



Minutes from August 19, 2021

The El Paso Central Appraisal District Board of Directors held its regular meeting on Thursday, August 19, 2021 at 5:03 p.m., in the Conference Room of the El Paso Central Appraisal District (EPCAD), 5801 Trowbridge Drive, El Paso, Texas, with the following quorum of six members present.

1. Freddy Khlayel-Avalos - in-person
2. Tanny Berg - in-person
3. Kathryn Lucero - phone
4. Walter Miller - in-person
5. Eduardo Mena - in-person
6. David Stout – video

Attorney Carmen Hegeman of Dunbar, Armendariz, Hegeman Law Firm, EPCAD legal counsel, was in attendance for the entire meeting.

The first order of business was to recite the pledge of allegiance to the flag of the United States of America and the pledge of allegiance to the Texas state flag.

Mr. Miller announced that item six would be discussed first as a presenter had a family emergency to attend to.

ACTION AGENDA ITEM 6 –

DISCUSSION AND POSSIBLE ACTION REGARDING THE HEALTH AND DENTAL INSURANCE PRESENTATION BY HUMAN RESOURCES, INCLUDING RECOMMENDATIONS BY MICHAEL DENNIS OF COMPASS BENEFITS

Mr. Carlos Martinez, EPCAD HR Manager, provided the Board with a power point presentation comparing appraisal district health and dental plans. Mr. Martinez stated EPCAD provided its employees with low premiums on health and dental insurance.

Mr. Martinez noted that in the comparison shown, the appraisal districts offer a similar plan within the lower end of the premiums. Blue Cross Blue Shield (BCBS) medical premium is \$781.78. Blue Cross Blue Shield employee premium dental rates is \$23.62. Blue Cross Blue Shield discounted rates are due to bundling life, dental, and health insurances. He also stated that most of the people in the carrier list declined to quote.

Mr. Martinez recommends staying with BCBS for health insurance and dental insurance.

Mr. Mike Dennis, Compass Benefits representative, took questions from the Board.

Mr. Mena asked if BCBS covers health, dental, and life insurance.

Mr. Dennis replied yes.

Mr. Berg asked if there were other alternative insurances and if the amount was in the budget.

Mr. Dennis replied there were no other alternatives.

Ms. Kilgore replied that EPCAD had budgeted for a fourteen percent increase and this option comes in at an eight percent increase.

Mr. Berg asked if employees can go to different hospitals.

Mr. Dennis replied that BCBS is accepted at all hospitals. It is a PPO Plan. Employees have a choice to go to whichever hospital or doctor they choose.

Mr. Berg made a motion to approve Blue Cross Blue Shield for health insurance and dental insurance for another year; Mr. Khlayel-Avalos seconded; the vote was called and approved.

AGENDA ITEM 1 –

BOARD MEMBER RECOGNITIONS – RONALD LOWENFIELD, VINCENT PEREZ, CHARLES “CHUCK” TAYLOR, AND SAM TRIMBLE

Chairman Miller recognized Mr. Ronald Lowenfield, Mr. Vincent Perez, Mr. Charles “Chuck” Taylor, and Mr. Sam Trimble for their service as Board of Director members.

Mr. Lowenfield, who could not attend, asked that Ms. Kilgore read his email to the Board.

AGENDA ITEM 2 –

STAFF RECOGNITION

Chairman Miller stated that perhaps an in-person recognition event could be held at the November 2021 board meeting.

Mr. Miller read the following listed names into the record for their achievement of milestone dates in their service to EPCAD.

Ms. Kilgore stated that her goal is to have all employees that achieved their milestone dates in 2020 and 2021 recognized in November 2021.

20 Years of Service

Daniel Bentley

Guadalupe Borjon

Lorena Castañeda

Michael Cervantes

Howard Johnson

Gabrielle Melendez

25 Years of Service

Imelda Osburn

30 Years of Service

Bertha Johnson

Vince Zubia

AGENDA ITEM 3 –

PUBLIC COMMENT

Ms. Kilgore stated that no one had signed up to make public comment.

ACTION AGENDA ITEM 4 –

APPROVAL AND SIGNING OF MINUTES – MAY 20, 2021 MEETING

Mr. Mena made a motion to approve the May 20, 2021, Minutes as presented;
Mr. Berg seconded; the vote was called and approved.

ACTION AGENDA ITEM 5 -

REVIEW AND APPROVAL OF FINANCIAL REPORTS –APRIL, MAY, JUNE 2021

Ms. Rosa Goldmann, EPCAD Chief Financial Officer, presented the financial reports for April, May, June 2021. EPCAD's financial reports contain the balance sheet; report of revenues, expenditures, and changes in cash balance (in actual-to-budget); the investment report; and the notes on the financial report.

