

Travis Central Appraisal District



Board of Director's Meeting
January 13, 2020
11: 30 a.m.

Prepared: January 9, 2020
Revised: January 10, 2020
Revised: January 11, 2020

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

TOM BUCKLE
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
JAMES VALADEZ
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

THERESA BASTIAN
BRUCE ELFANT
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TRAVIS CENTRAL APPRAISAL DISTRICT, 2ND FLOOR, 8314 CROSS PARK DRIVE, AUSTIN, TEXAS 78754.

AGENDA

REGULAR MEETING - MONDAY, JANUARY 13, 2020 – 11:30AM

ORIGINAL
FILED FOR RECORD

1. CALL TO ORDER
2. ESTABLISHMENT OF QUORUM
3. ELECTION OF OFFICERS FOR THE BOARD OF DIRECTORS: CHAIRPERSON, VICE CHAIRPERSON, SECRETARY/TREASURER
4. CITIZENS COMMUNICATION - This is an opportunity for the public to address the Board on a subject within the Board's jurisdiction that is not listed as a separate item on the Board's meeting agenda. To be eligible to speak to the Board, persons must complete a Speaker Registration Form and submit it to the Board's presiding officer before the meeting begins. State law does not allow the Board to deliberate on any item that is not listed on its agenda, and limits any Board action to making a statement of fact or policy about the topic; or direct that the topic be placed on a future agenda. The Board's presiding officer limit the time allotted to each speaker to three minutes. **Persons wishing to address the Board on an item that is listed on the agenda may do so when that item is considered by the Board.**
5. CONSENT AGENDA - These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
 - a. APPROVAL OF THE MINUTES OF THE DECEMBER 18, 2019 MEETING
 - b. TAXPAYER LIAISON REPORT
 - c. SECTION 25.25B REPORT
 - d. ACCOUNTING STATEMENTS
 - e. LINE ITEM TRANSFERS
 - f. PERSONNEL REPORT
6. REGULAR AGENDA
 - a. DISCUSSION AND POSSIBLE ACTION ON 2020 PROTEST SEASON PROCESSES, INCLUDING INFORMAL MEETING PROCESS RECOMMENDATION FROM BOARD MEMBER STEGLICH
 - b. DISCUSSION AND POSSIBLE ACTION ON APPOINTMENT OF AG ADVISORY BOARD
 - c. DISCUSSION AND POSSIBLE ACTION ON CONTRACT FOR PROFESSIONAL GEOGRAPHIC INFORMATION SYSTEMS SERVICES
 - d. DISCUSSION AND POSSIBLE ACTION ON ALLOCATION OF FUNDS FROM RESERVES FOR LITIGATION FOR 2019 LEGAL EXPENDITURES
 - e. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT, TO INCLUDE: 2020 HOMESTEAD OUTREACH, 850 EAL RENOVATION STATUS
 - f. DISCUSSION AND POSSIBLE ACTION ON CONTRACT FOR LEGAL SERVICES
 - g. DISCUSSION AND POSSIBLE ACTION ON APPEALS REPORT AND LITIGATION UPDATE, TO INCLUDE: TEXAS DISPOSAL, FIVE STONE

- h. DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
- i. ADJOURNMENT

THE BOARD MAY MEET IN EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING:

- SEC. 551.071; Consultation with attorney regarding pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.
- SEC. 551.072; Deliberations regarding real property
- SEC. 551.074; Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee; or to hear a complaint or charge
- SEC. 551.076; Deliberations regarding security devices

The Travis Central Appraisal District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-834-9317 extension 313 for information. For a sign language interpreter, please call 48 hours prior to meeting.

CERTIFICATE OF POSTING

I, Leana Mann, Director of Operations of the Travis Central Appraisal District, do hereby certify that on the 9th day of January 2020, by 2:00 o'clock pm this Notice of Meeting was posted at the District's Offices, located at 8314 Cross Park Drive, Austin, Texas 78754. This Notice of Meeting was posted in a place readily accessible to the general public at all times for 72 continuous hours prior to the meeting, filed with the Travis County Clerk for posting by the Clerk at the Travis County Courthouse, and posted on the District's website.

