510	APR, MAY, JUN 2024 MILEAGE REIMBURSEMENT	49.58	
		10000	Phyllis Fischer		49.58
<b>Total</b>				<b>28,240.10</b>	<b>28,240.10</b>

Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
For the Eight Months Ending August 31, 2024

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
70101	CHIEF APPRAISER	\$ 7,174.84	\$ 57,398.72	\$ 86,100.00	28,701.28	33.33
70102	DEPUTY CHIEF APPRAISER	7,438.56	59,508.48	89,262.81	29,754.33	33.33
70103	SYSTEM MGR/MAPPER	7,211.08	57,688.64	86,533.02	28,844.38	33.33
70105	SENIOR APPRAISER III	4,301.04	33,741.68	51,612.50	17,870.82	34.62
70106	SENIOR APPRAISER I	5,541.90	44,335.20	66,502.80	22,167.60	33.33
70107	SENIOR APPRAISER II	5,145.00	41,160.00	61,740.00	20,580.00	33.33
70108	FIELD APPRAISER I	4,134.38	33,075.04	49,612.50	16,537.46	33.33
70109	FIELD APPRAISER III	4,333.20	34,665.60	51,998.31	17,332.71	33.33
70111	ADMINISTRATIVE ASST.	5,971.88	47,775.04	71,662.50	23,887.46	33.33
70112	DATA ENTRY TECHNICIAN	3,858.76	30,541.81	46,305.00	15,763.19	34.04
70113	APPRAISAL SUPPORT TECH	4,486.80	35,894.40	53,841.59	17,947.19	33.33
70114	APPRAISAL SUPPORT CLERK	3,123.76	24,990.08	37,485.00	12,494.92	33.33
70120	FIELD APPRAISER IV	3,904.68	31,237.44	46,856.25	15,618.81	33.33
70121	FIELD APPRAISER V	3,333.34	25,224.47	40,000.00	14,775.53	36.94
70130	PART TIME	0.00	0.00	0.00	0.00	0.00
70135	PAYROLL CONTINGENCY	0.00	0.00	5,000.00	5,000.00	100.00
70136	ANNUAL LONGEVITY COMPEN	0.00	0.00	6,850.00	6,850.00	100.00
	<b>TOTAL WAGES AND SALARIES</b>	<b>69,959.22</b>	<b>557,236.60</b>	<b>851,362.28</b>	<b>294,125.68</b>	<b>34.55</b>
71000	PAYROLL TAX	6,126.23	46,049.84	72,000.00	25,950.16	36.04
71002	RETIREMENT / EMPLOYER	7,779.52	61,965.08	96,000.00	34,034.92	35.45
71004	HEALTH BENEFITS	10,495.54	83,773.75	155,200.00	71,426.25	46.02
71005	WORKERS COMP	0.00	252.79	3,000.00	2,747.21	91.57
71006	UNEMPLOYMENT	0.00	(395.21)	4,000.00	4,395.21	109.88
	<b>DEDUCTIONS / BENEFITS</b>	<b>24,401.29</b>	<b>191,646.25</b>	<b>330,200.00</b>	<b>138,553.75</b>	<b>41.96</b>
72000	APPR ENGINEERS	0.00	53,447.50	69,500.00	16,052.50	23.10
72001	APPR REVIEW BOARD	7,036.30	14,591.96	37,500.00	22,908.04	61.09
72002	AUDIT	0.00	0.00	8,100.00	8,100.00	100.00
72003	BOARD OF DIRECTORS	0.00	1,487.03	3,200.00	1,712.97	53.53
72004	DATA PROCESSING SERVICES	0.00	91,561.92	114,300.00	22,738.08	19.89
72007	JANITORIAL SERVICES	0.00	3,756.83	6,545.00	2,788.17	42.60
72008	LEGAL SERVICES	0.00	6,102.89	27,000.00	20,897.11	77.40
72009	TITLE RESEARCH	0.00	0.00	0.00	0.00	0.00
72010	AERIAL IMAGERY	0.00	42,100.00	84,500.00	42,400.00	50.18
	<b>TOTAL SERVICES</b>	<b>7,036.30</b>	<b>213,048.13</b>	<b>350,645.00</b>	<b>137,596.87</b>	<b>39.24</b>
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	45.00	1,925.00	3,900.00	1,975.00	50.64
72502	COMPUTER SUPPLIES	0.00	1,638.77	7,600.00	5,961.23	78.44
72504	EDUCATION / FEES	50.00	6,224.82	17,375.00	11,150.18	64.17
72505	INSURANCE LIABILITY	0.00	200.00	2,500.00	2,300.00	92.00
72506	INSURANCE BUILDING/ CONTE	0.00	0.00	6,500.00	6,500.00	100.00
72507	LEGAL NOTICES / PRINTING	1,300.51	12,618.35	26,000.00	13,381.65	51.47
72508	MAINT - HARDWARE & EQUIP	0.00	4,369.50	8,800.00	4,430.50	50.35
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	620.00	4,982.17	8,000.00	3,017.83	37.72
72511	OFFICE SUPPLIES	197.83	7,575.94	9,000.00	1,424.06	15.82
72512	POSTAGE	0.00	35,253.98	42,000.00	6,746.02	16.06
72513	POSTAGE METER/BOX RENTA	0.00	2,465.22	6,000.00	3,534.78	58.91
72514	SUBSCRIPTION & BOOKS	434.09	4,721.64	23,000.00	18,278.36	79.47
72515	RENTAL COPIER	238.52	1,703.18	2,900.00	1,196.82	41.27

For Management Purposes Only

Caldwell County Appraisal District  
**EXPENSE STATEMENT- APPRAISAL**  
 For the Eight Months Ending August 31, 2024

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72516	ELECTRICITY	583.38	3,402.29	9,000.00	5,597.71	62.20
72517	TELEPHONE	741.69	7,083.48	14,700.00	7,616.52	51.81
72518	WATER & SEWER	410.51	2,363.36	3,850.00	1,486.64	38.61
72519	MORTGAGE	4,527.14	36,217.12	57,300.00	21,082.88	36.79
72520	BUILDING MAINT	261.80	5,492.86	12,000.00	6,507.14	54.23
72523	FUEL - VEHICLE	25.00	1,086.65	4,000.00	2,913.35	72.83
72524	MAINT. - VEHICLE	7.50	2,206.92	12,500.00	10,293.08	82.34
72525	INS - VEHICLE	0.00	0.00	3,000.00	3,000.00	100.00
	TOTAL GENERAL EXPENSES	9,442.97	141,531.25	281,175.00	139,643.75	49.66
79000	OFFICE EQUIPMENT	102.40	809.07	5,000.00	4,190.93	83.82
79001	COMPUTER EQUIPMENT	154.93	2,657.97	17,000.00	14,342.03	84.36
79002	BUILDING EXPENSE	0.00	0.00	8,000.00	8,000.00	100.00
79003	VEHICLE	0.00	0.00	0.00	0.00	0.00
79990	CONTINGENCY	0.00	(641.50)	10,000.00	10,641.50	106.42
	TOTAL CAPITAL INVESTMENT	257.33	2,825.54	40,000.00	37,174.46	92.94
	TOTAL EXPENSES	\$ (111,097.11)	\$ (1,106,287.7	\$ (1,853,382.	(747,094.51)	40.31

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
For the Eight Months Ending August 31, 2024

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101	CHIEF APPRAISER	\$ 4,783.24	\$ 38,265.92	\$ 57,396.99	19,131.07	33.33
90-70120	DEPUTY TAX COLLECTOR	7,438.56	59,508.48	89,262.81	29,754.33	33.33
90-70121	COLLECTION SPECIALIST I	4,362.22	34,431.14	52,346.73	17,915.59	34.22
90-70122	PUBLIC ASSISTANT II	3,215.62	25,724.96	38,587.50	12,862.54	33.33
90-70126	PUBLIC ASSISTANT I	3,315.62	25,824.96	39,787.50	13,962.54	35.09
90-70135	PAYROLL CONTINGENCY	0.00	0.00	800.00	800.00	100.00
90-70136	ANNUAL LONGEVITY COMPENSA	0.00	0.00	1,850.00	1,850.00	100.00
	<b>TOTAL WAGES AND SALARIES</b>	<b>23,115.26</b>	<b>183,755.46</b>	<b>280,031.53</b>	<b>96,276.07</b>	<b>34.38</b>
90-71000	PAYROLL TAX	1,390.62	11,035.64	23,000.00	11,964.36	52.02
90-71002	RETIREMENT/EMPLOYER	2,570.44	20,433.66	32,000.00	11,566.34	36.14
90-71004	HEALTH BENEFITS	2,644.57	21,089.37	44,400.00	23,310.63	52.50
90-71005	WORKER COMP	0.00	75.51	950.00	874.49	92.05
90-71006	UNEMPLOYMENT	0.00	174.55	3,375.00	3,200.45	94.83
	<b>DEDUCTIONS / BENEFITS</b>	<b>6,605.63</b>	<b>52,808.73</b>	<b>103,725.00</b>	<b>50,916.27</b>	<b>49.09</b>
90-72002	AUDIT	0.00	0.00	2,450.00	2,450.00	100.00
90-72004	DATA PROCESSING SERVICES	0.00	19,918.86	29,500.00	9,581.14	32.48
90-72005	COUNTY EMPLOYEE CONTRACT	1,701.73	13,613.84	23,500.00	9,886.16	42.07
90-72007	JANITORIAL SERVICE	0.00	1,122.17	2,500.00	1,377.83	55.11
90-72008	LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011	SECURITY	0.00	585.00	2,000.00	1,415.00	70.75
	<b>TOTAL SERVICES</b>	<b>1,701.73</b>	<b>35,239.87</b>	<b>62,450.00</b>	<b>27,210.13</b>	<b>43.57</b>
90-72500	BOND/ NOTARY	0.00	71.00	200.00	129.00	64.50
90-72501	MEMBERSHIP/ DUES	0.00	225.00	950.00	725.00	76.32
90-72502	COMPUTER SUPPLIES	0.00	647.70	2,300.00	1,652.30	71.84
90-72504	EDUCATION & FEES	0.00	2,425.00	7,000.00	4,575.00	65.36
90-72505	INSURANCE - LIABILITY	0.00	0.00	1,000.00	1,000.00	100.00
90-72506	INSURANCE BUILDING/CONTENT	0.00	0.00	1,600.00	1,600.00	100.00
90-72507	LEGAL NOTICES/PRINTING	0.00	0.00	14,500.00	14,500.00	100.00
90-72508	MAINT - HARDWARE/EQUIP	754.00	1,163.07	3,600.00	2,436.93	67.69
90-72509	MAINT - OFFICE EQUIP	0.00	1,727.00	2,000.00	273.00	13.65
90-72510	MILEAGE & TRAVEL	907.35	1,958.76	5,100.00	3,141.24	61.59
90-72511	OFFICE SUPPLIES	125.55	2,126.03	3,500.00	1,373.97	39.26
90-72512	POSTAGE	11,000.00	15,784.15	18,500.00	2,715.85	14.68
90-72513	POSTAGE METER/BOX RENTAL	0.00	736.36	1,800.00	1,063.64	59.09
90-72515	RENTAL - COPIER	0.00	0.00	1,800.00	1,800.00	100.00
90-72516	ELECTRICITY	174.25	1,016.27	3,000.00	1,983.73	66.12
90-72517	TELEPHONE	306.13	2,079.56	4,000.00	1,920.44	48.01
90-72518	WATER & SEWER	122.62	705.94	1,400.00	694.06	49.58
90-72519	MORTGAGE	1,352.26	10,818.08	17,200.00	6,381.92	37.10
90-72520	BUILDING MAINT.	155.45	1,414.47	2,800.00	1,385.53	49.48
	<b>TOTAL GENERAL EXPENSES</b>	<b>14,897.61</b>	<b>42,898.39</b>	<b>92,250.00</b>	<b>49,351.61</b>	<b>53.50</b>