Ms. Goldmann stated the following line-items were over-budget:

- Janitorial for June 2021 by \$8,030.14 due to deep cleaning and sanitization of the building; and
- Postage/Mailing for June 2021 by \$130,131.30 due to the current year being a reappraisal year and EPCAD sent Notice of Appraised Value (NOV) to taxpayers. Increase in protests caused higher volume of certified appointments letters to taxpayers.

Ms. Goldmann further stated that the Litigation Reserve account had \$262,316.45 as of June 2021.

Ms. Kilgore stated that EPCAD's current budget was rolled over from the prior year and the EPCAD Board of Directors did not meet in September 2020 to encumber funds for

the litigation reserve. EPCAD staff will request to encumber litigation funds for next year at the September 2021 board of directors' meeting. EPCAD needs to encumber funds before the fiscal year starts on October 1, 2021.

Chairman Miller asked if contingency will be used for Litigation.

Ms. Kilgore replied EPCAD is still under budget.

Mr. Khlayel-Avalos asked if taxpayers could opt-out of mailing.

Ms. Kilgore replied that the taxpayers have to be notified by mail. In January 2022, taxpayers can also request to have it emailed to them.

Ms. Kilgore also stated that EPCAD will have to buy software to call taxpayers seven days before their ARB hearing to remind them.

Mr. Mena made a motion to approve the financial reports for April, May, June 2021 as presented; Mr. Khlayel-Avalos seconded; the vote was called and approved.

ACTION AGENDA ITEM 7 –

DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF BANKING DEPOSITORY

Ms. Kilgore stated EPCAD published an announcement in the El Paso Times regarding the banking depository. EPCAD's current banking depository, Wells Fargo Bank, contacted EPCAD to request a bid packet. EPCAD does not have enough investments and has short-term cds.

Ms. Goldmann added banks are required to pledge a collateral that covers one hundred and two percent of EPCAD's balance.

Mr. Miller mentioned EPCAD is not the most profitable organization.

Mr. Mena asked why Wells Fargo wants to do business with EPCAD.

Ms. Goldmann replied that Wells Fargo Bank charges EPCAD a maintenance fee per line item. The monthly maintenance fee varies between four and six hundred dollars. The balance is offset by the interest that EPCAD earns.

Ms. Goldmann disclosed she has a family member that has worked at Wells Fargo Bank since January 2020. However, this family member works for a completely different division of Wells Fargo Bank. There is no interaction.

EPCAD staff recommends awarding the banking depository to Wells Fargo Bank.

Mr. Berg made a motion to award the banking depository to Wells Fargo Bank; Mr. Mena seconded; the vote was called and approved.

ACTION AGENDA ITEM 8 -

DISCUSSION AND POSSIBLE ACTION REGARDING USE OF CONTINGENCY FUNDS FOR EMERGENCY FUNDING FOR BACK PARKING LOT REPAIRS

Ms. Kilgore stated that due to the rain, the back parking lot concrete has eroded. EPCAD had Ruben Ponce, an engineer from Ponce Engineering, review the site. Mr. Ponce recommended no vehicles park on that section. Ms. Kilgore suggested dividing the back parking lot into three sections and provide the cost breakdown for each section.

EPCAD staff requests to allow EPCAD to use \$75,000 from the contingency account to have an engineer inspect the area and provide a full report.

Chairman Miller agrees an engineer needs to come and evaluate the area. He also suggested the engineer evaluate the whole rear parking lot and design for repairs. He is concerned that the procurement of the engineer is appropriate.

Ms. Kilgore responded EPCAD is under the Texas DIR and is a member of El Paso Independent School District's (EPISD) vendor list.

Chairman Miller recommended to authorize the expenditure of contingency funds for the procurement of an engineer report regarding the condition of the back parking lot and the east end of the building. He also suggested to include the design specifications for the repairs.

Mr. Mena asked who is going to do the work?

Ms. Kilgore stated EPCAD needs to get the engineer's report first. Ruben Ponce is on several of the DIRS in the list. He inspected the back parking lot and provided an oral report.

Ms. Lucero asked for an explanation of the process and the selection of Mr. Ponce. Ms. Kilgore replied she is asking to use up to \$75,000 for the engineer's report and for the work. EPCAD uses the EPISD vendor list and the Texas DIR list. Mr. Ponce inspected the parking lot and provided an oral report as a courtesy to the District. Mr. Ponce was not compensated.

Chairman Miller added that by EPCAD packing on an entity's RFQ list, EPCAD would use the on-call engineer contract qualifications that have been vetted. If EPCAD uses an already vetted and selected engineer from one of EPCAD member entities, then it will be beneficial to all.

Mr. Berg confirmed EPCAD has not committed to work with Mr. Ponce.
Ms. Kilgore replied EPCAD is not committed to anyone.

Mr. Berg stated EPCAD needs to consider the drainage channel.
Ms. Kilgore replied EPCAD does not have any leakage.