By: Leana H. Mann
 Printed Name: Leana Mann
 Title: Director of Operations

Came to hand and posted on a Bulletin Board in the Courthouse
 Austin, Travis County, Texas on this the 9 day of
January 2020
 Dana DeBeauvoir
 County Clerk, Travis County, Texas
 By E. Medina Deputy
E. MEDINA




202080050

COPY
 OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
 Dana DeBeauvoir, County Clerk
 Travis County, Texas

Jan 09, 2020 02:07 PM
 Fee: \$3.00 MEDINAE

AGENDA ITEM

#5A

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
TOM BUCKLE
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
JAMES VALADEZ
SECRETARY/TREASURER



BOARD MEMBERS
THERESA BASTIAN
BRUCE ELFANT
BLAMCA ZAMORA-GARCIA
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA

TCAD - BOARD OF DIRECTORS MINUTES OF THE DECEMBER 18, 2019 WORK SESSION

Call to order

Meeting called to order by Tom Buckle at 10:31 a.m. on December 18, 2019 at 8314 Cross Park Drive, Austin, Texas 78754.

Establishment of Quorum

Tom Buckle, Chairperson	West Travis County	Present
Bruce Grube, Vice Chairperson	Travis County	Present
James Valadez, Secretary	Travis County	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Absent
Eleanor Powell	City of Austin	Present
Ryan Steglich	Austin ISD	Absent
Theresa Bastian	Austin ISD	Present
Anthony Nguyen	East Travis County	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector	Present

Also present were Marya Crigler, Chief Appraiser, Leana Mann, Director of Operations, Karen Evertson of Evertson & Sanchez, and Trish Carls, Board of Director's General Counsel.

Citizens Communication

Members of the Board heard from:

- Bill Aleshire, Attorney for Texas ProTax

Work Session Items

1. Receive presentation on results of 2020 protest process survey

Adjourn

Respectfully submitted,

James Valadez, Secretary

Approved:

Tom Buckle, Chair

DRAFT

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
 TOM BUCKLE
 CHAIRPERSON
 BRUCE GRUBE
 VICE CHAIRPERSON
 JAMES VALADEZ
 SECRETARY/TREASURER



BOARD MEMBERS
 THERESA BASTIAN
 BRUCE ELFANT
 BLAMCA ZAMORA-GARCIA
 ANTHONY NGUYEN
 ELEANOR POWELL
 RYAN STEGLICH
 FELIPE ULLOA

TCAD - BOARD OF DIRECTORS MINUTES OF THE DECEMBER 18, 2019 MEETING

1. Call to order

Meeting called to order by Tom Buckle at 11:15 a.m. on December 18, 2019 at 8314 Cross Park Drive, Austin, Texas 78754.

2. Establishment of Quorum

Tom Buckle, Chairperson	West Travis County	Present
Bruce Grube, Vice Chairperson	Travis County	Present
James Valadez, Secretary	Travis County	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Absent
Eleanor Powell	City of Austin	Present
Ryan Steglich	Austin ISD	Absent
Theresa Bastian	Austin ISD	Present
Anthony Nguyen	East Travis County	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector	Present

Also present were Marya Crigler, Chief Appraiser, Leana Mann, Director of Operations, Karen Evertson of Evertson & Sanchez, and Trish Carls, Board of Director's General Counsel.

3. Citizens Communication

Members of the Board heard from:

- Ken Martin, The Austin Bulldog
- Lorri Michel, Attorney
- Bill Aleshire, Attorney for Texas ProTax

4. Consent Items

- Approval of the minutes of the November 13, 2019 meeting
- Taxpayer liaison report **[PULLED FROM CONSENT]**
- Section 25.25B Report **[PULLED FROM CONSENT]**
- Accounting statements
- Line Item Transfers **[PULLED FROM CONSENT]**
- Personnel report **[PULLED FROM CONSENT]**

MOTION: Approve consent item 4A and 4D
RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Bruce Grube

SECONDER: James Valadez

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

4B. Taxpayer liaison report

Members of the Board heard from:

- David Bawcom, Texas Protax
- Debra Bawcom, Texas Protax

RESULT: DISCUSSED

4C. Section 25.25B Report

Members of the Board heard from:

- David Bawcom, Texas Protax
- Debra Bawcom, Texas Protax

RESULT: DISCUSSED

Note: Board Member Anthony Nguyen requested that more information be provided on the 25.25B report to include what correction was made, beginning market value, and ending market value.

