



Minutes from August 22, 2019

The El Paso Central Appraisal District Board of Directors held its regular meeting on Thursday, May 16, 2019, at 5:05 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 five members present.

1. Ronald Lowenfield
2. Vincent Perez
3. Laure Searls
4. Chuck Taylor
5. Sam Trimble

6. Al Velarde arrived at 5:25 p.m.

Ms. Dinah Kilgore, EPCAD Chief Appraiser, informed the board that Gary Gandara, Michael Najera, and Mike Rosales have resigned as Board members and have not been replaced.

Mr. Joe Longoria of Perdue, Brandon, Fielder, Collins and Mott L. L. P., EPCAD legal counsel, was present 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 flag of the state of Texas.

AGENDA ITEM 1 - STAFF RECOGNITION

Ms. Dinah Kilgore, EPCAD Chief Appraiser, recognized Ms. Pearl Aguilar, Ms. Melissa Fernandez, and Ms. M. Adela Valenzuela for their twenty years of service.

Ms. Kilgore also recognized Ms. Haydee Cenicerros and Mr. James Thompson for their twenty-five years of service.

Board Chair Laure Searls presented a certificate to each recipient and they were congratulated by the Board and all those in attendance.

AGENDA ITEM 2 - PUBLIC COMMENT

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

ACTION AGENDA ITEM 3 - APPROVAL & SIGNING OF MINUTES FROM MAY 16, 2019 MEETING

Mr. Perez made a motion to approve the May 16, 2019 Minutes as presented; Mr. Trimble seconded; the vote was called; and the motion was approved.

AGENDA ITEM 4 - REVIEW AND APPROVAL OF FINANCIAL REPORTS FOR APRIL, MAY, AND JUNE, 2019

Ms. Rosa Goldmann, EPCAD Chief Financial Officer, presented the financial reports for April, May, and June, 2019. 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 to the financial report.

Ms. Goldmann stated that as of June, 2019, the Litigation Reserve account has \$676,876.14.

Mr. Lowenfield made a motion to accept the financial reports for April, May, and June, 2019 as presented; Mr. Taylor seconded; the vote was called; and the motion was approved.

AGENDA ITEM 5 - MONTHLY HEALTH BENEFIT AND DENTAL INSURANCE PLAN REPORTS FOR APRIL, MAY, AND JUNE, 2019

Ms. Goldmann presented the Health and Dental Insurance Plan Report for April, May, and June 2019.

The April activity is as follows:

- Deposits: \$127,935.14
- Other Expenses: \$50.26
- Claims Paid: \$181,360.13
- Balance: \$435,593.31

The May activity is as follows:

- Deposits: \$106,651.30
- Other Expenses: \$55.76
- Claims Paid: \$72,515.31
- Balance: \$492,123.38

The June activity is as follows:

- Deposits: \$106,363.21
- Other Expenses: \$59.93
- Claims Paid: \$96,819.19

- Balance: \$515,100.52

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

**ACTION AGENDA ITEM 6 - DISCUSSION AND POSSIBLE ACTION REGARDING
EPCAD'S HEALTH AND DENTAL INSURANCE RENEWAL**

Ms. Kilgore stated that EPCAD's medical and dental insurance will renew on October 1, 2019. She said that Blue Cross Blue Shield is expanding into organizations similar to EPCAD's size. EPCAD staff is pleased to see competitive savings for the appraisal district and employees.

Mr. Mike Dennis of Compass Benefits provided the Board with a packet on their findings and suggestions. Mr. Dennis stated that most of the people in the carrier list declined to quote or provided a declination letter stating EPCAD's claim history, the carrier's lack of competitiveness, and the carrier's underwriting guidelines.

He further reported that Blue Cross is a fully insured plan. They are offering a lower out of pocket maximum by \$1,000 and adding a virtual doctor visit. There are no additional claims liability to consider as long as the premiums are paid in full.

Mr. Dennis also said the dental insurance benefit level is the same as the current one. Standard dental insurance out-of-network providers are paid out at 90% unc customary rate, not at the 80% unc customary rate. Resulting in savings for the employees.

Mr. Dennis recommends changing carriers because TML's health and dental insurance are in the same claims pool.

Mr. Perez affirmed that the amount of \$638.96 for the employee-only plan is significant.

Ms. Kilgore specified that the appraisal district pays 100% of the employees' portion and the employee pays for their spouse and dependent portions. Four families are covered by the plan. The families that EPCAD covers is because the spouses are not employed. Working spouses cover their dependents through their employer insurance.

Mr. Trimble inquired what will happen to the remaining funds in the insurance account.