Mr. Mena asked how often the parking lot is resurfaced.
Ms. Kilgore stated it is resurfaced every other year as part of the EPCAD strategic plan. It is in the budget every other year for resurfacing. In the alternate years that it is not resurfaced a sealant is applied to the surface and the asphalt is restriped.

Mr. Berg made a motion to authorize the Executive Director Chief Appraiser to use up to \$50,000 from contingency to procure an engineer for evaluation and repair design; Mr. Mena seconded; the vote was called and approved.

ACTION AGENDA ITEM 9 –

DISCUSSION AND POSSIBLE ACTION ON ISSUING RFP FOR AERIAL PHOTOGRAPHY SERVICES

Ms. Kilgore stated EPCAD was in a six-year contract with Eagle View Technologies that expired. Eagle View Technologies provides aeriels every other year. Eagle View Technologies can fly over the US/ Mexico border. Per the tax code, EPCAD staff must measure two prominent walls of every building. All the taxing entities including 911, MPO [El Paso Metropolitan Planning Organization], and UTEP have access to the aeriels.

Mr. David Stone, EPCAD Assistant Chief Appraiser, stated that the present contract with Eagle View Technologies has expired. Eagle View Technologies would fly three times and divide the cost of each flight over a two-year period. Taxing entities have requested to have annual flights included in the new contract.

Mr. Stone requests to issue a Request for Proposal (RFP) to see what vendors do fly-overs. One of the RFP requirements EPCAD staff is going to specify is that the company has previously done flights over areas adjacent to the border with Mexico.

Mr. Berg suggested satellite Technologies or drone technologies.

Mr. Stone replied that a problem with drone technologies is that there must be companies willing to provide it and getting permission for the drone to fly over the Mexico border and measure the structure.

Mr. Berg asked how much EPCAD is paying for the technology.
Mr. Stone replied it averages about \$125,000 a year. He also replied that EPCAD requirements for aerial photography are 3-inch resolution in the built-up urban areas, nine-inch resolution in the desert, top-down orthogonal view, and obliques from all four sides of the building.

Ms. Kilgore stated that EPCAD will publish an RFP for vendors. The Comptroller's Office, Methods and Assistance Program (MAP) will evaluate EPCAD based on aeriels. If EPCAD does not have aeriels, EPCAD will fail the MAP review.

Mr. Khlayel-Avalos asked how it is going to affect valuations.

Mr. Stone replied it will not have any effect on valuations. He restated that, some taxing entities had requested it, and it will benefit everyone.

Mr. Berg made a motion to go out for a Request for Proposal (RFP) for aerial photography services; Mr. Khlayel-Avalos seconded; the vote was called and approved.

AGENDA ITEM 10 –

REPORT ON SETTLED LAWSUITS

Mr. Miller stated that the board could not discuss the item.

Mr. Mena made a motion to delete the item; Mr. Khlayel-Avalos seconded; the vote was called and approved.

Ms. Kilgore added Texas legislature passed a law that goes into effect on January 1, 2022, House Bill 988, under section 6.155 which states that a member of a governing body, officer, or employee of a taxing unit may not talk about valuation issues on a specific property, unless it is their own. It will be a misdemeanor. EPCAD may not go to the board regarding large lawsuits. Ms. Kilgore added that for now the item will be deleted from the agenda to get better clarification and to avoid putting any elected official in a compromising situation.

AGENDA ITEM 11 -

TAXPAYER LIAISON REPORT

Ms. Tracy Carter, Taxpayer Liaison Officer (TLO), informed the Board:

The Appraisal Review Board (ARB) timely protest hearings completed on August 17, 2021.

Ms. Carter provided the Board with a packet containing taxpayer evaluations, ARB complaints, two administrative complaints, and follow-up reports.

Ms. Carter, the ARB Chair, Sylvia Calderon, and the ARB Secretary, Phillip Gonzalez spoke with Judge Chew regarding issues with ARB members and how to resolve them.

In 2021, 42 comments forms were completed.

Ms. Carter will assist Administrative Judge Linda Chew in the selection of new ARB members. Eleven members are up for re-appointment, plus, eight vacant positions. Therefore, 19 ARB member positions need to be filled.

An announcement for ARB vacancies will publish in The El Paso Times and El Paso Inc. on August 22, 2021, September 5, 2021, and September 26, 2021. The announcement will also be accessible on the EPCAD website. We also informed community organizations of the vacancies. The deadline to accept applications to fill the ARB vacancies is October 19, 2021. Administrative Judge Linda Chew will begin the interview process by November 1, 2021.

Entities are already entering information into The Truth-in-Taxation (TNT) website, elpaso.truthintaxation.com. The website gives property owners access to information provided by the taxing entities, including tax rates, postings, contact details, and hearing dates.

Mr. Mena thanked the ARB chair for everything they did through the pandemic.

With no questions from the Board, this concluded Ms. Carter's report.