4E. Line Item Transfers

MOTION: Approve budget line item transfers as presented

RESULT: ADOPTED [UNANIMOUS]

MOVER: Anthony Nguyen

SECONDER: Theresa Bastian

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

Note: Board Member Anthony Nguyen requested a detailed general ledger report for the postage and freight line item.

4F. Personnel Report

RESULT: DISCUSSED

Note: Board Member Theresa Bastian requested that open positions be presented on future personnel reports.

5A. Discussion and action on board operating policies revisions.

Members of the Board heard from Trish Carls, Board of Director's General Counsel.

MOTION: Approve the operating policies with the correction of WCAD website address to TCAD website address in Section IV and the addition of a recording policy.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Theresa Bastian

SECONDER: Eleanor Powell

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

5B. Discussion and action on 2020 protest season process.

Members of the Board heard from:

- Steve Neal, Attorney
- Terry Hood, Yucon Square HOA
- Brian Tear, Travis County resident
- Debra Bawcom, Texas Protax
- David Bawcom, Texas Protax
- Bill Aleshire, Attorney for Texas Protax
- JP Krueger, Five Stone Property Tax Advisors

At 12:28 PM the Board recessed.

At 12:36 PM, the Board resumed the open session and continued with Item 5B.

RESULT: DISCUSSED

Note: Board Members requested the following data be provided at the next meeting:

- *Chief Appraisers proposal for informal hearings*
- *Proposed timeline and any scheduling complications*
- *Average informal settlement amount in previous years*
- *Chief Appraiser's proposal for what percentage might require management approval*
- *Amount of workload for staff under proposed informal solutions- number of hears per day, number of days*
- *Proposal to be published publicly prior to next meeting and allow citizen comment on specific proposal.*

5C. Discussion and action on budget amendments.

MOTION: Approve budget amendments as presented.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Theresa Bastian

SECONDER: Bruce Grube

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

Note: Board Member Anthony Nguyen recommended that all notifications to taxing entities be e-mailed as well as mailed.

5D. Discussion and possible action on 2020-2022 appraisal services contract- Capitol Appraisal Group

MOTION: Approve contract with Capitol Appraisal Group

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: James Valadez

SECONDER: Eleanor Powell

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

5E. Chief Appraiser Report to include: 2020 field work, 850 EAL renovation status

Members of the Board heard from Marya Crigler, Chief Appraiser.

RESULT: NO ACTION NECESSARY

At 1:10 PM the Board moved to executive session; TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et sec [THE TEXAS OPEN MEETING ACT] INCLUDING:

SEC. 551.071; Consultation with attorney regarding pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas *(Item 5G)*

SEC. 551.074; Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee; or to hear a complaint or charge. *(Item 5F)*

SEC. 551.076; Deliberations regarding security devices

At 2:29 PM, the Board resumed the public session and returned to Item 5F.

5F. Discussion and Action on Chief Appraiser's annual performance review and employment contract.

MOTION: Adopt the eight amendment to the Chief Appraisers employment contract with \$220,000 in compensation and a lump sum payment of \$11,000, and December noted as the review period.

RESULT: ADOPTED

MOVER: James Valadez

SECONDER: Bruce Grube

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian

NAYS: Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

5G. Discussion on appeals report and litigation update

RESULT: DISCUSSED IN EXECUTIVE SESSION

5H. Discussion and possible action to add items to future agendas.