Caldwell County Appraisal District  
**EXPENSE STATEMENT - COLLECTION**  
 For the Eight Months Ending August 31, 2024

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000 OFFICE EQUIPMENT	30.59	395.59	2,000.00	1,604.41	80.22
90-79001 COMPUTER EQUIPMENT	36.22	973.19	8,200.00	7,226.81	88.13
90-79002 BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990 CONTINGENCY	200.00	200.00	3,000.00	2,800.00	93.33
	<hr/>	<hr/>	<hr/>	<hr/>	
TOTAL CAPITAL INVESTMENTS	266.81	1,568.78	18,400.00	16,831.22	91.47
	<hr/>	<hr/>	<hr/>	<hr/>	
TOTAL EXPENSES	\$ (46,587.04)	\$ (316,271.23)	\$ (556,856.53)	(240,585.30)	43.20
	<hr/>	<hr/>	<hr/>	<hr/>	

Caldwell County Appraisal District  
**INCOME STATEMENT- APPRAISAL**  
 For the Eight Months Ending August 31, 2024

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 128,100.51	\$ 170,800.68	42,700.17	25.00
CITY OF LULING	0.00	29,479.23	39,305.66	9,826.43	25.00
CITY OF MARTINDALE	0.00	6,533.70	8,711.60	2,177.90	25.00
CITY OF MUSTANG RIDGE	0.00	2,423.79	3,231.73	807.94	25.00
CITY OF NIEDERWALD	0.00	1,108.80	1,478.39	369.59	25.00
CITY OF UHLAND	0.00	765.80	765.79	(0.01)	0.00
CALDWELL COUNTY	0.00	432,573.63	576,764.82	144,191.19	25.00
LOCKHART ISD	0.00	517,005.93	689,341.24	172,335.31	25.00
LULING ISD	0.00	97,588.86	130,118.50	32,529.64	25.00
PRAIRIE LEA ISD	0.00	33,863.07	45,150.76	11,287.69	25.00
PLUM CREEK CONS DIST	0.00	7,572.60	10,096.79	2,524.19	25.00
PLUM CREEK UNDERGROU	0.00	7,829.52	10,439.37	2,609.85	25.00
GONZALES ISD	0.00	8,117.46	10,823.29	2,705.83	25.00
WAEELDER ISD	0.00	6,211.29	8,281.71	2,070.42	25.00
SAN MARCOS ISD	0.00	44,406.96	59,209.27	14,802.31	25.00
HAYS ISD	0.00	24,559.14	32,745.52	8,186.38	25.00
GONZALES COUNTY UWD	0.00	164.82	219.76	54.94	25.00
CALDWELL-HAYS ESD1	0.00	18,855.21	25,140.27	6,285.06	25.00
CITY OF SAN MARCOS	0.00	5,156.49	6,875.30	1,718.81	25.00
CALDWELL ESD #2	0.00	5,438.82	7,251.74	1,812.92	25.00
CALDWELL ESD #3	0.00	4,165.95	5,554.61	1,388.66	25.00
CALDWELL ESD #4	0.00	4,823.79	6,431.72	1,607.93	25.00
CALDWELL ESD #5	0.00	0.00	0.00	0.00	0.00
AUSTIN COMMUNITY COLL	0.00	2,223.96	2,965.30	741.34	25.00
CALDWELL CO MUD #2	0.00	1,234.02	1,645.36	411.34	25.00
BOLLINGER MUD	0.00	24.81	33.10	8.29	25.05
CALDWELL CO MUD #7	0.00	0.00	0.00	0.00	0.00
Total Revenues	0.00	1,390,228.16	1,853,382.28	463,154.12	24.99
<b>TOTAL BUDGET REV</b>	<b>\$ 0.00</b>	<b>\$ 1,390,228.16</b>	<b>\$ 1,853,382.28</b>	<b>463,154.12</b>	<b>24.99</b>
COPIES MISC REVENUE	\$ (648.20)	\$ (1,714.18)	\$ 0.00	1,714.18	0.00
INTEREST INCOME REVENU	(910.65)	(10,032.53)	0.00	10,032.53	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(1,558.85)</b>	<b>(11,746.71)</b>	<b>0.00</b>	<b>11,746.71</b>	<b>0.00</b>

Caldwell County Appraisal District  
**INCOME STATEMENT- COLLECTION**  
 For the Eight Months Ending August 31, 2024

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 40,353.18	\$ 53,804.24	13,451.06	25.00
CITY OF LULING	0.00	9,516.75	12,689.01	3,172.26	25.00
CITY OF MARTINDALE	0.00	2,058.18	2,744.26	686.08	25.00
CITY OF MUSTANG RIDGE	0.00	763.53	1,018.03	254.50	25.00
CITY OF NIEDERWALD	0.00	349.29	465.71	116.42	25.00
CITY OF UHLAND	0.00	241.24	241.23	(0.01)	0.00
CALDWELL COUNTY	0.00	136,265.82	181,687.77	45,421.95	25.00
LOCKHART ISD	0.00	162,863.01	217,150.68	54,287.67	25.00
LULING ISD	0.00	36,387.30	48,516.41	12,129.11	25.00
PRAIRIE LEA ISD	0.00	13,119.27	17,492.37	4,373.10	25.00
PLUM CREEK CONS DIST	0.00	2,385.45	3,180.61	795.16	25.00
PLUM CREEK UNDERGROUND	0.00	2,466.39	3,288.53	822.14	25.00
GONZALES COUNTY UWD	0.00	51.93	69.23	17.30	24.99
CALDWELL-HAYS ESD1	0.00	5,939.61	7,919.48	1,979.87	25.00
CALDWELL ESD #2	0.00	1,713.30	2,284.38	571.08	25.00
CALDWELL ESD #3	0.00	1,312.32	1,749.77	437.45	25.00
CALDWELL ESD #4	0.00	1,519.56	2,026.07	506.51	25.00
CALDWELL ESD #5	0.00	0.00	0.00	0.00	0.00
CALDWELL CO MUD #2	0.00	388.74	518.31	129.57	25.00
BOLLINGER MUD	0.00	7.83	10.43	2.60	24.93
CALDWELL CO MUD #7	0.00	0.00	0.00	0.00	0.00
Total Revenues	0.00	417,702.70	556,856.52	139,153.82	24.99
TAX CERTIFICATES	(180.00)	(1,310.00)	0.00	1,310.00	0.00
TOTAL TAX CERT. REVENUE	(180.00)	(1,310.00)	0.00	1,310.00	0.00
<b>TOTAL BUDGET REVENUE</b>	<b>\$ 180.00</b>	<b>\$ 419,012.70</b>	<b>\$ 556,856.52</b>	<b>137,843.82</b>	<b>24.75</b>
RETURN CHECK FEE	\$ (25.00)	\$ (850.00)	\$ 0.00	850.00	0.00
BUS PP RENDITION PENALTY	(279.29)	(1,473.62)	0.00	1,473.62	0.00
OFFICE RENTAL INCOME	(100.00)	(700.00)	0.00	700.00	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(404.29)</b>	<b>(3,023.62)</b>	<b>0.00</b>	<b>3,023.62</b>	<b>0.00</b>
DELINQUENT ATTORNEY FEES- L	(69,519.83)	(69,519.83)	0.00	69,519.83	0.00
DELINQUENT ATTORNEY FEES- P	(14,079.58)	(14,079.58)	0.00	14,079.58	0.00
DELINQUENT ABSTRACT FEES- L	(100.00)	(100.00)	0.00	100.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
<b>TOTAL DELINQUENT ATTORNE</b>	<b>(83,699.41)</b>	<b>(83,699.41)</b>	<b>0.00</b>	<b>83,699.41</b>	<b>0.00</b>

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Aug 1, 2024 to Aug 31, 2024**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
8/1/24	010852	72516	JUN 2024	583.38	
			ELECTRICITY (A)		
		90-72516	JUN 2024	174.25	
			ELECTRICITY (C)		
		72518	JUN 2024 WATER &	410.51	
			SEWER (A)		
		90-72518	JUN 2024 WATER &	122.62	
			SEWER (C)		
		10000	City of Lockhart		1,290.76
8/1/24	010853	90-72510	PER DIEM	150.00	
			REQUEST FOR		
			CLASS		
		10000	Carmela Till		150.00
8/1/24	010854	72514	2024 ANNUAL	41.00	
			SUBSCRIPTION		
			RENEWAL		
		10000	LULING NEWSBOY		41.00
8/1/24	010855	72001	ARB LEGAL	600.00	
			SERVICES		
		10000	Martinec, Winn, &		600.00
			Vickers, PC		
8/1/24	010856	72507	NOTICE OF PUBLIC	51.00	
			HEARING		
		72507	PROPERTY TAX	382.50	
			PROTEST		
		10000	LULING NEWSBOY		433.50
8/1/24	010857	72507	PUBLIC HEARING -	338.63	
			BUDGET		
		72507	REAPPRAISAL	209.63	
			PLAN HEARING		
		10000	LOCKHART		548.26
			POST-REGISTER		
8/1/24	010858	72501	2024 ANNUAL	45.00	
			RENEWAL - REB -		
			REG #75251		
		10000	Texas Dept. of		45.00
			Licensing and		
			Regulation		
8/1/24	010859	72520	JUL 2024 INV #76	261.80	
			LAWN CARE (A)		
		90-72520	JUL 2024 INV #76	78.20	
			LAWN CARE (C)		
		10000	TIM PEPPER		340.00
8/9/24	010865	90-72005	AUG 2024 LULING	1,701.73	
			EMPLOYEE		
			SALARY		
		10000	CALDWELL		1,701.73
			COUNTY		
			TREASURER		
8/9/24	010866	72511	EMBLEM STAMP	52.52	
		10000	PRINTING		52.52
			SOLUTIONS		
8/13/24	010867	90-79990	DEPOSIT TO IBC	200.00	
			BANK ACCT		
		10000	Caldwell County		200.00
			Appraisal Dst		