AGENDA ITEM 12 -

CHIEF APPRAISER REPORT

Ms. Dinah Kilgore, EPCAD Executive Director/Chief Appraiser, informed the Board of EPCAD's policy on facial coverings. EPCAD signs state that masks are optional.

Chairman Miller suggested changing the signs to read: Masks are Recommended.

- EPCAD staff mailed the post cards containing taxing entities' details.
- Employees took part in a school supply drive; and delivered over 310 backpacks and several boxes of miscellaneous supplies to Tornillo Independent School District and San Elizario School District.
- EPCAD held a blood drive with over 20 participants; some taxpayers also took part and donated blood.
- EPCAD received 1,345 staff comments; 94% were excellent/good.
- EPCAD is at 97% in compliance with the Property Value Study (PVS).
- Senate bill 63 changes section 6.035 on the number of terms board of director members can serve. Board of directors can serve only 5 terms (2 years = 1 term) or 10 years.
- Mr. Stone gave a presentation to board members about the market.
- EPCAD certified on July 23, 2021 at 96.5%.

With no questions from the Board, this concluded Ms. Kilgore's report.

AGENDA ITEM 13 -

**EXECUTIVE SESSION UNDER THE AUTHORITY OF TEX GOV'T. CODE § 551.071
& 551.074 TO DISCUSS LEGAL AND PERSONNEL MATTERS**

No discussion or action on this item.

ACTION AGENDA ITEM 14 -

DISCUSSION AND POSSIBLE ACTION REGARDING PREVIOUS LISTED ITEM

No discussion or action on this item.

With no further discussion, the meeting adjourned at 6:31 p.m.

.....



Walter Miller, Chair
El Paso Central Appraisal District
Board of Directors

ATTEST:



Eduardo Mena, Secretary
El Paso Central Appraisal District
Board of Directors

Date Approved: Sept. 16, 2021



EL PASO CENTRAL APPRAISAL DISTRICT



BALANCE SHEET **April 30, 2021**

Assets

Cash in Bank	3,874,344.17	
Investments	2,476,010.41	
Petty Cash	150.00	
Total Cash		6,350,504.58
Prepaid Expenses	31,807.38	31,807.38
Total Current Assets		6,382,311.96

Building	2,354,796.59	
Building Accum Deprec	(898,537.90)	1,456,258.69
Building Refit	637,114.19	
Bldg Refit Accum Deprec	(637,112.19)	2.00
Furniture & Equipment	687,813.53	
Furn & Equip Accum Deprec	(634,164.76)	53,648.77
Computer Equipment	740,800.28	
Computer Equip Accum Deprec	(703,631.94)	37,168.34
Vehicles	535,812.53	
Vehicles Accum Deprec	(171,334.14)	364,478.39
CAMA System	1,378,742.00	
CAMA Sys Accum Deprec	(1,378,738.00)	4.00
Building Improvements	1,788,945.11	
Building Improv Accum Deprec	(991,585.08)	797,360.03
Building Equipment	280,835.35	
Build Equip Accum Deprec	(162,157.99)	118,677.36
Total Fixed Assets		2,827,597.58

Deferred Outflow Res-Pension	1,219,843.77
Total Assets	10,429,753.31

Liabilities and Fund Balance

Accounts Payable	229,321.32
Accrued Expenses	27,173.39
Accrued Payroll Payable	941,180.35
TCDRS Payable	102,351.16
Dep. Personal Life Ins & Cobra	54.54
Unemployment Taxes payable	4,188.66
Cafeteria 125	0.04

Total Current Liabilities	1,304,269.46
TCDRS Net Pension Liability	383,402.00
Deferred Inflow Res-Pension	1,075,219.00
TCDRS Expense-Allowance	1,104,359.37

TOTAL LIABILITIES	3,867,249.83
Reserved Encumbrance	429,826.89
Fund Balance	6,132,676.59

TOTAL LIABILITIES AND FUND BALANCE	10,429,753.31
---	----------------------

5801 TROWBRIDGE DR.
EL PASO, TEXAS 79925-3346
O: 915.780-2000

DINAH L. KILGORE, RPA
EXECUTIVE DIRECTOR
CHIEF APPRAISER

BOARD OF DIRECTORS

FREDDY KILAYEL-AVALOS
TANNY BERG
KATHRYN LUCERO

EDUARDO MENA
WALTER MILLER
LAURE SEARLS

DAVID STOUT
CHUCK TAYLOR
JACKIE YORK

EL PASO CENTRAL APPRAISAL DIST
REPORT OF REVENUES, EXPENDITURES AND CHANGES IN CASH BALANCE
For Month Ending April 30, 2021