Members of the Board heard from Betty Thompson, Appraisal Review Board Chairperson

RESULT: DISCUSSED

Note: Board Members requested the following items be added to the next agenda:

- *Revision of 25.25B notification process*
- *Next meeting: Monday, January 13, 2020 at 11:30 a.m.*

5I. Adjournment

MOTION: Adjourn meeting at 2:43 PM

RESULT: APPROVED [UNANIMOUS]

MOVER: Theresa Bastian

SECONDER: Eleanor Powell

AYES: Tom Buckle, Bruce Grube, James Valadez, Felipe Ulloa, Eleanor Powell, Theresa Bastian, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Ryan Steglich

Respectfully submitted,

James Valadez, Secretary

Approved:

Tom Buckle, Chair

DRAFT

AGENDA ITEM

#5B

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Taxpayer Liaison Report

01/13/2020

Martin Wilbanks

Travis Taxpayer Liaison Activity Report

Activity Tracking	Complaint	Protest	eFile	Residential Inquiry	Commercial Inquiry	BPP Inquiry	Exemptions	Address Change	Agrent Appt / Rev	Open Records	Property Tax Issues	Total
2016 Total	19	109	19	92	3	16	90	12	29	6	35	430
(Apr-Dec)	4%	25%	4%	21%	1%	4%	21%	3%	7%	1%	8%	100%
2017 Total	26	229	4	65	16	31	162	16	37	6	61	653
	4%	35%	1%	10%	2%	5%	25%	2%	6%	1%	9%	100%
2018 Total	21	299	10	38	5	32	172	15	21	7	54	674
	15%	39%	1%	5%	1%	4%	23%	2%	3%	1%	7%	100%
2019												
January	1	27	0	23	0	1	37	1	0	1	10	101
February	2	15	0	2	0	1	28	1	2	2	4	57
March	1	9	0	2	0	5	28	1	0	0	1	47
April	2	30	0	6	0	7	35	0	7	2	1	90
May	3	79	46	6	0	1	21	4	53	1	1	215
June	1	60	0	1	3	2	10	0	183	0	0	260
July	1	83	0	9	0	7	9	1	4	0	0	114
August	6	154	0	10	0	3	10	2	1	3	4	193
September	2	140	0	19	0	0	16	1	0	1	0	179
October	9	149	0	2	0	3	14	0	0	3	6	186
November	2	43	0	5	2	4	9	1	2	0	11	79
December	0	19	0	6	0	2	10	4	0	2	12	55
2019 Total	30	808	46	91	5	36	227	16	252	15	50	1576
	2%	51%	3%	6%	0%	2%	14%	1%	16%	1%	3%	100%

2019 Issues by Property Owners about ARB Protest Hearings

Objective:

*minimize complaints by working with Property Owners
to understand and resolve their issues*

- No informal hearings
- Not understanding the process
- Not enough time
- Evidence presented not considered
- Treated disrespectfully
- Result unfair - Wanting another hearing
- Environment noisy

2019 Complaint Log

January 18, 2019 PID 358051 James Nawrocki
Challenge method for determining lake front properties in error

February 20, 2019 PID 349635 Margaret Hill
Solar panel on property in error.

February 25, 2019 PID 545156 Synthia Henry
Homestead exemption dropped due to error in ownership transfer.

March 04, 2019 PID 198137 Paulino Flores
Property owner wanted homestead exemption and over 65 exemption be granted although property owner lacked valid documentation.

April 11, 2019 PID 550865 Jerrilyn Hayashi
Challenge of square footage for current and prior five years

April 17, 2019 PID 759582 Jan Hill
Challenge over 65 exemption calculation

May 14, 2019 PID 157187 / 157188 / 157189 John King
Inappropriate actions by ARB during hearing

May 16, 2019 PID 466030 Mary Finley
Problems with eFiling

May 28, 2019 PID 821052 Justin Ramsey
eFile and ARB protest filing process confusing.

June 10, 2019 Agent: Five Stone John Krueger
Inappropriate actions by ARB member during hearings.

July 18, 2019 PID 317921 / 852081 / 561911 / 317803 / 532027 Donovan DePrist
Appraiser in ARB hearing was unprofessional, condescending

July 26, 2019 PD 576891 Mike Thering
Did not receive notice of hearing. Notice sent to Agent of record, Five Stone

August 7, 2019 PID 235552 Agent: Five Stone John Krueger
Inappropriate actions by ARB member during hearing

August 12, 2019 PID 322370 Oscar Manzano
Object to termination of Informal hearing.

August 12, 2019 PID 236222 Jamie Poltonieri / Bill Kleinsorge
No informal. Time for ARB hearing too short for presenting evidence

August 14, 2019 PID 555675 Lieng Chin
Evidence presented not fairly considered by ARB panel. ARB unprofessional, rude.