**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Aug 1, 2024 to Aug 31, 2024**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
8/15/24	010868	72523	GAS RECEIPT	25.00	
		10000	REIMBURSEMENT MIRANDA WENZEL		25.00
8/20/24	010869	90-72510	AUG 2024 MILEAGE	137.35	
		10000	REIMBURSEMENT Carmela Till		137.35
8/20/24	010870	90-72510	AUG 2024 PER	310.00	
		10000	DIEM REQUEST Brittani Medina		310.00
8/20/24	010871	90-72510	AUG 2024 PER	310.00	
		10000	DIEM REQUEST Vicki Schneider		310.00
8/20/24	010872	72510	AUG 2024 PER	310.00	
		10000	DIEM REQUEST Shanna Ramzinski		310.00
8/20/24	010873	72510	AUG 2024 PER	310.00	
		10000	DIEM REQUEST MELISSA ROUGEOU		310.00
8/20/24	010874	72507	BUDGETING	318.75	
		10000	HEARING/REAPPRA ISAL PLAN LULING NEWSBOY		318.75
8/20/24	010875	90-72508	SER/MAINT	754.00	
		10000	JETSCAN 2116 & 2118 Cummins-Allison Corp.		754.00
8/20/24	010878	72524	2024	7.50	
		10000	REGISTRATION VEH #20701 Caldwell County Tax Assessor-Col		7.50
<b>Total</b>				<b>7,885.37</b>	<b>7,885.37</b>

**CALDWELL COUNTY  
APPRAISAL DISTRICT**

**ANNUAL FINANCIAL REPORT**

**YEAR ENDED DECEMBER 31, 2023**

**CALDWELL COUNTY APPRAISAL DISTRICT  
ANNUAL FINANCIAL REPORT  
YEAR ENDED DECEMBER 31, 2023**

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## **FINANCIAL SECTION**



# **Roloff, Hnatek & Co., L.L.P.**

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Business Advisors  
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## **INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Caldwell County Appraisal District  
Lockhart, Texas

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and its major fund of Caldwell County Appraisal District, as of and for the year ended December 31, 2023, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of Caldwell County Appraisal District as of December 31, 2023, and the respective changes in financial position, 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these 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 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 thereafter.

### ***Auditors' 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 auditors' 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 included 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 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 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 on pages 7 through 12, the budgetary comparison on page 20, and the information related to the District's pension plan on pages 39 through 42 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.

*Roloff, Hnatek & Co., L.L.P.*

Certified Public Accountants

DATE PENDING

**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**



**CALDWELL COUNTY APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

This section of Caldwell County Appraisal District's annual financial report presents our discussion and analysis of the District's financial performance during the fiscal year ended December 31, 2023. Please read it in conjunction with the District's financial statements, which follow this section.

**FINANCIAL HIGHLIGHTS**

- The District's total combined net position was \$519,088 at December 31, 2023.
- During the year, the District's revenues (including depreciation of capital assets) were \$30,396 less than the \$2,314,164 generated in assessments from local jurisdictions and other revenues for governmental activities.
- The general fund reported a fund balance this year of \$374,232, which is a decrease of \$83,164 from that of the prior year.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of three parts -- *management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the District:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the District's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the District's operations in more detail than the government-wide statements.
- *The governmental funds* statements tell how *general government* services were financed in the *short-term* as well as what remains for future spending.
- *Fiduciary fund statements* provide information about the financial relationships in which the District acts solely as a *trustee* or *custodian* for the benefit of others, to whom the resources in questions belong.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements and notes are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

Figure A-1 summarizes the major features of the District's financial statements, including the portion of the District government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

**Figure A-1. Major Features of the District's Government-wide and Fund Financial Statements**

Features	Government-wide Statements	Fund Statements Governmental Fund
Scope	Entire District's government (except fiduciary funds)	The activities of the District that are not proprietary or fiduciary
Required financial statements	Statement of net position  Statement of activities	Balance sheet  Statement of revenues, expenditures and changes in fund balance
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter

**Government-wide Financial Statements**

The government-wide financial statements report information about the District as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets, deferred outflows of resources, liabilities, and deferred inflows of resources. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the District's net position and how they have changed. Net position -- the difference between the District's assets plus deferred outflows of resources and liabilities plus deferred inflows of resources -- is one way to measure the District's financial health or position.

- Over time, increases or decreases in the District's net position is an indicator of whether its financial health is improving or deteriorating, respectively.

**CALDWELL COUNTY APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONCLUDED)**

The government-wide financial statements of the District include the *governmental activities*. The District's basic appraisal services are included here. Assessments from local jurisdictions fund all but a minimal amount (about 2%) of these activities.

**Fund Financial Statements**

The fund financial statements provide more detailed information about the District's general fund. Funds are accounting devices that the District uses to keep track of specific sources of funding and spending for particular purposes.

- *Governmental fund* -- All of the District's basic services are included in its governmental fund, which focuses on (1) how *cash and other financial assets* that can readily be converted to cash flow in and out, and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed *short-term* view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the governmental funds statement, or on the subsequent page, that explain the relationship (or differences) between them.
- *Fiduciary funds* -- The District is the trustee, or fiduciary, for certain funds such as club and class funds and payroll withholding funds. The District is responsible for ensuring that the assets reported in these funds are used only for their intended purposes and by those to whom the assets belong. All of the District's fiduciary activities are reported in a separate statement of fiduciary net position. We exclude these activities from the District's government-wide financial statements because the District cannot use these assets to finance its operations.

**FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE**

One fundamental question that is most asked of an entity is, as a whole "Are you better off or worse off as a result of the year's activities?" The statement of net position and the statement of activities report information about the District's activities in a way that should help answer this question. These two statements report the net position of the District and changes therein. The District's net position (the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources) can be thought of as a way to measure the financial health of the District. Over time, increases or decreases in the District's net position are indicators of whether its financial health is improving or deteriorating. However, you will need to consider other information that is non-financial in nature, such as changes in economic conditions, demographic information, mandated state and federal regulations, and new or changed government legislation.

**CALDWELL COUNTY APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**Statement of Net Position**

The statement of net position serves as a useful indicator over time of the District's financial position. It distinguishes assets plus deferred outflows of resources and liabilities plus deferred inflows of resources as to their expected use for current operations and capital investment. The District's assets plus deferred outflows of resources exceeded its liabilities plus deferred inflows of resources at the close of fiscal year 2023 by \$519,088. The following condensed Statement of Net Position provides an overview of the District's net position as of December 31, 2023 and 2022.

	Governmental Activities		\$ Change	% Change
	2023	2022	2023 - 2022	2023 - 2022
<b>Assets:</b>				
Current Assets	\$ 1,222,547	\$ 887,100	\$ 335,447	38%
Capital Assets, Net	1,212,167	1,256,155	(43,988)	(4%)
Net Pension Asset	-0-	113,045	(113,045)	(100%)
Total Assets	<u>2,434,714</u>	<u>2,256,300</u>	<u>178,414</u>	8%
<b>Deferred Outflows of Resources</b>	<u>372,743</u>	<u>266,933</u>	<u>105,810</u>	40%
<b>Liabilities:</b>				
Current Liabilities	245,000	48,000	197,000	410%
Non-Current Liabilities	<u>1,393,960</u>	<u>1,230,228</u>	<u>163,732</u>	N/A
Total Liabilities	<u>1,638,960</u>	<u>1,278,228</u>	<u>360,732</u>	28%
<b>Deferred Inflows of Resources</b>	<u>649,409</u>	<u>695,521</u>	<u>(46,112)</u>	(7%)
<b>Net Position:</b>				
Net Investment in Capital Assets	58,367	60,914	(2,547)	(4%)
Unrestricted	<u>460,721</u>	<u>488,570</u>	<u>(27,849)</u>	(6%)
Total Net Position	<u>\$ 519,088</u>	<u>\$ 549,484</u>	<u>\$ (30,396)</u>	(6%)

A portion of the District's net position (\$58,367) reflects its investment in capital assets (e.g., office building, vehicles, office and computer equipment). The balance of unrestricted net position (\$460,721) may be used to meet the District's ongoing obligations and contingencies.

**CALDWELL COUNTY APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**Statement of Activities**

The statement of activities serves as a measure to determine how successful the District was during the past year in recovering its costs through charges for services and general revenues. The following condensed statement of activities summarizes the operations of the District for the years ended December 31, 2023 and 2022.

	<u>Governmental Activities</u>		<u>\$ Change</u>	<u>% Change</u>
	<u>2023</u>	<u>2022</u>	<u>2023 - 2022</u>	<u>2023 - 2022</u>
<b>Program Revenues:</b>				
Charges for Services	\$ 2,266,939	\$ 1,850,970	\$ 415,969	22%
Interest Income	37,983	10,595	27,388	258%
Other Revenues	9,242	7,774	1,468	189%
Total Revenues	<u>2,314,164</u>	<u>1,869,339</u>	<u>444,825</u>	24%
<b>Expenses:</b>				
General Government	<u>2,344,560</u>	<u>1,693,528</u>	<u>651,032</u>	38%
Change in Net Position	<u>\$ (30,396)</u>	<u>\$ 175,811</u>	<u>\$ (206,207)</u>	(117%)

The District's total revenues and expenses increased by 24% and 38%, respectively. A significant portion, approximately 98%, of the District's revenue comes from assessments against local jurisdictions. The remaining portion comes from interest income and other miscellaneous income. The District's total cost of operations was \$2,344,560, which resulted in a net decrease of \$30,396 for the year ended December 31, 2023.

**FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS**

Revenues from the governmental fund type totaled \$2,314,164, an increase of about 24% from the preceding year. Expenditures from the governmental fund type totaled \$2,045,212, an increase of about 17% from the preceding year, primarily due to an increase in payroll costs.

**General Fund Budgetary Highlights**

The District did not significantly amend its general fund budget during the year. Although the District is required to formally adopt an annual budget, its expenditures are not limited to the budget.

**CALDWELL COUNTY APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of December 31, 2023, the District had invested \$1,212,167 (net of accumulated depreciation) in land, buildings and improvements, vehicles, furniture and equipment. Additional information regarding the District's capital assets can be found in Note 4 to the financial statements. The following table summarizes the District's capital assets (net of accumulated depreciation) as of December 31, 2023 and 2022.

	Governmental Activities		\$ Change	% Change
	2023	2022	2023 - 2022	2023 - 2022
Land	\$ 96,400	\$ 96,400	\$ -0-	0%
Buildings	1,405,609	1,405,609	-0-	0%
Vehicles	115,036	95,531	19,505	20%
Office and Computer Equipment	211,900	211,900	-0-	0%
Right-to-Use Leased Equipment	29,638	29,638	-0-	0%
Total	1,858,583	1,839,078	19,505	1%
Less Accumulated Depreciation and Amortization	(646,416)	(582,923)	(63,493)	(11%)
Capital Assets, Net	<u>\$ 1,212,167</u>	<u>\$1,256,155</u>	<u>\$ (43,988)</u>	(4%)

**Long-Term Obligations**

As of December 31, 2023, the District had \$1,153,800 in long-term liabilities, which includes a note payable and a lease liability. This represents a decrease of \$41,441 from the prior fiscal year. Additional information on the District's long-term obligations can be found in the notes to the financial statements.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The District's Board of Directs approved a \$2,410,239 budget for 2024. The District does not expect a significant change in fund balance as a result of operations for 2024.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the District's Administrative Office.

## **BASIC FINANCIAL STATEMENTS**

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2023**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Cash Equivalents	\$ 1,165,136
Due From Fiduciary Fund	57,411
Capital Assets, Net	<u>1,212,167</u>
Total Assets	<u>2,434,714</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred Outflows Related to TCDRS	<u>372,743</u>
 <b>LIABILITIES</b>	
Accounts Payable	63,097
Refunds Due to Local Jurisdictions	181,903
Accrued Compensated Absences	41,470
Noncurrent Liabilities:	
Due Within One Year	42,262
Due in More than One Year	1,111,538
Net Pension Liability (District's Share)	<u>198,690</u>
Total Liabilities	<u>1,638,960</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable Revenue - Assessments Against Local Jurisdictions	603,315
Deferred Inflows Related to TCDRS	<u>46,094</u>
Total Deferred Inflows of Resources	<u>649,409</u>
 <b>NET POSITION</b>	
Net Investment in Capital Assets	58,367
Unrestricted	<u>460,721</u>
Total Net Position	<u><u>\$ 519,088</u></u>

The accompanying notes are an integral part of the financial statements.



**CALDWELL COUNTY APPRAISAL DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

	<u>Expenses</u>	<u>Program Revenues - Charges for Services</u>	<u>Net (Expense) Revenue and Change in Net Assets - Governmental Activities</u>
<b><u>Functions/Programs</u></b>			
Governmental Activities:			
Appraisal Operations	\$ 2,344,560	\$ 2,266,939	\$ (77,621)
General Revenues:			
Interest Income			37,983
Other Revenues			9,242
Total General Revenues			<u>47,225</u>
Change in Net Position			(30,396)
Net Position, Beginning of Year			<u>549,484</u>
Net Position, End of Year			<u>\$ 519,088</u>

The accompanying notes are an integral part of the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUND  
DECEMBER 31, 2023**

	<u>General Fund</u>
<b>ASSETS</b>	
Cash and Cash Equivalents	\$ 1,165,136
Due From Fiduciary Funds	<u>57,411</u>
Total Assets	<u><u>\$ 1,222,547</u></u>
<b>LIABILITIES</b>	
Accounts Payable	\$ 63,097
Refunds Due to Local Jurisdictions	<u>181,903</u>
Total Liabilities	<u>245,000</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable Revenue - Assessments Against Local Jurisdictions	<u>603,315</u>
<b>FUND BALANCE</b>	
Committed for:	
Equipment	96,611
Salaries	148,292
Unassigned	<u>129,329</u>
Total Fund Balance	<u>374,232</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u><u>\$ 1,222,547</u></u>

The accompanying notes are an integral part of the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO  
NET POSITION OF GOVERNMENTAL ACTIVITIES  
DECEMBER 31, 2023**

<b>Total Governmental Fund Balance</b>	\$ 374,232
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Balances reported for governmental activities in the statement of net position are different because:

Capital assets of \$1,858,583, net of accumulated depreciation of \$631,354 and accumulated amortization of \$15,062, used in governmental activities are not current financial resources, and therefore, are not reported in the governmental funds.	1,212,167
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Accrued compensated absences do not require the use of current financial resources; therefore, are not reported in the governmental funds.	(41,470)
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The District's long-term obligations of \$1,153,800 does not require the use of current financial resources; therefore, they are not reported in the governmental funds.	(1,153,800)
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The District's proportionate share of the net pension liability of \$198,690, deferred outflows of resources of \$372,743, and deferred inflows of resources of \$46,094 related to the net pension liability do not require the use of current financial resources; therefore, they are not reported as expenditures in the governmental funds.	<u>127,959</u>
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<b>Net Position of Governmental Activities</b>	<u><u>\$ 519,088</u></u>
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The accompanying notes are an integral part of the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE  
GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2023**

	<u>General Fund</u>
Revenues:	
Assessments Against Local Jurisdictions	\$ 2,266,939
Interest Income	37,983
Other Revenues	<u>9,242</u>
Total Revenues	<u>2,314,164</u>
Expenditures:	
Current:	
Salaries and Benefits	1,338,915
Purchased and Contracted Services	255,099
Supplies and Postage	114,765
Data Processing	126,431
Other Operating	53,896
Plant Services	47,573
Debt Service:	
Principal on Long-Term Debt	41,442
Interest on Long-Term Debt	37,108
Capital Outlay	<u>29,983</u>
Total Expenditures	<u>2,045,212</u>
Excess of Revenue Over (Under) Expenditures	268,952
Other Financing Uses:	
Refunds to Local Jurisdictions - 2022 Budget Allocation	(170,213)
Refunds to Local Jurisdictions - 2023 Budget Allocation	<u>(181,903)</u>
Total Other Financing Uses	<u>(352,116)</u>
Excess of Revenues Over (Under) Expenditures and Other Uses	(83,164)
Fund Balance, Beginning of Year	<u>457,396</u>
Fund Balance, End of year	<u><u>\$ 374,232</u></u>

The accompanying notes are an integral part of the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

<b>Net Change in Governmental Fund Balance</b>	\$	(83,164)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of these assets are allocated over their estimated useful lives and reported as depreciation expense. Current year capital outlay, depreciation expense, and amortization expense totaled \$29,983, \$66,440, and \$7,531, respectively, for a net effect of \$43,988.		(43,988)
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Repayment of principal on long-term obligations is an expenditure in the governmental funds, but is reported as a reduction to the liabilities in the Statement of Net Position.		41,441
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Governmental funds do not reflect an accrual for compensated absences. The Statement of Activities includes the change in accrued compensated absences as part of compensation expense for the current year. The net change in accrued compensated absences is a decrease in net position.		(6,483)
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The net change in the proportionate share of the net pension liability, deferred inflows of resources and deferred outflows of resources related to the net pension asset (liability) are reported in the Statement of Activities, but does not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. The net change consists of the following: net pension asset (liability) increased by \$311,735, deferred inflows of resources decreased by \$267,723, and deferred outflows of resources increased by \$105,810, for a net increase of \$61,798.		<u>61,798</u>
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<b>Change in Net Position of Governmental Activities</b>	\$	<u><u>(30,396)</u></u>
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The accompanying notes are an integral part of the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -**  
**BUDGET (GAAP BASIS) AND ACTUAL**  
**GENERAL FUND**  
**YEAR ENDED DECEMBER 31, 2023**

	Budgeted Amounts		Actual	Variance
	Original	Final		Favorable (Unfavorable)
Revenues:				
Assessments Against Local Jurisdictions	\$ 2,266,939	\$ 2,266,939	\$ 2,266,939	\$ -0-
Interest Income	-0-	-0-	37,983	37,983
Other Revenue	-0-	-0-	9,242	9,242
Total Revenues	<u>2,266,939</u>	<u>2,266,939</u>	<u>2,314,164</u>	<u>47,225</u>
Expenditures:				
Current:				
Salaries and Benefits	1,441,379	1,441,379	1,338,915	102,464
Purchased and Contracted Services	298,990	298,990	255,099	43,891
Supplies and Postage	131,870	131,870	114,765	17,105
Data Processing	134,200	134,200	126,431	7,769
Other Operating	89,300	89,300	53,896	35,404
Plant Services	68,700	68,700	47,573	21,127
Debt Service:				
Principal on Long-Term Debt	74,500	74,500	41,442	33,058
Interest on Long-Term Debt	-0-	-0-	37,108	(37,108)
Capital Outlay	<u>28,000</u>	<u>28,000</u>	<u>29,983</u>	<u>(1,983)</u>
Total Expenditures	<u>2,266,939</u>	<u>2,266,939</u>	<u>2,045,212</u>	<u>221,727</u>
Excess of Revenue Over Expenditures	-0-	-0-	268,952	268,952
Other Financing Sources (Uses):				
Refunds to Local Jurisdictions	<u>-0-</u>	<u>-0-</u>	<u>(352,116)</u>	<u>(352,116)</u>
Excess of Revenues Over Expenditures and Other Uses	-0-	-0-	(83,164)	(83,164)
Fund Balance, Beginning of Year	<u>457,396</u>	<u>457,396</u>	<u>457,396</u>	<u>-0-</u>
Fund Balance, End of Year	<u>\$ 457,396</u>	<u>\$ 457,396</u>	<u>\$ 374,232</u>	<u>\$ (83,164)</u>

The accompanying notes are an integral part of the financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT  
STATEMENT OF FIDUCIARY NET POSITION  
FIDUCIARY FUNDS  
DECEMBER 31, 2023**

	<u>Custodial Fund</u>
<b>ASSETS</b>	
Cash and Cash Equivalents	\$       789,861
Total Assets	<u>789,861</u>
<b>LIABILITIES</b>	
Due to General Fund	57,411
Due to Taxing Authorities	<u>732,450</u>
Total Liabilities	<u>789,861</u>
<b>NET POSITION</b>	<u><u>\$           -0-</u></u>

**CALDWELL COUNTY APPRAISAL DISTRICT  
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
FIDUCIARY FUNDS  
DECEMBER 31, 2023**

	<u>Custodial Fund</u>
Additions	
Ad Valorem Tax Collections for Other Governments	\$ 79,145,042
Total Additions	<u>79,145,042</u>
Deductions	
Ad Valorem Tax Disbursements to Other Governments	<u>79,145,042</u>
Total Deductions	<u>79,145,042</u>
Changes in Fiduciary Net Postion	-0-
Fiduciary Net Position, Beginning	<u>-0-</u>
Fiduciary Net Position, Ending	<u><u>\$ -0-</u></u>



**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**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.

**Note 2: Summary of Significant Accounting Policies**

The accounting and reporting policies of the District conform to generally accepted accounting principles, as applicable to governmental units. The following is a summary of such significant policies.