	April	YTD	YTD Budget	Variance
Revenues				
Revenues from Taxing Entities	3,091.53	12,024,589.81	12,024,589.81	0.00
Interest Income	157.55	1,451.72	1,000.00	451.72
Miscellaneous Income	360.66	1,351.35	1,000.00	351.35
Rendition Penalty Income	8,350.38	67,564.59	60,000.00	7,564.59
Total Revenue	11,960.12	12,094,957.47	12,086,589.81	8,367.66
EXPENDITURES				
Wages and Salaries	660,247.55	4,486,702.08	4,531,520.58	44,818.50
Payroll Related Expenses	165,563.68	1,173,959.88	1,233,469.69	59,509.81
Payroll tax-mandatory	72,998.92	494,517.29	620,343.06	125,825.77
Computer Expense	710.83	8,328.12	9,800.00	1,471.88
Software, Support, Licensing	62,295.43	609,765.52	761,766.37	152,000.85
Vehicles - Insurance	0.00	12,522.44	14,000.00	1,477.56
Vehicles - Gas/Oil/Maintenance	2,401.35	18,077.24	20,000.00	1,922.76
Building - Utilities	11,664.41	81,602.45	93,750.00	12,147.55
Building - Maintenance	7,163.87	56,766.86	70,558.39	13,791.53
Building - Janitorial	3,985.89	14,516.03	7,140.00	(7,376.03)
Assets - Furniture	0.00	943.23	950.00	6.77
Assets - Computer Equipment	0.00	20,636.80	21,000.00	363.20
F/E - Lease	10,166.29	125,239.93	133,773.23	8,533.30
F/E - Maintenance	6,841.79	57,754.73	68,000.00	10,245.27
Small Furn & Equip	363.14	11,796.37	17,312.50	5,516.13
Paper, supplies, etc	4,333.15	34,557.25	38,032.08	3,474.83
Printing	285.00	9,598.44	15,461.81	5,863.37
Advertising Req. By Law	(1,260.00)	4,872.86	10,100.00	5,227.14
Advertising Other	11,449.00	14,814.04	16,609.75	1,795.71
Postage/Mailing	52,713.60	213,856.47	174,695.81	(39,160.66)
Education, dues	5,980.36	38,206.57	52,385.33	14,178.76
Bonding/General Insurance	35.28	25,693.78	27,531.00	1,837.22
Audit & Consultation	0.00	16,186.00	19,974.17	3,788.17
Chief Appraiser-Education,dues	906.54	2,284.10	3,700.00	1,415.90
BOD - Education	0.00	1,125.00	1,666.67	541.67
Books, Publications, Subscrip	0.00	13,234.74	14,700.00	1,465.26
Legal Fees	52,488.26	496,704.00	500,000.00	3,296.00
Arbitration	3,750.00	5,200.00	7,354.17	2,154.17
Appraisal Review Board	14,300.00	57,732.08	68,500.00	10,767.92
Taxpayer Liaison Officer-Expen	397.61	858.30	1,200.00	341.70
Professional Services	133,219.14	603,418.06	645,000.00	41,581.94
Supplemental Help/Temps	9,920.67	26,365.83	28,000.00	1,634.17
Interest Expense	0.00	0.00	0.00	0.00
Contingency Fund	0.00	0.00	0.00	0.00
Encumbured Fund - Litigation	0.00	0.00	0.00	0.00
Total Expenditures	1,292,921.76	8,737,836.49	9,228,294.61	
Excess Revenue over Expenditures		<u>3,357,120.98</u>		

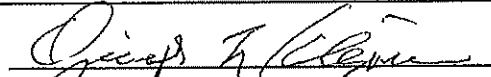
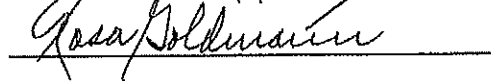
El Paso Central Appraisal District

INVESTMENT REPORT

April 30, 2021

Institution	Type	Issue Date	Maturity Date	Amount	Interest Rate	Interest Earned	Accrued
Wells Fargo	WF Gov MMF Sel		none	1,756,387.53	0.030%	44.76	
Wells Fargo	JP Morgan US Gov		none	169,614.66	0.030%	5.18	
	Symbol						
W/F Advisors	GVIXX		none	275,004.10	0.01%	1.24	
W/F Advisors	PISXX		none	275,004.12	0.01%	1.24	
				<u>2,476,010.41</u>		<u>52.42</u>	<u>0.00</u>

Executive Director/Chief Appraiser

Chief Financial Officer

NOTE TO APRIL, 2021 FINANCIAL REPORT

Over Budget:

Building- Janitorial - \$ 7,376.03 - Due to additional supplies to disinfect & sanitize building- Covid-19
 Postage/Mailing - \$ 39,160.66 - Current fiscal year is a reappraisal year & sent notice of appraised value to everybody

Encumbered Funds:

- Litigation Reserve 429,826.89

429,826.89 Bal



EL PASO CENTRAL APPRAISAL DISTRICT

**BALANCE SHEET**

May 31, 2021

Assets

Cash in Bank	2,703,061.25	
Investments	2,476,064.46	
Petty Cash	150.00	
Total Cash		5,179,275.71
Prepaid Expenses	37,573.96	37,573.96
Total Current Assets		5,216,849.67