Ms. Gabrielle Melendez, EPCAD Chief Human Resource Officer, made known that the money will pay any claims that will come through the rest of the year.

Ms. Kilgore said that once the claims are all paid, EPCAD staff will address the board for guidance.

Mr. Dennis stated that money needs to be allocated for a year to pay pending TML claims. He recommends a quarter of a million in reserve.

Mr. Perez inquired if EPCAD employees took part in a survey regarding insurance.

Ms. Kilgore stated that 64% preferred health insurance instead of dental insurance, 98% are very happy with the current plan and would like to stay with a similar plan, EPCAD would lose 60% of the employees if they had to pay for a portion of it.

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BOARD OF DIRECTORS
AUGUST 22, 2019

Ms. Searls asked if EPCAD staff budgeted for the increase.
Ms. Kilgore stated that EPCAD staff budgeted for it.

EPCAD staff recommends Blue Cross and Blue Shield of Texas. EPCAD staff also recommends changing the dental carrier to Standard.

Mr. Trimble made the motion to accept Blue Cross Blue Shield for health insurance and Standard for dental insurance; Mr. Lowenfield seconded; the vote was called; and the motion was approved.

**AGENDA ITEM 7 - PRESENTATION REGARDING ENTITIES CERTIFIED
APPRAISAL ROLL**

Ms. Kilgore reminded the Board that the Appraisal Review Board (ARB) submits the property records no later than July 20. By July 25, the appraisal district must certify the values as a certified appraisal roll and turn them over to the taxing entities. As of July 16, 2019, the ARB had heard 95% of protests. On July 17, 2019, EPCAD staff certified the appraisal roll and then sent the certified values to the entities. She and David Stone met with entity staff in person. The certified number changes throughout the year.

The week EPCAD certifies the appraisal roll, staff looked at the history of loss that had happened to different entities and looked into the concerns from a couple of school districts. they had about losing money. Ms. Kilgore was very conservative. The plan for next year is to estimate the percentage of potential loss that can occur. The certified roll value still includes the 7% increase in commercial property. It has been allocated differently, but the value is still included.

Mr. David Stone, EPCAD Assistant Chief Appraiser, gave a powerpoint presentation. He reiterated that appraisal districts assign the values and taxing entities decide the tax rate. EPCAD's goal is to take enough off of the property still under protest so that the value will never drop below that value during the lifetime of the appraisal roll. Instead of doing a one-year history, EPCAD staff did a ten-year analysis to get a better understanding of how the value has changed. EPCAD staff received complaints from school districts that they were having to pay a lot in refunds and didn't have the money to pay it. What resulted was that some entities effective tax rate increased over their current 2018 tax rate. Entities are not required to set their tax rates at or above the effective tax rate. Mr. Stone repeated that taxing entities set their tax rate.

Mr. Velarde asked why the hike in 2012.

Ms. Kilgore replied that it was due to the lawsuit with Western Refining and on the number of lawsuits filed in that year.

Mr. Lowenfield commented that it would have been better to explain the loss to entities earlier for entities to budget effectively.

Ms. Kilgore said that the value is still there. The entities will still have the property tax revenue. She furthered that, she will have better communication with taxing entities.

Mr. Taylor inquired on who sets the money aside.

Ms. Kilgore replied that the entities set the money aside.

Ms. Searls said that the funds are put in a restricted fund account, so the entity can only use the funds for that specific purpose. The funds can be invested.

Mr. Perez said he is frustrated and concerned with the method and rational on how much is held back because it erodes the confidence of the taxing entities. He also inquired how the values were holding up through the process?

Ms. Kilgore replied that EPCAD's goal is that the certified value hold for at least one year. The information is provided to entities on the Preliminary Tax Roll and in the Notice of Value.

EPCAD staff then provides the entities the Certified Tax Roll; it shows the overall difference between the Preliminary Tax Roll and the Notice of Value. EPCAD will provide the new numbers to the State of Texas Comptroller and they will publish them in the Property Value Study (PVS).

This concluded Mr. Stone's report.

AGENDA ITEM 8 - TAXPAYER LIAISON REPORT

Ms. Tracy Carter, Taxpayer Liaison Officer (TLO), stated that the Appraisal Review Board (ARB) timely protest hearings were mostly finished on July 19, 2019. The Chairman changed some procedures.

The ARB received 24,523 protests of which 7,647 protests were heard consisting of 2,219 property owners and 5,428 cases from property tax agents.

This year, 640 surveys were completed. In 2018, 928 surveys were completed. In 2017, 379 surveys were completed. In 2016, 280 were completed, and in 2015, 560 surveys were completed.