August 22, 2019 PID 485325 Jila Nelson
At ARB hearing, evidence presented was not fairly considered. Limited time to present.

August 30, 2019 PID 273866 Benjamin Jones
efile process not fair offer

September 04, 2018 PID 545068 / 328588 / 211966 / 294656 / 326513 / 500354 /
343667 / 545188 / 211966 / 294656 / 326513 / 500354 / 343667 / 298230 / 335356 /
341356 / 511414 / 224079 / 500128 / 485780 / 297771 / 511430 / 341665 / 511802 /
485729 / 292942 Searle, Equity Trust Company
No informal.

September 13, 2019 PID 304167 Glen Chappell
No informal

October 08, 2019 PID 173773 Barbara Mangrum
No Informal. ARB process stressful. Treated like an adversary by ARB.

October 15, 2019 PID 187627 / 207334 / 207333 Michael Kleinman
Object to termination of Informal hearing. Poor physical condition of new facility.

October 15, 2019 PID 355886 / 382651 Mac Spellmann
Evidence used by district not provided 14 days before ARB hearing.

October 16, 2019 PID 315817 Elizabeth Best
ARB Hearing did not properly consider physical issues with the property.

October 17, 2019 PID 877615 Logan Coker
ARB process stressful. ARB did not consider evidence presented. ARB disrespectful.

October 18, 2019 PID 758273 Jim Back
No one called to confirm if rescheduled hearing date/time was convenient

October 23, 2019 PID 554756 Belinda Rosa
Challenging exemption denial. Supporting documentation not on file.

October 30, 2019 PID 274476 Matt Wanat
During the ARB hearing, the appraiser was disrespectful, dismissive.

October 30, 2019 PID 783479 Mike Collins
Evidence presented not considered by ARB. Process confusing.

AGENDA ITEM

#5C



Travis Central Appraisal District

HARDCOPY HAND-DELIVERED TO ARB CHAIRPERSON Section 25.25B Report

From: December 11, 2019 To: January 10, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
187448	2019	CONFIDENTIAL OWNER LOT 1 LESS E 6FT BLK 1 OLT 66 DIV O BERGMAN VALLEY VIEW PLUS 1/2 ADJ VAC ALLEY 25.25b Removed new value for 2019, per FC, imp 100% on 02/15/2018, but did not update on PACS for 2018. Approved by JRC 12/30/2019	1901 RIVERVIEW ST	\$1,025,327	\$1,025,327
191889	2019	VERDIN JOSE & ANTONIA E 31.5FT OF N138FT OF E 444.6FT OF OLT 20 DIVISION O IMPS ADDED IN ERROR JRC 1/9/2020	1505 E 3 ST	\$604,915	\$366,641
238867	2016	COLEMAN MOLLY E1/2 OF LOT 4 LOT 5 BLK 32 MANOR TOWN OF	309 E PARSONS ST	\$91,780	\$91,780
238867	2015	COLEMAN MOLLY E1/2 OF LOT 4 LOT 5 BLK 32 MANOR TOWN OF	309 E PARSONS ST	\$93,417	\$93,417
354359	2019	LYTLE BRYAN LOT 193 (1.0 AC) SANDY CREEK RANCHES PHS 6 MOBILE HOME INCORRECTLY ADDED TO THIS ACCOUNT FOR 2019. THE MOBILE HOME WAS ALREADY ACCOUNTED FOR AS PERSONA	YAUPON TRL	\$134,819	\$38,000
467317	2019	FRUGE MICHAEL W & JODEEN LOT 9 BARTON CREEK LAKESIDE PHS 5 SEC 2 (.1401AC IN TRAVIS CO)	144 HIDDEN SPRINGS CT	\$758,487	\$758,487
822537	2019	JB 290 LTD ABS 513 SUR 55 MUNOS L ACR 8.6304 -1.195AC SPLIT INTO 930904 (2018073531) FOR 2019	OLD MANOR RD	\$1,711,978	\$1,503,761
861642	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 53 BLK A EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	BRICK SLOPE PATH	\$300	\$300
861651	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 1 BLK D EASTON PARK SEC 1A (PARK)(PARK) ADD EXEMPTION FOR 2019	CARDINAL BLOOM LP	\$1,277	\$1,277
861661	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 116 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	CARDINAL BLOOM LP	\$300	\$300
861680	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 98 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	GARNET MILL LN	\$300	\$300
861696	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 1 BLK C EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	MAROON DRIFT ST	\$300	\$300