**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 District. *Governmental activities* are supported by charges for services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Interest income and other items that are properly excluded from program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide 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 the timing of related cash flows.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 2: Summary of Significant Accounting Policies (Continued)**

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. 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 government considers revenues 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. However, debt service expenditures (if any), as well as expenditures related to compensated absences and claims and judgments (if any), are recorded only when payment is due.

Interest associated with the current fiscal period is considered to be susceptible to accrual and so has been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental fund:

General Fund: This fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund, if applicable.

In addition, the District reports the following fund types:

Fiduciary Funds: These funds are used to account for assets held by the District in a trustee capacity or as a custodian for individuals, private organizations and/or other funds.

Custodial Funds: The District accounts for resources held for students and other organizations in a custodial capacity in the custodial funds.

Amounts reported as *program revenues* include charges to customers or applicants for goods, services, or privileges provided. Internally dedicated resources are reported as *general revenues* rather than as program revenues.

**Budget Data** -- The original budget is adopted by the board of directors. Amendments, if any, are made during the year as approved by the board. The original and final amended budgets are reflected in the accompanying financial statements.

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Note 2: Summary of Significant Accounting Policies (Continued)**

**Capital Assets** -- Capital assets, which include land, buildings, office and computer equipment, and vehicles are reported in the governmental activities on the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of \$5,000 or more, 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 capital assets are recorded at estimated fair market value at the date of donation.

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. The capital assets of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Office Building	30
Vehicles	5
Office and Computer Equipment	7-10

**Right-to-Use Assets and Lease Liabilities**

Right-to-use assets, reported with capital assets, are recognized at the lease commencement date and represent the District's right to use an underlying asset for the term of the lease. Right-to-use assets are measured at the initial value of the lease liability plus any payments made to the lessor prior to the commencement of the lease term, less any incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to place the leased asset into service. Right-to-use assets are amortized over the shorter of the lease term or the useful life of the underlying asset using the straight-line method.

Lease liabilities, reported with long-term obligations, represent the District's obligation to make lease payments arising from lease agreements. Lease liabilities are recognized at the related 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 the District's estimated incremental borrowing rate.

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

**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.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 2: Summary of Significant Accounting Policies (Continued)**

**Committed Fund Balance** -- Committed fund balance as of December 31, 2023, consists of \$244,903 committed for equipment and salaries. This amount was retained from current and prior years' excesses of revenues over expenditures as approved by the Board. The District may not expend this amount unless budgeted and approved by the Board. See "Fund Balance Policy" below.

**Fund Balance Policy** -- In accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54), the District reports fund balances for governmental funds in classifications based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The *nonspendable* classifications, if any, represents assets that will be consumed or "must be maintained intact" for legal or contractual reasons and therefore will never convert to cash, such as inventories, endowments, and prepaids. Provisions of laws, contracts, and grants specify how fund resources can be used in the *restricted* classification. The nature of these two classifications precludes a need for a policy from the Board of Directors.

Committed fund balance includes amounts that can only be used for specific purposes, and is reported pursuant to resolutions passed by the Board of Directors, the District's highest level of decision-making authority. Commitments may be modified or rescinded only through resolutions approved by the Board of Directors.

Assigned fund balance includes amounts that the District intends to use for specific purposes, but that do not meet the definition of restricted or committed fund balance.

Unassigned fund balance includes amounts that have not been assigned to other funds or restricted, committed or assigned to a specific purpose within the General Fund.

From time to time, the Board of Directors may commit or assign fund balances by a majority vote in a scheduled meeting. The Board's commitments and assignments may be modified or rescinded by a majority vote in a scheduled meeting. Board commitments cannot exceed the amount of fund balance that is greater than the sum of nonspendable and restricted fund balances since that practice would commit funds that the District does not have. Commitments may be for facility expansion or renovation, program modifications, wage and salary adjustments, financial cushions (rainy day funds), and other purposes determined by the Board.

The Board of Directors may delegate authority to specified persons or groups to make assignments of certain fund balances by a majority vote in a scheduled meeting. The Board may modify or rescind its delegation of authority by the same action.

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Note 2: Summary of Significant Accounting Policies (Concluded)**

**Pension** -- 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 TCDRS'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.

**Note 3: Cash and Temporary Investments**

State statutes require that all deposits in the financial institutions be fully collateralized by U.S. Government obligations or obligations of Texas and its agencies that have a market value of not less than the principal amount of the deposits. Interest-bearing and noninterest-bearing account balances at December 31, 2023 are guaranteed by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000. As of December 31, 2023, the carrying amounts of the District's deposits were \$1,954,997 and the bank balances totaled \$6,722,115. The District's cash deposits at December 31, 2023 were entirely covered by FDIC insurance and a letter of credit held by the District's agent bank in the District's name.

Fair Value Measurements

The District categorizes the fair value measurements of its investments within the fair value hierarchy established by generally accepted accounting principles. Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurement and Application* provides a framework for measuring fair value which establishes a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities as follows:

- Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets and have the highest priority,
- Level 2 inputs consist of observable inputs other than quoted prices for identical assets, and
- Level 3 inputs which consist of other unobservable inputs and have the lowest priority.

The District uses appropriate valuation techniques based on the available inputs to measure the fair value of its investments. When available, the District measures fair value using Level 1 inputs because they generally provide the most reliable evidence of fair value. Level 3 inputs are used only when Level 1 and Level 2 inputs are not available.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 3: Cash and Temporary Investments (Concluded)**

The District held no investments at, or during the year ended, December 31, 2023, that are subject to fair value measurements.

Generally accepted government accounting principles require a determination as to whether the District was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

a. Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized rating agencies are designed to give an indication of credit risk. At year end, the District was not significantly exposed to credit risk.

b. Custodial Credit Risk

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name. At year end, the District was not significantly exposed to credit risk.

c. Concentration of Credit Risk

This risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. At year end, the District was not significantly exposed to concentration of credit risk.

d. Interest Rate Risk

This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the District was not significantly exposed to interest rate risk.

e. Foreign Currency Risk

This is the risk that exchange rates will adversely affect the fair value of an investment. At year end, the District was not exposed to foreign currency risk.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 4: Capital Assets**

Capital asset activity for the year ended December 31, 2023, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<u>Governmental Activities</u>				
Capital Assets Not Being Depreciated:				
Land	\$ 96,400	\$ -0-	\$ -0-	\$ 96,400
Capital Assets Being Depreciated and Amortized:				
Office Building	1,405,609	-0-	-0-	1,405,609
Vehicles	95,531	29,983	10,478	115,036
Office and Computer Equipment	211,900	-0-	-0-	211,900
Right-to-Use Leased Equipment	29,638	-0-	-0-	29,638
Total Capital Assets	<u>1,839,078</u>	<u>29,983</u>	<u>10,478</u>	<u>1,858,583</u>
Less Accumulated Depreciation and Amortization for:				
Office Building	307,509	46,854	-0-	354,363
Vehicles	75,547	12,301	10,478	77,370
Office and Computer Equipment	192,336	7,285	-0-	199,621
Right-to-Use Leased Equipment	7,531	7,531	-0-	15,062
Total Accumulated Depreciation and Amortization	<u>582,923</u>	<u>73,971</u>	<u>10,478</u>	<u>646,416</u>
Capital Assets, Net	<u>\$1,256,155</u>	<u>\$ (43,988)</u>	<u>\$ -0-</u>	<u>\$ 1,212,167</u>

All depreciation and amortization was charged to appraisal operations.

**Note 5: Long-Term Obligations**

On October 27, 2015, the District obtained a note payable for the purchase of land and the 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 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.

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Note 5: Long-Term Obligations (Concluded)**

At December 31, 2023, the District has recognized a right to use asset, net of accumulated amortization, of \$29,638 and a lease liability of \$13,800 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.

The changes in long-term obligations for the year ended December 31, 2023, are as follows:

	Beginning Balances	Increases	Decreases	Ending Balances	Due Within One Year
Note Payable	\$ 1,173,601	\$ -0-	\$ 33,601	\$ 1,140,000	\$ 34,575
Lease Liabilities	21,640	-0-	7,840	13,800	7,687
Total Long-Term Obligations	<u>\$ 1,195,241</u>	<u>\$ -0-</u>	<u>\$ 41,441</u>	<u>\$ 1,153,800</u>	<u>\$ 42,262</u>

Lease liability requirements on long-term obligations at December 31, 2023, are as follows:

	Principal	Interest	Total
Year Ending December 31,			
2024	\$ 7,687	\$ 310	\$ 7,997
2025	4,952	303	5,255
2026	1,161	96	1,257
Total	<u>\$ 13,800</u>	<u>\$ 709</u>	<u>\$ 14,509</u>

Note payable requirements on long-term obligations at December 31, 2023, are as follows:

	Principal	Interest	Total
Year Ending December 31,			
2024	\$ 34,575	\$ 35,977	\$ 70,552
2025	35,789	34,763	70,552
2026	36,944	33,608	70,552
2027	38,137	32,415	70,552
2028	39,280	31,272	70,552
2029 - 2033	216,650	136,110	352,760
2034 - 2038	253,963	98,797	352,760
2039 - 2043	297,702	55,058	352,760
2044 - 2046	186,960	8,994	195,954
Total	<u>\$ 1,140,000</u>	<u>\$ 466,994</u>	<u>\$ 1,606,994</u>



**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 6: Employees' Retirement Plan**

Plan Description

The District provides pension, disability, and death benefits for all of its employees (except temporary staff) through a statewide, agent multiple-employer, public employee retirement system through the Texas County District Retirement System ("TCDRS"). The system serves over 830 participating counties and districts throughout Texas. Each employer maintains its own customized plan of benefits. Plan provisions are adopted by the governing body of each employer, within the options available in the Texas state statutes governing the TCDRS ("TCDRS Act").