Ms. Carter provided the Board with a packet containing taxpayer issues regarding the ARB that have been addressed and resolved.

She continued that she will assist Administrative Judge Linda Chew in the selection of appointing new ARB members. There are fifteen current members and ten members that are up for re-appointment, which leaves ten vacant ARB positions. Twenty ARB member positions are open.

An announcement regarding the ARB vacancies was published in the El Paso Times on August 19, 2019 and the same is accessible on the El Paso Central Appraisal District's website. We also informed Community organizations. The deadline to accept applications to fill the ARB vacancies and the ARB Chair and Secretary is September 30, 2019. The Administrative Judge Linda Chew will start the interview process in mid-October and select the 2020 ARB Chair, Secretary, and members by November, 2019.

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

AGENDA ITEM 9 - CHIEF APPRAISER REPORT

Ms. Dinah Kilgore, EPCAD Executive Director/Chief Appraiser, informed the Board:

- 2020 is a reappraisal year.
- EPCAD appraisers are busy performing fieldwork.
- EPCAD staff received a 97% customer service rating of good or excellent.
- The legislature has assigned the duty of appointing the ARB Chair and Secretary to the Administrative Judge.
- ARB board members can only serve six-years total. If they leave during those six-years they cannot come back, and after serving six-years they can no longer serve.
- EPCAD has informed local entities and surrounding appraisal districts of courses it is offering.
- EPCAD had a counselor available to staff if they needed to discuss the shooting that occurred at Walmart.
- Mr. Rick Medina, EPCAD Director of Administrative Services, reviewed his staff on EPCAD's security procedures and responsibilities.
- EPCAD staff may wear El Paso Strong shirts on Wednesdays.
- EPCAD staff is taking donations and collections for the El Paso Community Foundation.
- Ms. Kilgore was approached by the Texas Association of Appraisal Districts (TAAD) to run for the Board of Directors of the International Association of Assessing Officers (IAAO) to represent Region 1, which is the western region representing Texas.

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

Chairwoman Ms. Searls suspended regular session at 7:25 p.m. to proceed into Executive Session

AGENDA ITEM 10 - CONVENE IN CLOSED SESSION UNDER TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE, CHAPTER 551, SECTIONS (551.071) PRIVATE CONSULTATION WITH BOARD'S ATTORNEY, (551.072) DISCUSSIONS ON PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY, (551.074) PERSONNEL MATTERS, (551.076) SECURITY MATTERS. PRIVATE CONSULTATION WITH BOARD'S ATTORNEY REGARDING

- a. Property litigation: Consideration of filing an appeal from the 2019 appraisal review board orders of the following

Name	PID	Geo ID
a. El Paso Outlet Outparcels, LLC	204023	S81899900100200
b. El Paso Outlet Center, LLC	613505	S81899900100225
c. El Paso Outlet Center CMBS, LLC	613506	S81899900100250
d. Lin & Wang Gateway LP	162204	S02999901500300
e. Lodge Apartments Partners	116909	A765999002D0468

- b. Other litigation

AGENDA ITEM 11 - RECONVENE IN OPEN SESSION FOR POSSIBLE ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

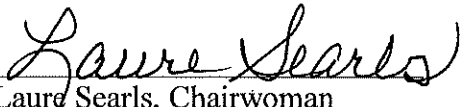
- a. Property litigation
b. Other litigation

Mr. Velarde made a motion to authorize El Paso Central Appraisal District to file an appeal on item a. Property Litigation items a-e; Mr. Chuck Taylor seconded; the motion passed.

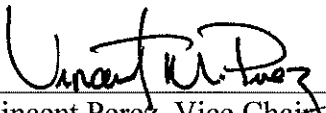
With no further business to come before the Board, the meeting adjourned at 8:00 p.m.

The next EPCAD Board of Directors' meeting is scheduled for September 19, 2019.

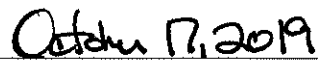
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BOARD OF DIRECTORS
AUGUST 22, 2019


Laure Searls, Chairwoman
El Paso Central Appraisal District
Board of Directors

ATTEST:



Vincent Perez, Vice Chair
El Paso Central Appraisal District
Board of Directors



Date Approved



EL PASO CENTRAL APPRAISAL DISTRICT



BALANCE SHEET **June 30, 2019**

Assets

Cash in Bank	1,474,514.86	
Investments	6,484,350.49	
Petty Cash	150.00	
Total Cash		7,959,015.35