Building	2,354,796.59	
Building Accum Deprec	(901,464.56)	1,453,332.03
Building Refit	637,114.19	
Bldg Refit Accum Deprec	(637,112.19)	2.00
Furniture & Equipment	687,813.53	
Furn & Equip Accum Deprec	(636,321.85)	51,491.68
Computer Equipment	737,697.29	
Computer Equip Accum Deprec	(704,592.74)	33,104.55
Vehicles	535,812.53	
Vehicles Accum Deprec	(176,145.93)	359,666.60
CAMA System	1,378,742.00	
CAMA Sys Accum Deprec	(1,378,738.00)	4.00
Building Improvements	1,788,945.11	
Building Improv Accum Deprec	(997,547.72)	791,397.39
Building Equipment	280,835.35	
Buld Equip Accum Deprec	(163,540.12)	117,295.23
Total Fixed Assets		2,806,293.48
Deferred Outflow Res-Pension		1,219,843.77
Total Assets		9,242,986.92

Liabilities and Fund Balance

Accounts Payable	190,845.93	
Accrued Expenses	13,970.00	
Accrued Payroll Payable	962,809.91	
TCDRS Payable	104,624.14	
Dep. Personal Life Ins & Cobra	(141.57)	
Cafeteria 125	0.04	
Total Current Liabilities		1,272,108.45
TCDRS Net Pension Liability	383,402.00	
Deferred Inflow Res-Pension	1,075,219.00	
TCDRS Expense-Allowance	1,104,359.37	
TOTAL LIABILITIES		3,835,088.82
Reserved Encumbrance		377,675.63
Fund Balance		5,030,222.47
TOTAL LIABILITIES AND FUND BALANCE		9,242,986.92

EL PASO CENTRAL APPRAISAL DIST
REPORT OF REVENUES, EXPENDITURES AND CHANGES IN CASH BALANCE
For Month Ending May 31, 2021

	May	YTD	YTD Budget	Variance
Revenues				
Revenues from Taxing Entities	0.00	12,024,589.81	12,024,589.81	0.00
Interest Income	54.05	1,505.77	1,400.00	105.77
Miscellaneous Income	222.84	1,574.19	1,300.00	274.19
Rendition Penalty Income	6,713.37	74,277.96	73,000.00	1,277.96
Total Revenue	6,990.26	12,101,947.73	12,100,289.81	1,657.92
EXPENDITURES				
Wages and Salaries	625,624.09	5,112,326.17	5,161,520.58	49,194.41
Payroll Related Expenses	155,540.53	1,329,500.41	1,388,469.69	58,969.28
Payroll tax-mandatory	75,208.28	569,725.57	592,522.23	22,796.66
Computer Expense	203.63	8,531.75	8,700.00	168.25
Software, Support, Licensing	9,355.66	619,121.18	771,766.37	152,645.19
Vehicles - Insurance	0.00	12,522.44	14,000.00	1,477.56
Vehicles - Gas/Oil/Maintenance	962.69	19,039.93	21,000.00	1,960.07
Building - Utilities	15,286.04	96,888.49	103,750.00	6,861.51
Building - Maintenance	22,586.45	79,353.31	80,558.39	1,205.08
Building - Janitorial	135.05	14,651.08	7,140.00	(7,511.08)
Assets - Furniture	0.00	943.23	950.00	6.77
Assets - Computer Equipment	(3,102.99)	17,533.81	21,000.00	3,466.19
F/E - Lease	21,109.16	146,349.09	153,773.23	7,424.14
F/E - Maintenance	5,021.00	62,775.73	73,000.00	10,224.27
Small Furn & Equip	1,885.46	13,681.83	19,312.50	5,630.67
Paper, supplies, etc	2,841.57	37,398.82	41,032.08	3,633.26
Printing	4,506.00	14,104.44	19,461.81	5,357.37
Advertising Reg. by Law	6,551.40	11,424.26	16,100.00	4,675.74
Advertising Other	6,573.00	21,387.04	23,109.75	1,722.71
Postage/Mailing	1,773.30	215,629.77	176,566.50	(39,063.27)
Education, dues	15,156.95	53,363.52	72,385.33	19,021.81
Bonding/General Insurance	0.00	25,693.78	27,531.00	1,837.22
Audit & Consultation	0.00	16,186.00	19,974.17	3,788.17
Chief Appraiser-Education,dues	566.95	2,851.05	4,300.00	1,448.95
BOD - Education	0.00	1,125.00	1,666.67	541.67
Books, Publications, Subscrip	0.00	13,234.74	14,700.00	1,465.26
Legal Fees	55,447.26	552,151.26	500,000.00	(52,151.26)
Arbitration	900.00	6,100.00	8,354.17	2,254.17
Appraisal Review Board	54,350.00	112,082.08	128,500.00	16,417.92
Taxpayer Liaison Officer-Expen	291.97	1,150.27	1,500.00	349.73
Professional Services	50,175.56	653,593.62	700,000.00	46,406.38
Supplemental Help/Temps	11,342.53	37,708.36	40,000.00	2,291.64
Interest Expense	0.00	0.00	0.00	0.00
Contingency Fund	0.00	0.00	0.00	0.00
Encumbured Fund - Litigation	(52,151.26)	(52,151.26)	0.00	52,151.26
Total Expenditures	1,088,140.28	9,825,976.77	10,212,644.47	
Excess Revenue over Expenditures		<u>2,275,970.96</u>		