Each employer has a defined benefit plan that functions similarly to a cash balance plan. The assets of the plans are pooled for investment purposes, but each employer's plan assets may be used only for the payment of benefits to the members of that employer's plan. In accordance with

Texas law, it is intended that the pension plan be construed and administered in a manner that the retirement system will be considered qualified under Section 401(a) of the Internal Revenue Code.

The TCDRS issues a comprehensive annual financial report ("CAFR") on a calendar year basis. The CAFR is available upon written request from the TCDRS Board of Trustee at P.O. Box 2034, Austin, Texas 78768-2034.

Benefits Provided

A percentage of each employee's paycheck is deposited into his or her TCDRS account. That percentage (from 4% to 7%) is set by the employer. The employee's savings grow, by law, at a rate of 7%, compounded annually. The employer selects a matching rate – at least "dollar for dollar", up to \$2.50 per \$1.00 in the employee's account. At retirement, the employee's account balance is combined with employer matching and converted into a lifetime monthly benefit.

Employees receive a month of service time for each month that they make a deposit into their account. The amount of service an employee needs to earn a future benefit is called the vesting requirement. When an employee is vested, he or she has the right to a monthly benefit, which includes employer matching, at age 60 or older. Employers may choose 5, 8, or 10-year vesting.

In addition, employees may retire before age 60 if they meet one of the following requirements, set by the employer:

- "Rule of" eligibility – Under these rules, a vested employee can retire if their age plus years of service time add up to at least 75 or 80.
- 20-year or 30-year retirement at any age – This lets employees retire when they have at least 20 or 30 years of service time.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 6: Employees' Retirement Plan (Continued)**

Employers may elect to provide other optional benefits. Prior service gives employees monetary credit for time worked for an organization before it joined the system. Buybacks allow current employees to re-establish a closed TCDRS account from previous service with an employer. Partial lump-sum payments at retirement allow employees to withdraw part or all of their TCDRS account balance as a lump sum at retirement with a reduced monthly benefit.

In addition, an employer may choose to adopt a cost-of-living adjustment (COLA) for its retirees. This adjusts retiree benefits to restore purchasing power lost due to the effects of inflation.

The number of active employees, inactive employees (or their beneficiaries) currently receiving benefits, and inactive employees entitled to, but not yet receiving, benefits as of December 31, 2022 was sixteen, three, and seven, respectively.

Contributions

A combination of three elements funds each employer's plan: the employee deposits, employer contributions and investment income. The deposit rate for employees is 4%, 5%, 6% or 7% of compensation, as adopted by the employer's governing body. Participating employers are required, by law, to contribute at a minimum the actuarially required rates, which are determined annually. Investment income funds a large part of the benefits employees earn.

Employers have the option of paying more than the required contribution rate each year. Extra contributions can help employers "pre-fund" benefit increases, such as cost-of-living adjustment to retirees, and they can be used to help offset or mitigate future increases in the required rate due to negative plan experience. There are two approaches for making extra contributions: (a) paying an elected contribution rate that is higher than the required rate and (b) making an additional elective contribution as a lump sum.

	Contribution Rates	
	2022	2023
Employee	7.00%	7.00%
Employer	7.94%	11.22%
2023 Employer Contributions		\$ 113,429
2023 Employee Contributions		\$ 70,767

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 6: Employees' Retirement Plan (Continued)**

Actuarial Assumptions

The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions:

Actuarial Cost Method	Entry-age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	18.4 years (based on contribution rate calculated in 12/31/22 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.5%
Salary Increases	Vary by age and service. 4.70% average over career 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.

Discount Rate

The discount rate used to measure the total pension liability was 7.60%. This rate reflects the long-term rate of return funding valuation assumption of 7.50%, plus 0.10% adjustment to be gross of administrative expenses as required by GASB 68. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current active, inactive, and retired members. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return, and the municipal bond rate does not apply.

Long-Term Expected Rate of Return

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 L.L.C. The numbers shown are based on January 2023 information for a 10-year time horizon.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**Note 6: Employees' Retirement Plan (Continued)**

Note that the valuation assumption for long-term expected return is re-assessed in detail at a minimum of every four years, and is set based on 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 annually for continued compliance with the relevant actuarial standards of practice. Milliman relies on the expertise of Cliffwater in this assessment.

Asset Class	Benchmark	Target Allocation <sup>(1)</sup>	Geometric Real Rate of Return <sup>(2)</sup>
U.S. Equities	Dow Jones U.S. Total Stock Market Index	11.50%	4.95%
Global Equities	MSCI World (Net) Index	2.50%	4.95%
International Equities - Developed Markets	MSCI World Ex USA (Net) Index	5.00%	4.95%
International Equities - Emerging Markets	MSCI Emerging Markets (Net) Index	6.00%	4.95%
Investment-Grade Bonds	Bloomberg U.S. Aggregate Bond Index	3.00%	2.40%
Strategic Credit	FTSE High-Yield Cash-Pay Index	9.00%	3.39%
Direct Lending	Morningstar LSTA US Leveraged Loan TR USD Index	16.00%	6.95%
Distressed Debt	Cambridge Associates Distressed Securities Index <sup>(3)</sup>	4.00%	7.60%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% S&P Global REIT (Net) Index	2.00%	4.15%
Master Limited Partnership (MLPs)	Alerian MLP Index	2.00%	5.30%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index <sup>(4)</sup>	6.00%	5.70%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index <sup>(5)</sup>	25.00%	7.95%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	2.90%
Cash Equivalents	90-Day U.S. Treasury	2.00%	0.20%

<sup>(1)</sup> Target asset allocation adopted at the March 2023 TCDRS board meeting.

<sup>(2)</sup> Geometric real rates of return equal the expected return for the asset class minus the assumed inflation rate of 2.30%, per Cliffwater's 2023 capital market assumptions.

<sup>(3)</sup> Includes vintage years 2005 – present of Quarter Pooled Horizon IRRs.

<sup>(4)</sup> Includes vintage years 2007 – present of Quarter Pooled Horizon IRRs.

<sup>(5)</sup> Includes vintage years 2006 – present of Quarter Pooled Horizon IRRs.

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Note 6: Employees' Retirement Plan (Continued)**

Changes in Net Pension Liability (Asset)

At December 31, 2023, the District reported a net pension liability of \$198,690. The changes in net pension asset (liability) were as follows:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/ (Asset) (a) – (b)
Balance at 12/31/21	\$ 2,236,725	\$ 2,349,770	\$ (113,045)
Changes for the year:			
Service Cost	98,486	-0-	98,486
Interest on Total Pension Liability <sup>(1)</sup>	176,415	-0-	176,415
Effect of Plan Changes <sup>(2)</sup>	-0-	-0-	-0-
Effect of Economic/Demographic Gains or Losses	60,747	-0-	60,747
Effect of Assumptions Changes or Input	-0-	-0-	-0-
Refund of Contributions	(3,179)	(3,179)	-0-
Benefit Payments	(25,262)	(25,262)	-0-
Administrative Expenses	-0-	(1,374)	1,374
Member Contributions	-0-	58,879	(58,879)
Net Investment Income	-0-	(148,463)	148,463
Employer Contributions	-0-	95,216	(95,216)
Other <sup>(3)</sup>	-0-	19,655	(19,655)
Balance at 12/31/22	<u>\$ 2,543,932</u>	<u>\$ 2,345,242</u>	<u>\$ 198,690</u>

<sup>(1)</sup> Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.

<sup>(2)</sup> No plan changes valued.

<sup>(3)</sup> Relates to allocation of system-wide items.

Discount Rate Sensitivity Analysis

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

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Note 6: Employees' Retirement Plan (Concluded)**

	1.00% Decrease <u>6.60%</u>	Current Discount Rate <u>7.60%</u>	1.00% Increase <u>8.60%</u>
Total Pension Liability	\$ 2,986,761	\$ 2,543,932	\$ 2,182,313
Fiduciary Net Position	2,345,242	2,345,242	2,345,242
Net Pension Liability (Asset)	<u>\$ 641,519</u>	<u>\$ 198,690</u>	<u>\$ (162,929)</u>

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2023, the District recognized pension expense of \$51,631. At December 31, 2023, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience (Net of Current Year Amortization)	\$ 95,752	\$ 46,094
Changes in Actuarial Assumptions	95,367	-0-
Differences Between Projected and Actual Investment Earnings (Net of Current Year Amortization)	68,195	-0-
Contributions Subsequent to Measurement Date	113,429	-0-
Total	<u>\$ 372,743</u>	<u>\$ 46,094</u>

The deferred outflows of resources of \$113,429 related to the pension contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) for the year ending December 31, 2023.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	
2023	\$ 12,393
2024	33,612
2025	38,243
2026	97,651
2027	16,133
Thereafter	15,188

**CALDWELL COUNTY APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Note 7: Compensated Absences**

The District's policy permits employees to accumulate and carry forward up to 500 hours of paid time off. Unused paid time off benefits are paid to employees with more than six months of service when employment with the District is terminated. At year end, the accumulated vacation hours totaled 1,342 for an estimated liability of \$41,470 as of December 31, 2023.

**Note 8: 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 participated in an intergovernmental risk pool to cover liabilities and purchased commercial insurance for various bonding needs. There were no significant reductions in coverage during the year.

**Note 9: Commitments and Contingent Liabilities**

Contingent Liabilities

From time to time, the District is a defendant in certain claims and legal actions arising in the ordinary course of business. In the opinion of management, after consultation with legal counsel, the ultimate disposition of these matters is not expected to have a material adverse effect on the financial position of the District.

Commitments

During the year ended December 31, 2021, the District entered into a six-year contract with Pictometry for imagery services. The total amount expected to be paid under the contract is \$84,200 for years ending 2024 through 2027.

**Note 10: Unavailable Revenue**

The unavailable revenue of \$603,315 at December 31, 2023 is comprised of 2024 first quarter payments received from the taxing entities during 2023.