Accrued Interest Receivable	9,720.00	
Prepaid Expenses	36,082.41	45,802.41

Total Current Assets 8,004,817.76

Building	2,354,796.59	
Building Accum Deprec	(834,151.44)	1,520,645.15
Building Refit	637,114.19	
Bldg Refit Accum Deprec	(637,112.19)	2.00
Furniture & Equipment	679,457.41	
Furn & Equip Accum Deprec	(597,710.28)	81,747.13
Computer Equipment	788,903.37	
Computer Equip Accum Deprec	(732,315.44)	56,587.93
Vehicles	446,316.78	
Vehicles Accum Deprec	(166,366.51)	279,950.27
CAMA System	1,378,742.00	
CAMA Sys Accum Deprec	(1,378,738.00)	4.00
Building Improvements	1,720,222.91	
Building Improv Accum Deprec	(844,462.21)	875,760.70
Building Equipment	169,038.52	
Build Equip Accum Deprec	(132,550.17)	36,488.35

Total Fixed Assets 2,851,185.53

Deferred Outflow Res-Pension 895,303.77

Total Assets 11,751,307.06

Liabilities and Fund Balance

Accounts Payable	239,414.56
Accrued Expenses	19,220.82
Accrued Payroll Payable	840,846.73
TCDRS Payable	99,175.91
Dep. Personal Life Ins & Cobra	(39.42)
Cafeteria 125	(0.06)

Total Current Liabilities 1,198,618.54

TCDRS Net Pension Liability	576,631.00
Deferred Inflow Res-Pension	741,512.00
TCDRS Expense-Allowance	669,909.37

TOTAL LIABILITIES 3,186,670.91

Reserved Encumbrance 676,876.14

Fund Balance 7,887,760.01

TOTAL LIABILITIES AND FUND BALANCE 11,751,307.06

EL PASO CENTRAL APPRAISAL DIST
REPORT OF REVENUES, EXPENDITURES AND CHANGES IN CASH BALANCE
For Month Ending June 30, 2019

	June	YTD	YTD Budget	Variance
REVENUES				
Revenues from Taxing Entities	3,892,079.08	15,639,906.78	15,639,906.78	0.00
Interest Income	5,962.09	91,142.16	91,000.00	142.16
Miscellaneous Income	702.28	4,893.77	4,700.00	193.77
Rendition Penalty Income	5,542.31	75,572.66	75,000.00	572.66
Total Revenue	3,904,285.76	15,811,515.37	15,810,606.78	
EXPENDITURES				
Wages and Salaries	589,349.62	5,548,757.32	5,567,023.50	18,266.18
Payroll Related Expenses	193,677.68	1,600,442.08	1,608,910.49	8,468.41
Payroll tax-mandatory	70,729.40	624,814.90	695,909.40	71,094.50
Computer Expense	74.76	2,165.72	3,349.20	1,183.48
Software, Support, Licensing	8,163.98	734,542.31	778,531.23	43,988.92
Vehicles - Insurance	0.00	12,150.56	10,000.00	(2,150.56)
Vehicles - Gas/Oil/Maintenance	1,693.91	27,241.16	42,102.77	14,861.61
Building - Utilities	16,360.01	125,222.80	144,004.16	18,781.36
Building - Maintenance	10,474.26	81,525.67	89,299.27	7,773.60
Building - Janitorial	563.50	4,578.24	5,489.93	911.69
Assets	16,086.52	28,873.85	30,000.00	1,126.15
Assets - Strategic Plan-Vehicles	0.00	117,516.55	175,000.00	57,483.45
F/E - Lease	16,162.93	126,323.25	142,813.63	16,490.38
F/E - Maintenance	5,087.77	79,507.57	115,281.01	35,773.44
Small Furn & Equip	1,462.76	9,198.22	48,474.68	39,276.46
Paper, supplies, etc	4,024.52	44,657.46	51,222.35	6,564.89
Printing	1,876.00	14,438.07	17,926.94	3,488.87
Advertising Req. by Law	0.00	12,069.01	18,343.75	6,274.74
Advertising Other	0.00	19,535.00	26,135.00	6,600.00
Postage/Mailing	3,346.48	142,575.47	150,631.88	8,056.41
Education, dues	8,362.51	107,280.03	120,890.65	13,610.62
Bonding/General Insurance	0.00	24,375.90	21,412.00	(2,963.90)
Audit & Consultation	0.00	17,190.00	21,725.00	4,535.00
Chief Appraiser-Education, dues	1,596.11	11,991.26	15,112.07	3,120.81
BOD - Education	0.00	6,795.71	6,000.00	(795.71)
Books, Publications, Subscrip	9.99	4,822.08	7,743.67	2,921.59
Legal Fees	48,930.77	382,714.18	392,504.94	9,790.76
Arbitration	0.00	4,400.00	13,369.79	8,969.79
Appraisal Review Board	100,925.00	223,508.98	238,275.00	14,766.02
Taxpayer Liaison Officer-Expen	340.65	28,691.92	33,878.61	5,186.69
Professional Services	19,415.16	687,945.09	758,506.02	70,560.93
Supplemental Help/Temps	1,962.37	31,261.81	37,500.73	6,238.92
Interest Expense	0.00	0.00	0.00	0.00
Contingency Fund	0.00	0.00	0.00	0.00
Encumbered Fund - Litigation	0.00	0.00	0.00	0.00
Total Expenditures	1,120,676.66	10,887,112.17	11,387,367.67	
Excess Revenue over Expenditures		<u><u>4,924,403.20</u></u>		