El Paso Central Appraisal District

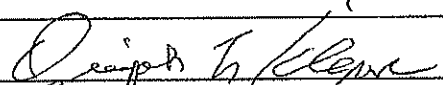
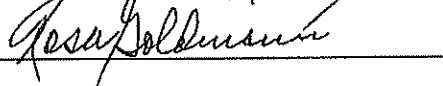
INVESTMENT REPORT

May 31, 2021

Institution	Type	Issue Date	Maturity Date	Amount	Interest Rate	Interest Earned	Accrued
Wells Fargo	WF Gov MMF Sel		none	1,756,430.84	0.030%	43.31	
Wells Fargo	JP Morgan US Gov		none	169,618.56	0.030%	3.90	
	Symbol						
W/F Advisors	GVIXX		none	275,007.53	0.01%	3.42	
W/F Advisors	PISXX		none	275,007.53	0.01%	3.42	
				<u>2,476,064.46</u>		<u>54.05</u>	<u>0.00</u>

Executive Director/Chief Appraiser

Chief Financial Officer

NOTE TO MAY, 2021 FINANCIAL REPORT

Over Budget:

Building- Janitorial - \$ 7511.08 - Due to additional supplies to disinfect & sanitize building- Covid-19
 Postage/Mailing - \$ 39,063.27 - Current fiscal year is a reappraisal year & sent notice of appraised value to everybody

Encumbered Funds:

- Litigation Reserve 429,826.89
 May (52,151.26)

377,675.63 Bal



EL PASO CENTRAL APPRAISAL DISTRICT



BALANCE SHEET **June 30, 2021**

Assets

Cash in Bank	4,353,885.54	
Investments	2,476,117.92	
Petty Cash	150.00	
Total Cash		6,829,953.46
Prepaid Expenses	42,863.53	42,863.53
Total Current Assets		6,872,816.99

Building	2,354,796.59	
Building Accum Deprec	(904,391.22)	1,450,405.37
Building Refit	637,114.19	
Bldg Refit Accum Deprec	(637,112.19)	2.00
Furniture & Equipment	687,813.53	
Furn & Equip Accum Deprec	(638,468.57)	49,344.96
Computer Equipment	744,056.79	
Computer Equip Accum Deprec	(705,553.48)	38,503.31
Vehicles	535,812.53	
Vehicles Accum Deprec	(180,957.69)	354,854.84
CAMA System	1,378,742.00	
CAMA Sys Accum Deprec	(1,378,738.00)	4.00
Building Improvements	1,788,945.11	
Building Improv Accum Deprec	(1,003,510.47)	785,434.64
Building Equipment	280,835.35	
Build Equip Accum Deprec	(164,922.28)	115,913.07
Total Fixed Assets		2,794,462.19

Deferred Outflow Res-Pension	1,219,843.77
Total Assets	10,887,122.95

Liabilities and Fund Balance

Accounts Payable	274,046.84
Accrued Expenses	19,145.96
Accrued Payroll Payable	1,048,023.69
TCDRS Payable	104,074.62
Dep. Personal Life Ins & Cobra	(9.12)
Cafeteria 125	0.04

Total Current Liabilities	1,445,282.03
----------------------------------	---------------------

TCDRS Net Pension Liability	383,402.00
Deferred Inflow Res-Pension	1,075,219.00
TCDRS Expense-Allowance	1,104,359.37

TOTAL LIABILITIES	4,008,262.40
--------------------------	---------------------

Reserved Encumbrance	262,316.45
Fund Balance	6,616,544.10

TOTAL LIABILITIES AND FUND BALANCE	10,887,122.95
---	----------------------

5801 TROWBRIDGE DR.
EL PASO, TEXAS 79925-3346
OI: 915.780-2000

DINAH L. KILGORE, RPA
EXECUTIVE DIRECTOR
CHIEF APPRAISER

BOARD OF DIRECTORS

FREDDY KHALAYEL-AVALOS
TANNY BERG
KATHRYN LUCERO

EDUARDO MENA
WALTER MILLER
LAURE SEARLS

DAVID STOUT
CHUCK TAYLOR
JACKIE YORK

EL PASO CENTRAL APPRAISAL DIST
REPORT OF REVENUES, EXPENDITURES AND CHANGES IN CASH BALANCE
For Month Ending June 30, 2021