## **REQUIRED SUPPLEMENTARY INFORMATION**



**CALDWELL COUNTY APPRAISAL DISTRICT**  
**SCHEDULE OF CHANGES IN NET PENSION LIABILITY**  
**AND RELATED RATIOS**  
**YEAR ENDED DECEMBER 31, 2023**

	Measurement Year		
	2022	2021	2020
Total Pension Liability			
Service Cost	\$ 98,486	\$ 89,835	\$ 82,283
Interest on the Total Pension Liability	176,414	156,156	140,712
Effect of Plan Changes	-0-	-0-	-0-
Effect of Assumption Changes or Inputs	-0-	5,610	148,188
Effect of Economic/Demographic (Gains) or Losses	60,746	36,503	(32,707)
Benefit Payments/ Refunds of Contributions	(28,441)	(31,877)	(25,262)
Net Change in Total Pension Liability	307,205	256,227	313,214
Total Pension Liability - Beginning	2,236,727	1,980,500	1,667,286
Total Pension Liability - Ending (a)	<u>\$ 2,543,932</u>	<u>\$ 2,236,727</u>	<u>\$ 1,980,500</u>
Fiduciary Net Position			
Employer Contributions	\$ 95,216	\$ 63,765	\$ 58,819
Member Contributions	58,879	47,892	43,386
Investment Income Net of Investment Expenses	(148,463)	416,058	166,287
Benefit Payments/Refunds of Contributions	(28,441)	(31,877)	(25,262)
Administrative Expenses	(1,374)	(1,271)	(1,354)
Other	19,653	2,770	2,437
Net Change in Plan Fiduciary Net Position	(4,530)	497,337	244,313
Plan Fiduciary Net Position - Beginning	2,349,772	1,852,435	1,608,122
Plan Fiduciary Net Position - Ending (b)	<u>\$ 2,345,242</u>	<u>\$ 2,349,772</u>	<u>\$ 1,852,435</u>
Net Pension Liability/(Asset), Ending = (a) - (b)	<u>\$ 198,690</u>	<u>\$ (113,045)</u>	<u>\$ 128,065</u>
Fiduciary Net Position as a % of Total Pension Liability	92.19%	105.05%	93.53%
Pension Covered Payroll	\$ 1,010,921	\$ 684,170	\$ 619,801
Net Pension Liability as a % of Covered Payroll	19.65%	-16.52%	20.66%

Measurement Year					
2019	2018	2017	2016	2015	2014
\$ 74,062	\$ 76,301	\$ 79,462	\$ 79,081	\$ 77,436	\$ 71,442
124,195	112,845	100,902	88,214	77,703	65,532
-0-	-0-	-0-	-0-	(29,704)	-0-
-0-	-0-	4,111	-0-	18,460	-0-
22,715	(25,606)	(18,682)	(31,329)	(3,393)	21,484
(25,262)	(17,298)	(13,137)	(26,632)	(7,864)	(3,455)
195,710	146,242	152,656	109,334	132,638	155,003
1,471,576	1,325,334	1,172,678	1,063,344	930,706	775,703
<u>1,667,286</u>	<u>1,471,576</u>	<u>1,325,334</u>	<u>1,172,678</u>	<u>1,063,344</u>	<u>930,706</u>
\$ 58,531	\$ 56,567	\$ 56,557	\$ 52,867	\$ 53,657	\$ 54,974
44,103	41,946	42,662	41,534	41,780	41,201
215,621	(22,440)	149,830	65,289	(10,329)	45,308
(25,262)	(17,298)	(13,137)	(26,632)	(7,864)	(3,455)
(1,226)	(1,056)	(833)	(709)	(606)	(563)
2,874	2,546	1,146	10,191	1,874	20
294,641	60,265	236,225	142,540	78,512	137,485
1,313,481	1,253,216	1,016,991	874,451	795,939	658,454
<u>\$ 1,608,122</u>	<u>\$ 1,313,481</u>	<u>\$ 1,253,216</u>	<u>\$ 1,016,991</u>	<u>\$ 874,451</u>	<u>\$ 795,939</u>
<u>\$ 59,164</u>	<u>\$ 158,095</u>	<u>\$ 72,118</u>	<u>\$ 155,687</u>	<u>\$ 188,893</u>	<u>\$ 134,767</u>
96.45%	89.26%	94.56%	86.72%	82.24%	85.52%
\$ 630,043	\$ 599,231	\$ 609,455	\$ 593,350	\$ 596,855	\$ 588,584
9.39%	26.38%	11.83%	26.24%	31.65%	22.90%

**CALDWELL COUNTY APPRAISAL DISTRICT  
SCHEDULE OF CONTRIBUTIONS  
YEAR ENDED DECEMBER 31, 2023**

<u>Year Ending December 31,</u>	<u>Actuarially Determined Contribution <sup>(1)</sup></u>	<u>Actual Employer Contribution <sup>(1)</sup></u>	<u>Contribution Deficiency (Excess)</u>	<u>Pensionable Covered Payroll <sup>(2)</sup></u>	<u>Actual Contribution as a % of Covered Payroll</u>
2013	48,922	48,922	-0-	534,668	9.2%
2014	54,974	54,974	-0-	588,584	9.3%
2015	53,657	53,657	-0-	596,855	9.0%
2016	52,867	52,867	-0-	593,350	8.9%
2017	56,557	56,557	-0-	609,455	9.3%
2018	56,567	56,567	-0-	599,231	9.4%
2019	58,531	58,531	-0-	630,043	9.3%
2020	58,819	58,819	-0-	619,801	9.5%
2021	63,765	63,765	-0-	684,170	9.3%
2022	95,216	95,216	-0-	841,130	11.3%

<sup>(1)</sup> TCDRS calculates actuarially determined contributions on a calendar year basis. GASB Statement No. 68 indicates the employer should report employer contributions amounts on a fiscal year basis. If additional assistance is needed, please contact TCDRS.

<sup>(2)</sup> Payroll is calculated based on contributions as reported to TCDRS.

**CALDWELL COUNTY APPRAISAL DISTRICT  
NOTES TO SCHEDULE OF CONTRIBUTIONS  
YEAR ENDED DECEMBER 31, 2023**

**Valuation Date:** Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported.

**Methods and Assumptions Used to Determine Contribution Rates:**

Actuarial Cost Method	Entry-Age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	18.4 years (Based on contribution rate calculated in 12/31/22 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.7% average over career 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 Assumptions and Methods Reflected in the Schedule *	2015: New inflation, mortality and other assumptions were reflected. 2017: New mortality assumptions were reflected. 2019: New inflation, mortality and other assumptions were reflected. 2022: New investment return and inflation assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions *	2015 - 2016: No changes in plan provisions were reflected in the schedule. 2017: New annuity purchase rates were reflected for benefits earned after 2017. 2018 - 2022: No changes in plan provisions were reflected in the schedule.

\* Only changes that affect the benefit amount and that are effective 2015 and later are shown.

# CALDWELL COUNTY APPRAISAL DISTRICT

## INVESTMENT POLICY

### I. POLICY STATEMENT

It is the policy of the Caldwell County Appraisal District (the "District") that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the District and conforming to all applicable state and District statutes governing the investment of public funds. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity.

It is the intent of the District to be in complete compliance with local law and the Texas Public Funds Investment Act (the "Act", Texas Government Code 2256). The earnings from investments will be used in a manner that best serves the public trust and interests of the District.

### II. SCOPE

This Investment Policy applies to all the financial assets and funds held of the District. The District commingles its funds into one investment portfolio for investment purposes of efficiency and maximum investment opportunity.

Any new funds created by the District will be managed under the provisions of this Policy unless specifically exempted by the District Board and this Policy.

### III. OBJECTIVES AND STRATEGY

It is the policy of the District that all funds shall be managed and invested with four primary objectives, listed in order of their priority: safety, liquidity, diversification and yield. These objectives encompass the following.

#### Safety of Principal

Safety of principal is the foremost objective of the District. Investments shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio. The suitability of each investment decision will be made on the basis of safety.

#### Liquidity

The District's investment portfolio will remain sufficiently liquid to enable it to meet all operating requirements which might be reasonably anticipated. Investment decisions will be based on cash flow analysis of anticipated expenditures.

#### Diversification

Diversification is required in the portfolio's composition. Diversification of the portfolio will include diversification by maturity and market sector and will include the use of a number of broker/dealers or banks for diversification and market coverage. Competitive bidding will be used on each sale or purchase..

#### Yield

The District's investment portfolio shall be designed with the objective of attaining a reasonable market yield, taking into account the District's risk constraints and cash flow needs. A reasonable market yield for the portfolio will be defined as the six month (180 day) U.S. Treasury Bill which compares to the portfolio's maximum weighted average maturity of six months.

The authorized investment purchased will be of the highest credit quality and marketability supporting the objectives of safety and liquidity. Securities, when not matched to a specific liability, will be short term to provide adequate liquidity. The portfolio shall be diversified to protect against market and credit risk in any one sector.

The maximum weighted average maturity of the portfolio will be no more than 180 days and the maximum stated maturity of any security will not exceed two years. The funds are combined for investment purposes but the unique needs of all the funds in the portfolio are recognized and represented.

Effective cash management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The District shall maintain a cash management program which includes timely collection of accounts receivable, prudent investment, disbursement of payments within invoice terms and the management of banking services.

#### **IV. LEGAL LIMITATIONS, RESPONSIBILITIES AND AUTHORITY**

Specific investment parameters for the investment of public funds in Texas are stipulated in the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the "Act"). The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public funds deposits.

The Interlocal Cooperation Act, Chapter 791, Texas Government Code, authorizes local governments in Texas to participate in a Texas investment pool established thereunder.

#### **V. DELEGATION OF INVESTMENT AUTHORITY**

The Investment Officers of the District are responsible for all investment management decisions and activities. The Board is responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officer(s) shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with this Investment Policy. Procedures will include safekeeping, wire transfers, banking services contracts, and other investment related activities.

The Investment Officer(s) shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff.

The Investment Officer(s) shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officer is not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Investment Officer and approved by the District Manager.

#### **VI. PRUDENCE**

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. This standard states:

"Investments shall be made with judgement and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived."

##### Limitation of Personal Liability

The Investment Officer and those delegated investment authority, when acting in accordance with the written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change are reported in a timely manner and that appropriate action is taken to control adverse market effects.

#### **VII. INTERNAL CONTROLS**

The Investment Officer(s) shall establish a system of written internal controls which will be reviewed annually with the independent auditor of the District. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, or imprudent actions by employees of the District.