El Paso Central Appraisal District

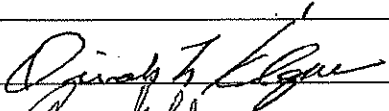
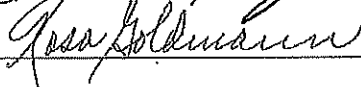
INVESTMENT REPORT

June 30, 2019

Institution	Type	Issue Date	Maturity Date	Amount	Interest Rate	Interest Earned	Accrued
Wells Fargo	WF Gov MMF Sel		none	516,120.12	2.360%	1,132.03	
Wells Fargo	JP Morgan US Gov		none	166,775.48	2.310%	322.86	
Wells Fargo	WF Gov MMF Invst		none	4,001,454.89			
BBVA Compass	CD	4/11/2019	7/10/2019	1,800,000.00	2.430%		9,720.00
				6,484,350.49		1,454.89	9,720.00

Executive Director/Chief Appraiser

Chief Financial Officer

NOTE TO JUNE, 2019 FINANCIAL REPORT

Over Budget:

Encumbered Funds:

- Litigation Reserve 676,876.14



EL PASO CENTRAL APPRAISAL DISTRICT

BALANCE SHEET

May 31, 2019

**Assets**

Cash in Bank	1,193,838.05	
Investments	3,919,895.60	
Petty Cash	150.00	
Total Cash		5,113,883.65

Accrued Interest Receivable	10,865.00	
Prepaid Expenses	37,003.88	47,868.88

Total Current Assets 5,161,752.53

Building	2,354,796.59	
Building Accum Deprec	(831,224.78)	1,523,571.81
Building Refit	637,114.19	
Bldg Refit Accum Deprec	(637,112.19)	2.00
Furniture & Equipment	680,798.58	
Furn & Equip Accum Deprec	(598,009.97)	82,788.61
Computer Equipment	892,041.57	
Computer Equip Accum Deprec	(830,474.75)	61,566.82
Vehicles	446,316.78	
Vehicles Accum Deprec	(163,324.78)	282,992.00
CAMA System	1,378,742.00	
CAMA Sys Accum Deprec	(1,378,738.00)	4.00
Building Improvements	1,720,222.91	
Building Improv Accum Deprec	(837,689.46)	882,533.45
Building Equipment	169,038.52	
Build Equip Accum Deprec	(131,417.61)	37,620.91

Total Fixed Assets 2,871,079.60

Deferred Outflow Res-Pension 895,303.77

Total Assets 8,928,135.90

Liabilities and Fund Balance

Accounts Payable	216,187.87	
Accrued Expenses	14,414.54	
Accrued Payroll Payable	824,276.25	
TCDRS Payable	99,556.66	
Dep. Personal Life Ins & Cobra	(291.68)	
Cafeteria 125	(0.03)	

Total Current Liabilities 1,154,143.61

TCDRS Net Pension Liability	576,631.00	
Deferred Inflow Res-Pension	741,512.00	
TCDRS Expense-Allowance	669,909.37	

TOTAL LIABILITIES 3,142,195.98

Reserved Encumbrance 676,876.14

Fund Balance 5,109,063.78

TOTAL LIABILITIES AND FUND BALANCE 8,928,135.90

EL PASO CENTRAL APPRAISAL DIST
REPORT OF REVENUES, EXPENDITURES AND CHANGES IN CASH BALANCE
For Month Ending May 31, 2019