Travis Central Appraisal District

Section 25.25B Report

From: December 11, 2019 To: January 10, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
861703	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 81 BLK B EASTON PARK SEC 1A (SLOPE EASEMENT/OPEN SPACE)(SLOPE EASEMENT/OPEN SPACE) ADD EXEMPTION FOR 2019	AUBURN BLAZE LN	\$330	\$330
861718	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 66 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	GARNET MILL LN	\$300	\$300
861729	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 55 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	7204 CARDINAL BLOOM LP	\$300	\$300
861744	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 40 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	BRICK SLOPE PATH	\$300	\$300
861762	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 22 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	CHERRY BEAM PATH	\$300	\$300
861792	2019	PILOT KNOB MUNICIPAL UTILITY DISTRICT LOT 1 BLK B EASTON PARK SEC 1A (OPEN SPACE/PUBLIC ACCESS/LANDSCAPE LOT)(OPEN SPACE/PUBLIC ADD EXEMPTION FOR 2019	SIENNA ROUGE PATH	\$300	\$300
873272	2019	DORADLA VIJAY & REEMA DESAI LOT 46 BLK B LAKEWAY HIGHLANDS PHS 1 SEC 8B AMD	VENDEMMIA BND	\$481,250	\$481,250
873273	2019	RH LAKEWAY DEVELOPMENT LTD LOT 45 BLK B LAKEWAY HIGHLANDS PHS 1 SEC 8B AMD	VENDEMMIA BND	\$481,250	\$385,000
873283	2019	RH LAKEWAY DEVELOPMENT LTD 2.851 AC OF LAKEWAY HIGHLANDS PHS 1 SEC 8B AMD (PVT ST)	PRIMO FIORE TERR	\$3,025	\$3,025
878636	2019	MEHAFFEY MELISSA G LOT 26 BLK 82 MUELLER SEC 10A 25.25 b CORRECTED 2019 VALUE; ADJUSTMENT BASED ON AFFORDABLE INVENTORY VALUATION APPROVED BY MXC 1/8/2020	2810 ZACH SCOTT ST	\$402,026	\$166,358
878645	2019	HINOJOSA SERVANDO L LOT 35 BLK 82 MUELLER SEC 10A 25.25 b CORRECTED 2019 VALUE; ADJUSTMENT BASED ON AFFORDABLE INVENTORY VALUATION APPROVED BY MXC 1/8/2020	4315 STROMQUIST ST	\$349,542	\$109,776
880872	2019	GRAND HAVEN HOLDINGS LLC LOT 50 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2	SUMALT GAP WAY	\$110,000	\$110,000