	June	YTD	YTD Budget	Variance
Revenues				
Revenues from Taxing Entities	2,999,105.16	15,023,694.97	15,023,694.97	0.00
Interest Income	53.46	1,559.23	1,500.00	59.23
Miscellaneous Income	392.64	1,966.83	1,900.00	66.83
Rendition Penalty Income	4,916.33	79,194.29	78,000.00	1,194.29
Total Revenue	3,004,467.59	15,106,415.32	15,105,094.97	1,320.35
EXPENDITURES				
Wages and Salaries	686,032.14	5,798,358.31	5,811,520.58	13,162.27
Payroll Related Expenses	160,154.88	1,489,655.29	1,563,624.57	73,969.28
Payroll tax-mandatory	75,491.53	645,217.10	674,522.23	29,305.13
Computer Expense	615.29	9,147.04	9,300.00	152.96
Software, Support, Licensing	67,536.18	686,657.36	839,766.37	153,109.01
Vehicles - Insurance	0.00	12,522.44	14,000.00	1,477.56
Vehicles - Gas/Oil/Maintenance	929.33	19,969.26	23,000.00	3,030.74
Building - Utilities	16,384.90	113,273.39	123,750.00	10,476.61
Building - Maintenance	12,987.12	92,340.43	96,558.39	4,217.96
Building - Janitorial	519.06	15,170.14	7,140.00	(8,030.14)
Assets - Furniture	0.00	943.23	950.00	6.77
Assets - Computer Equipment	6,359.50	23,893.31	32,550.00	8,656.69
F/E - Lease	21,213.78	167,562.87	178,773.23	11,210.36
F/E - Maintenance	4,625.27	67,401.00	78,000.00	10,599.00
Small Furn & Equip	622.60	14,304.43	25,000.00	10,695.57
Paper, supplies, etc	2,744.53	40,143.35	46,032.08	5,888.73
Printing	3,188.00	17,292.44	64,461.81	47,169.37
Advertising Req. by Law	0.00	11,424.26	17,100.00	5,675.74
Advertising Other	0.00	21,387.04	24,109.75	2,722.71
Postage/Mailing	91,068.03	306,697.80	176,566.50	(130,131.30)
Education, dues	7,658.12	61,021.64	85,385.33	24,363.69
Bonding/General Insurance	0.00	25,693.78	27,531.00	1,837.22
Audit & Consultation	0.00	16,186.00	19,974.17	3,788.17
Chief Appraiser-Education, dues	825.58	3,676.63	7,300.00	3,623.37
BOD - Education	0.00	1,125.00	3,666.67	2,541.67
Books, Publications, Subscrip	0.00	13,234.74	16,700.00	3,465.26
Legal Fees	115,359.18	667,510.44	500,000.00	(167,510.44)
Arbitration	1,950.00	8,050.00	16,354.17	8,304.17
Appraisal Review Board	105,575.00	217,657.08	248,500.00	30,842.92
Taxpayer Liaison Officer-Expen	910.53	2,060.80	4,500.00	2,439.20
Professional Services	126,153.98	779,747.60	835,000.00	55,252.40
Supplemental Help/Temps	12,769.32	50,477.68	50,500.00	22.32
Interest Expense	0.00	0.00	0.00	0.00
Contingency Fund	0.00	0.00	0.00	0.00
Encumbured Fund - Litigation	(115,359.18)	(167,510.44)	0.00	167,510.44
Total Expenditures	1,406,314.67	11,232,291.44	11,622,136.85	
Excess Revenue over Expenditures		3,874,123.88		

El Paso Central Appraisal District

INVESTMENT REPORT

June 30, 2021

Institution	Type	Issue Date	Maturity Date	Amount	Interest Rate	Interest Earned	Accrued
Wells Fargo	WF Gov MMF Sel		none	1,756,475.60	0.030%	44.76	
Wells Fargo	JP Morgan US Gov		none	169,622.30	0.030%	3.74	
	Symbol						
W/F Advisors	GVIXX		none	275,010.01	0.01%	2.48	
W/F Advisors	PISXX		none	275,010.01	0.01%	2.48	
				2,476,117.92		53.46	0.00

Executive Director/Chief Appraiser

Chief Financial Officer

[Signature]
[Signature]

NOTE TO JUNE, 2021 FINANCIAL REPORT

Over Budget:

Building- Janitorial - \$ 8030.14 - Due to additional supplies to disinfect & sanitize building- Covid-19
 Postage/Mailing - \$ 130,131.30 - Current fiscal year is a reappraisal year & sent notice of appraised value to everybody.
 Increase in protests caused higher volume of appraisal review board appointments letters, which are certified mailed.

Encumbered Funds:

-	Litigation Reserve	429,826.89
	May	(52,151.26)
	June	(115,369.18)

262,316.45 Bal