	May	YTD	YTD Budget	Variance
REVENUES				
Revenues from Taxing Entities	0.00	11,747,827.70	11,747,827.70	0.00
Interest Income	14,182.24	85,180.07	85,000.00	180.07
Miscellaneous Income	369.97	4,191.49	4,000.00	191.49
Rendition Penalty Income	6,030.04	70,030.35	70,000.00	30.35
Total Revenue	20,582.25	11,907,229.61	11,906,827.70	
EXPENDITURES				
Wages and Salaries	667,247.26	4,959,407.70	4,977,473.24	18,065.54
Payroll Related Expenses	159,148.45	1,406,764.40	1,442,396.69	35,632.29
Payroll tax-mandatory	71,039.30	554,085.50	615,746.27	61,660.77
Computer Expense	114.90	2,090.96	3,249.20	1,158.24
Software, Support, Licensing	2,933.06	726,378.33	766,531.23	40,152.90
Vehicles - Insurance	0.00	12,150.56	10,000.00	(2,150.56)
Vehicles - Gas/Oil/Maintenance	4,070.09	25,547.25	38,102.77	12,555.52
Building - Utilities	15,817.73	108,862.79	123,435.88	14,573.09
Building - Maintenance	5,976.43	71,051.41	80,608.36	9,556.95
Building - Janitorial	527.64	4,014.74	4,789.83	775.09
Assets	7,194.00	12,787.33	20,000.00	7,212.67
Assets - Strategic Plan-Vehicles	117,516.55	117,516.55	175,000.00	57,483.45
F/E - Lease	21,870.44	110,160.32	124,178.17	14,017.85
F/E - Maintenance	4,142.21	74,419.80	100,981.35	26,561.55
Small Furn & Equip	1,219.68	7,735.46	37,192.91	29,457.45
Paper, supplies, etc	3,749.06	40,632.94	45,730.13	5,097.19
Printing	384.75	12,562.07	14,314.92	1,752.85
Advertising Req. by law	7,431.01	12,069.01	17,791.67	5,722.66
Advertising Other	7,570.00	19,535.00	23,000.00	3,465.00
Postage/Mailing	3,393.63	139,228.99	145,547.96	6,318.97
Education, dues	16,386.66	98,917.52	110,647.53	11,730.01
Bonding/General Insurance	0.00	24,375.90	21,412.00	(2,963.90)
Audit & Consultation	0.00	17,190.00	21,225.00	4,035.00
Chief Appraiser-Education, dues	1,930.40	10,395.15	13,982.76	3,587.61
BOD - Education	0.00	6,795.71	6,000.00	(795.71)
Books, Publications, Subscriptn	64.14	4,812.09	6,843.67	2,031.58
Legal Fees	48,983.57	333,783.41	337,504.94	3,721.53
Arbitration	0.00	4,400.00	11,369.79	6,969.79
Appraisal Review Board	47,975.00	122,583.98	138,275.00	15,691.02
Taxpayer Liaison Officer-Expen	2,675.00	28,351.27	31,778.61	3,427.34
Professional Services	19,719.27	668,529.93	714,506.02	45,976.09
Supplemental Help/Temps	5,249.05	29,299.44	32,500.73	3,201.29
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	1,244,329.28	9,766,435.51	10,212,116.63	
Excess Revenue over Expenditures		<u>2,140,794.10</u>		

El Paso Central Appraisal District

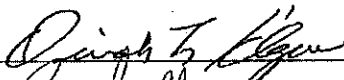
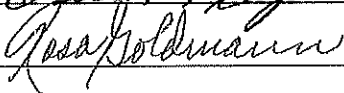
INVESTMENT REPORT

May 31, 2019

Institution	Type	Issue Date	Maturity Date	Amount	Interest Rate	Interest Earned	Accrued
Wells Fargo	WF Gov MMF Sel		none	516,120.12	2.360%	5,655.18	
Wells Fargo	JP Morgan US Gov		none	166,775.48	2.310%	316.09	
BBVA Compass	CD	4/11/2019	6/10/2019	1,437,000.00	2.400%		4,790.00
BBVA Compass	CD	4/11/2019	7/10/2019	1,800,000.00	2.430%		6,075.00
				3,919,895.60		5,971.27	10,865.00

Executive Director/Chief Appraiser

Chief Financial Officer

NOTE TO MAY, 2019 FINANCIAL REPORT

Over Budget:

Encumbered Funds:

- Litigation Reserve 676,876.14



EL PASO CENTRAL APPRAISAL DISTRICT



BALANCE SHEET

April 30, 2019

Assets

Cash in Bank	480,853.56	
Investments	5,813,924.33	
Petty Cash	150.00	
Total Cash		6,294,927.89
Accrued Interest Receivable	6,130.03	
Prepaid Expenses	37,925.35	44,055.38
Total Current Assets		6,338,983.27
Building	2,354,796.59	
Building Accum Deprec	(828,298.12)	1,526,498.47
Building Refit	637,114.19	
Bldg Refit Accum Deprec	(637,112.19)	2.00
Furniture & Equipment	673,604.58	
Furn & Equip Accum Deprec	(595,783.17)	77,821.41
Computer Equipment	892,041.57	
Computer Equip Accum Deprec	(826,822.07)	65,219.50
Vehicles	446,316.78	
Vehicles Accum Deprec	(160,283.05)	286,033.73
CAMA System	1,378,742.00	
CAMA Sys Accum Deprec	(1,378,738.00)	4.00
Building Improvements	1,720,222.91	
Building Improv Accum Deprec	(830,916.81)	889,306.10
Building Equipment	154,057.32	
Build Equip Accum Deprec	(130,285.05)	23,772.27
Total Fixed Assets		2,868,657.48
Deferred Outflow Res-Pension		895,303.77
Total Assets		10,102,944.52

Liabilities and Fund Balance

Accounts Payable	365,574.70	
Accrued Expenses	14,414.54	
Accrued Payroll Payable	732,038.69	
TCDRS Payable	98,372.54	
Dep. Personal Life Ins & Cobra	(86.62)	
Cafeteria 125	(151.18)	
Total Current Liabilities		1,210,162.67
TCDRS Net Pension Liability		576,631.00
Deferred Inflow Res-Pension		741,512.00
TCDRS Expense-Allowance		669,909.37
TOTAL LIABILITIES		3,198,215.04
Reserved Encumbrance		676,876.14
Fund Balance		6,227,853.34
TOTAL LIABILITIES AND FUND BALANCE		10,102,944.52

EL PASO CENTRAL APPRAISAL DIST
REPORT OF REVENUES, EXPENDITURES AND CHANGES IN CASH BALANCE
For Month Ending April 30, 2019

	April	YTD	YTD Budget	Variance
REVENUES				
Revenues from Taxing Entities	27,507.45	11,747,827.70	11,747,827.70	0.00
Interest Income	13,856.92	70,997.83	70,900.00	97.83
Miscellaneous Income	1,854.46	3,821.52	3,500.00	321.52
Rendition Penalty Income	5,187.47	64,000.31	63,800.00	200.31
Total Revenue	48,406.30	11,886,647.36	11,886,027.70	
EXPENDITURES				
Wages and Salaries	638,260.28	4,292,160.44	4,324,739.54	32,579.10
Payroll Related Expenses	132,222.16	1,247,615.95	1,294,882.90	47,266.95
Payroll tax-mandatory	63,517.52	483,046.20	531,083.14	48,036.94
Computer Expense	198.32	1,976.06	3,149.20	1,173.14
Software, Support, Licensing	10,534.15	723,445.27	761,531.23	38,085.96
Vehicles - Insurance	0.00	12,150.56	10,000.00	(2,150.56)
Vehicles - Gas/Oil/Maintenance	2,285.10	21,477.16	33,102.77	11,625.61
Building - Utilities	13,086.78	93,045.06	108,435.88	15,390.82
Building - Maintenance	10,290.98	65,074.98	74,108.38	9,033.40
Building - Janitorial	472.00	3,487.10	4,389.83	902.73
Assets	5,593.33	5,593.33	6,000.00	406.67
Assets - Strategic Plan-Vehicles	117,516.55	117,516.55	175,000.00	57,483.45
F/E - Lease	13,126.68	88,289.88	105,542.71	17,252.83
F/E - Maintenance	5,093.57	70,277.59	90,981.35	20,703.76
Small Furn & Equip	0.00	6,515.78	29,192.91	22,677.13
Paper, supplies, etc	7,098.91	36,883.88	40,730.13	3,846.25
Printing	4,066.12	12,177.32	13,314.92	1,137.60
Advertising Req. by Law	0.00	4,638.00	9,791.67	5,153.67
Advertising Other	11,965.00	11,965.00	15,000.00	3,035.00
Postage/Mailing	95,377.45	135,835.36	140,047.96	4,212.60
Education, dues	7,371.97	82,530.86	90,647.53	8,116.67
Bonding/General Insurance	0.00	24,375.90	21,412.00	(2,963.90)
Audit & Consultation	0.00	17,190.00	20,225.00	3,035.00
Chief Appraiser-Education, dues	932.30	8,464.75	10,982.76	2,518.01
BOD - Education	(113.43)	6,795.71	6,000.00	(795.71)
Books, Publications, Subscrip	129.38	4,747.95	5,843.67	1,095.72
Legal Fees	47,535.16	284,799.84	287,504.94	2,705.10
Arbitration	0.00	4,400.00	9,369.79	4,969.79
Appraisal Review Board	31,395.15	74,608.98	100,718.75	26,109.77
Taxpayer Liaison Officer-Expen	3,911.64	25,676.27	27,778.61	2,102.34
Professional Services	81,103.96	648,810.66	671,506.02	22,695.36
Supplemental Help/Temps	8,914.64	24,050.39	27,000.73	2,950.34
Interest Expense	0.00	0.00	0.00	0.00
Contingency Fund	0.00	0.00	0.00	0.00
Encumbered Fund - Litigation	0.00	0.00	0.00	0.00
Total Expenditures	1,311,885.67	8,639,622.78	9,050,014.32	
Excess Revenue over Expenditures		<u><u>3,247,024.58</u></u>		