##### Cash Flow Forecasting

Cash flow forecasting is designed to protect and sustain cash flow requirements. The Investment Officer will maintain a cash flow forecasting process designed to monitor and forecast cash positions for investment purposes. Cash flow will include researching and monitoring of specific cash flow items, payables, and receivables as well as overall cash position and patterns.

#### **VIII. AUTHORIZED INVESTMENTS**

Acceptable investments under this policy shall be limited to the instruments listed below. The choice of high-grade government investments and high-grade, money market instruments is designed to assure the marketability of those investments should liquidity needs arise.

- A. Obligations of the United States Government, its agencies and instrumentalities, not to exceed two (2) years to stated maturity, and excluding mortgage backed securities;
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed one year to stated maturity;

- C. No-load, SEC registered money market mutual funds. No more than 80% of the entity's monthly average balance may be invested in money market funds; and
- D. Constant dollar, AAA-rated Texas Local Government Investment Pools as defined by the Public Funds Investment Act.
- E. 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.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment until this Policy has been amended and the amended version adopted by the District Board.

#### Competitive Bidding Requirement

All securities, including certificates of deposit, will be purchased or sold only after three bids/offers are taken competitively to verify that the District is receiving fair market value/price for the investment.

#### Delivery versus Payment

All investment security transactions shall be conducted on a delivery versus payment (DVP) basis to assure that the District has control of its assets and/or funds at all times.

### **IX. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS**

The District shall maintain a list of no less than three financial institutions and/or broker/dealers which are authorized to provide investment services. This list will be reviewed and approved by the Board or a Board designated committee each year.

Securities broker/dealers may be *primary* or regional broker/dealers and will meet other criteria as determined by the Investment Officer including state registration and completion of a District Broker/Dealer questionnaire (attached as Exhibit A). The following criteria must be met by authorized firms.

- annual provision of an audited financial statement,
- proof of certification by the National Association of Securities Dealers (NASD)
- proof of current registration with the Texas State Securities Commission, and
- completion of the District's broker/dealer questionnaire.

Every bank and broker/dealer with whom the District transacts business will be provided a copy of this Investment Policy to assure that they are familiar with the goals and objectives of the investment program. The firm will be required to return a signed copy of the Certification Form (attached as Exhibit B) certifying that the Policy has been received and reviewed and only those securities approved by the Policy will be sold to the District.

### **X. DIVERSIFICATION AND MATURITY LIMITATIONS**

It is the policy of the District to diversify its investment portfolio. Invested funds shall be diversified to minimize risk or loss resulting from over-concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

U.S. Treasuries and securities with the US Government's guarantee	<u>Max % of Portfolio</u> 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%

The Investment Officer shall be required to diversify maturities. The Investment Officer, to the extent possible, will attempt to match investments with anticipated cash flow requirements. Matching maturities with cash flow dates will reduce the need to sell securities prior to maturity, thus reducing market risk. Unless matched to a specific liability, the Investment Officer may not invest more than 20% of the portfolio for a period greater than one (1) year.

### **XI. SAFEKEEPING AND COLLATERALIZATION**

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment (DVP) basis and be held in safekeeping by either an approved, independent third party financial institution or the District's designated depository.

#### Securities Owned by the District

All safekeeping arrangements shall be approved by the Investment Officer(s) and an agreement of the terms executed in writing. The safekeeping bank may not be within the same holding company as the bank from which the securities are purchased. The custodian shall be required to issue original safekeeping receipts to the District listing each specific security, rate, description, maturity, cusip number, and other pertinent information.

#### Collateral

Collateralization shall be required on all bank time and demand deposits for principal and accrued interest amounts over the FDIC insurance coverage of \$100,000 (by tax identification number). In order to anticipate market changes and provide a level of additional security for all funds, collateral with a market value equal to 102% of the total deposits are required. The pledging bank will be made contractually liable for monitoring and maintaining the collateral levels at all times. All collateral will be held by an independent third party bank outside the holding company of the bank, pledged to the District.

Authorized collateral will include only:

- Obligations of the US Government, its agencies and instrumentalities to include mortgage backed securities which pass the bank test,
- Municipal obligations rated at least A by two nationally recognized rating agencies.

The custodian shall be required to provide original safekeeping receipts clearly marked that the security is pledged to the District.

#### **XII. REPORTING**

The Investment Officer shall submit quarterly reports to the Board of Directors containing sufficient information to permit an informed outside reader to evaluate the performance of the investment program and in full compliance with the Act. At a minimum the report shall contain:

- Beginning and ending market value of the portfolio by market sector and total portfolio
- Beginning and ending book value of the portfolio by market sector and total portfolio
- Change in market value during the period
- Detail on each asset (book, market, description, par and maturity date)
- Earnings for the period
- Overall weighted average maturity of the portfolio

The report will be prepared jointly by all involved in the investment activity and be signed by the Investment Officers. It will contain all elements as required by the Act and be signed by all Investment Officers(s) as in compliance with the Act and this Policy. Market prices for assignment of market values will be obtained from an independent source. The three month Treasury Bill average yield for the reporting period will be reported as a gauge of performance and risk.

Prices used for the calculation of market values shall be obtained from an independent source.

#### **XIII. DEPOSITORIES**

The District will designate one banking institution through a competitive process as its central banking services provider at least every two years, the District may extend the contract for one additional 2-year term. This institution will be used for normal banking services including disbursements, deposits, and safekeeping of District owned securities. Other banking institutions from which the District may purchase only certificates of deposit will also be designated as a depository.

All banking arrangements will be in written form in accordance with FIRREA which requires a resolution of approval of the agreement by the Bank Board or Bank Loan Committee.

#### **XIV. APPOINTMENT OF INVESTMENT OFFICERS and AUTHORIZED TRAINING**

The District has complied with the requirements of the Public Funds Investment Act and the District's Investment Policy and designates the persons holding the following positions with Caldwell County Appraisal District to serve as Investment Officers of the District:

1. Board Secretary
2. Chief Appraiser



The Act requires the investment officers to complete training, therefore, the District approves the following organizations for training:

1. Texas Association of Appraisal Districts (TAAD)
2. Texas Association of Assessing Officers (TAAO)
3. International Association of Assessing Officers (IAAO)
4. Texas Municipal League (TML)
5. Texas Association of Counties (TAC)

**XV. INVESTMENT POLICY ADOPTION BY BOARD**

The District's Investment Policy and its incorporated strategies shall be adopted by resolution annually by the Board. The approval and any changes made to the Policy will be noted in the approving resolution.

APPROVED BY BOARD

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Secretary/Clerk

---

Date

**BROKER/DEALER CERTIFICATION FORM**  
**as required by Texas Government Code 2256.005(k)**  
**(Exhibit B)**

**Caldwell County Appraisal District (the "District")**

\_\_\_\_\_ (the "FIRM")

I, as a registered principal or manager for the firm hereby certify that I, and the broker covering this account have received and reviewed the Investment Policy of the District.

We acknowledge that this firm has implemented reasonable internal procedures and controls in an effort to preclude investment transactions conducted between this firm and the District that are not authorized by the District's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the District's entire portfolio or requires an interpretation of subjective investment standards.

Signature \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Date: \_\_\_\_\_

**BROKER/DEALER QUESTIONNAIRE  
(Exhibit C)**

Firm Name: \_\_\_\_\_  
CRD Number: \_\_\_\_\_

Local office servicing account:  
Address: \_\_\_\_\_

Corporate office:  
Address: \_\_\_\_\_

Primary Representative: \_\_\_\_\_  
Please attach resume of primary and secondary representatives covering this account.  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
CRD Number: \_\_\_\_\_

Secondary Representative or sales assistant: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
CRD Number: \_\_\_\_\_

Branch Manager: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
CRD Number: \_\_\_\_\_

Is firm designated as a primary dealer by the Federal Reserve? \_\_\_\_\_

Is the firm registered with the State Securities Board? \_\_\_\_\_

Is the firm and all its representatives registered with the NASD? \_\_\_\_\_

In what market sectors does the account representative specialize? \_\_\_\_\_

List three comparable public clients currently working with this representative.  
Entity name, contact and phone number.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach complete delivery instructions. All transactions will be completed delivery versus payment.

**Caldwell County Appraisal District**

**A RESOLUTION ADOPTING INVESTMENT POLICY**

WHEREAS, the Public Funds Investment Act (Texas Government Code, Chapter 2256) governs local government investment; and

WHEREAS, the Public Fund Investment Act (Section 2256.005a) requires the District to adopt an investment policy and investment strategies by rule, order, ordinance or resolution governing the investment of funds under its control; and

WHEREAS, the Public Fund Investment Act (Section 2256.005e), requires the governing body to review and adopt that investment policy and investment strategies by rule, order, ordinance or resolution not less than annually, recording any changes made thereto; and

WHEREAS, the District Board has chosen, in previous years, to make certain changes to the Policy.

NOW, THEREFORE, BE IT RESOLVED

That the District has complied with the requirements of the Public Funds Investment Act and the Investment Policy, as previously amended in 2005, is hereby adopted and ratified as the Investment Policy of the District.

PASSED, ADOPTED AND APPROVED by the Board of the Caldwell County Appraisal District this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

APPROVED:

\_\_\_\_\_  
Board Chairman

ATTEST:

\_\_\_\_\_  
Secretary

COUNTY OF CALDWELL

STATE OF TEXAS

**RESOLUTION PROPOSING AMENDMENTS TO 2023 AND 2024 BUDGETS**

WHEREAS, The Board of Directors (“Board”) of the Caldwell County Appraisal District (“District”) wishes to amend the 2023 and 2024 appraisal budgets by retaining excess 2023 funds in the amount of \$ \_\_\_\_\_ and transferring those funds to the Districts 2024 Emergency Reserve Fund and for repair of the exterior of the Appraisal District building, and

WHEREAS, section 6.06(c) of the Texas Property 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 30<sup>th</sup> day before the date the board acts on it.

NOW THEREFORE, BE IT RESOLVED THAT the Board proposed to amend the 2023 and 2024 appraisal budgets by retaining excess 2023 funds in the amount of \$ \_\_\_\_\_ and transferring those funds in the amount of \$ \_\_\_\_\_ to the District’s 2024 Emergency Reserve Fund and funds in the amount of \$ \_\_\_\_\_ for repair of the exterior of the Appraisal District building.

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 2023 and 2024 budgets to the presiding office of the governing body of each taxing unit participating in the District.

ADOPTED this 24<sup>th</sup> day of September, 2024.

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Chairman, Board of Directors

**ATTEST:**

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Secretary, Board of Directors