El Paso Central Appraisal District

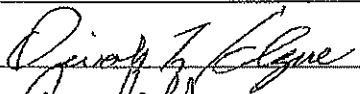
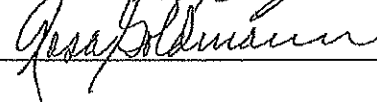
INVESTMENT REPORT

April 30, 2019

Institution	Type	Issue Date	Maturity Date	Amount	Interest Rate	Interest Earned	Accrued
Wells Fargo	WF Gov MMF Sel		none	810,464.94	2.360%	6,862.34	
Wells Fargo	JP Morgan US Gov		none	166,459.39	2.310%	324.31	
BBVA Compass	CD	4/11/2019	5/15/2019	1,600,000.00	2.370%		2,001.33
BBVA Compass	CD	4/11/2019	6/10/2019	1,437,000.00	2.400%		1,820.20
BBVA Compass	CD	4/11/2019	7/10/2019	1,800,000.00	2.430%		2,308.50
				5,813,924.33		7,186.65	6,130.03

Executive Director/Chief Appraiser

Chief Financial Officer

NOTE TO APRIL, 2019 FINANCIAL REPORT

Over Budget:

Encumbered Funds:

- Litigation Reserve 676,876.14

STATE OF TEXAS

COUNTY OF EL PASO

§
§
§
§

**APPROVAL FOR THE CHIEF APPRAISER TO APPEAL THE ORDERS OF THE
APPRAISAL REVIEW BOARD DETERMINING A TAXPAYER PROTEST OR MOTION
TO CHANGE THE APPRAISAL ROLL**

WHEREAS, § 42.02, TEX. TAX CODE permits the chief appraiser to appeal an order of the appraisal review board determining:

- (1) a taxpayer protest as provided by Subchapter C, Chapter 41, subject to subsection (b); or
- (2) a taxpayer's motion to change the appraisal roll filed under Section 25.25;

WHEREAS, the El Paso County Appraisal Review Board determined the 2019 protests of various taxpayers, and issued orders determining protests to the respective taxpayers and the chief appraiser as required by TEX. TAX CODE ANN. § 41.47 (Vernon Supp. 2019).

WHEREAS, the chief appraiser requested written approval from the board of directors to appeal the orders determining protest related to the accounts listed below and as required by TEX. TAX CODE ANN. § 42.02 (Vernon Supp. 2019):

Name	PID	Geo ID
El Paso Outlet Outparcels, LLC	204023	S81899900100200
El Paso Outlet Center, LLC	613505	S81899900100225
El Paso Outlet Center CMBS, LLC	613506	S81899900100250
Lin & Wang Gateway LP	162204	S02999901500300
Lodge Apartments Partners	116909	A765999002D0468

WHEREAS, the referenced sections of the Texas Tax Code authorize the following action:

NOW, THEREFORE, BE IT RESOLVED by the El Paso Central Appraisal District

1. **THAT** the chief is hereby given written approval to appeal the 2019 orders determining protest related to the accounts listed below:

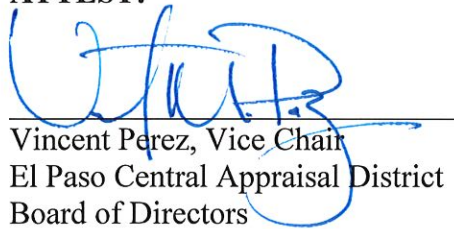
Name	PID	Geo ID
El Paso Outlet Outparcels, LLC	204023	S81899900100200
El Paso Outlet Center, LLC	613505	S81899900100225
El Paso Outlet Center CMBS, LLC	613506	S81899900100250
Lin & Wang Gateway LP	162204	S02999901500300
Lodge Apartments Partners	116309	A765999002D0468

PASSED, APPROVED AND ADOPTED this 22nd day of August, 2019.



Laure Searls, Chairperson,
El Paso Central Appraisal District
Board of Directors

ATTEST:



Vincent Perez, Vice Chair
El Paso Central Appraisal District
Board of Directors