Travis Central Appraisal District

Section 25.25B Report

From: December 11, 2019 To: January 10, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
880873	2019	GRAND HAVEN HOLDINGS LLC LOT 51 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2	229 SUMALT GAP WAY	\$110,000	\$110,000
880874	2019	GRAND HAVEN HOMES LP LOT 52 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2	231 SUMALT GAP WAY	\$110,000	\$110,000
880878	2019	RH LAKEWAY DEVELOPMENT LTD LOT 56 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2	SUMALT GAP WAY	\$110,000	\$110,000
880879	2019	RH LAKEWAY DEVELOPMENT LTD LOT 57 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2	SUMALT GAP WAY	\$110,000	\$110,000
904602	2019	PAYNE JACK L & LOT 2 PFLUGERVILLE INDUSTRIAL PARK REPLAT LT 2 25.25b Corrected the Ag valuation should be re-instated for 2019 per TPS 12/30/2019	18629 WEISS LN	\$299,958	\$299,958
913208	2019	RH LAKEWAY DEVELOPMENT LTD LOT 1 BLK B LAKEWAY HIGHLANDS PHS 3 SEC 1	FAIRDALE CV	\$50,000	\$50,000
913209	2019	RH LAKEWAY DEVELOPMENT LTD LOT 2 BLK B LAKEWAY HIGHLANDS PHS 3 SEC 1	FAIRDALE CV	\$50,000	\$50,000
913210	2019	RH LAKEWAY DEVELOPMENT LTD LOT 3 BLK B LAKEWAY HIGHLANDS PHS 3 SEC 1	FAIRDALE CV	\$50,000	\$50,000
913211	2019	RH LAKEWAY DEVELOPMENT LTD LOT 4 BLK B LAKEWAY HIGHLANDS PHS 3 SEC 1	FAIRDALE CV	\$50,000	\$50,000
913212	2019	RH LAKEWAY DEVELOPMENT LTD LOT 5 BLK B LAKEWAY HIGHLANDS PHS 3 SEC 1	FAIRDALE CV	\$50,000	\$50,000
913213	2019	RH LAKEWAY DEVELOPMENT LTD LOT 6 BLK B LAKEWAY HIGHLANDS PHS 3 SEC 1	FAIRDALE CV	\$50,000	\$50,000
913588	2019	TAYLOR MORRISON OF TEXAS INC LOT 9 BLK W TRAVISSO PHS 3 SEC 4	1729 SUNSET VISTA CV	\$65,000	\$65,000



Travis Central Appraisal District

Section 25.25B Report

From: December 11, 2019 To: January 10, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
913589	2019	TOLL AUSTIN TX II LLC LOT 10 BLK W TRAVISSO PHS 3 SEC 4	1733 SUNSET VISTA CV	\$65,000	\$65,000
913590	2019	TAYLOR MORRISON OF TEXAS INC LOT 11 BLK W TRAVISSO PHS 3 SEC 4	1737 SUNSET VISTA CV	\$65,000	\$65,000
913591	2019	TOLL AUSTIN TX II LLC LOT 12 BLK W TRAVISSO PHS 3 SEC 4	1741 SUNSET VISTA CV	\$65,000	\$65,000
913592	2019	TAYLOR MORRISON OF TEXAS INC LOT 6 BLK X TRAVISSO PHS 3 SEC 4	1740 SUNSET VISTA CV	\$65,000	\$65,000
913593	2019	TOLL AUSTIN TX II LLC LOT 5 BLK X TRAVISSO PHS 3 SEC 4	SUNSET VISTA CV	\$65,000	\$65,000
913594	2019	TOLL AUSTIN TX II LLC LOT 4 BLK X TRAVISSO PHS 3 SEC 4	1732 SUNSET VISTA CV	\$65,000	\$65,000
913595	2019	TAYLOR MORRISON OF TEXAS INC LOT 3 BLK X TRAVISSO PHS 3 SEC 4	1728 SUNSET VISTA CV	\$65,000	\$65,000
913603	2019	TOLL AUSTIN TX II LLC LOT 55 BLK C TRAVISSO PHS 3 SEC 4	1140 SIENA SUNSET RD	\$65,000	\$65,000
913604	2019	TAYLOR MORRISON OF TEXAS INC LOT 56 BLK C TRAVISSO PHS 3 SEC 4	1136 SIENA SUNSET RD	\$65,000	\$65,000
913695	2019	TAYLOR MORRISON OF TEXAS INC LOT 7 BLK W TRAVISSO PHS 3 SEC 4	1721 SUNSET VISTA CV	\$65,000	\$65,000
913696	2019	TOLL AUSTIN TX II LLC LOT 8 BLK W TRAVISSO PHS 3 SEC 4	SUNSET VISTA CV	\$65,000	\$65,000
913697	2019	TOLL AUSTIN TX II LLC LOT 2 BLK X TRAVISSO PHS 3 SEC 4	1724 SUNSET VISTA CV	\$65,000	\$65,000



Travis Central Appraisal District
Section 25.25B Report

From: December 11, 2019 **To:** January 10, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
914286	2019	RODRIGUEZ JOANN Z & CHATEAU AT ONION CRK MH PARK, SPACE 194, SN1 CAVTX15112988A; SN2 CAVTX15112988B; HUD# NTA1542719; PER CONTACT FRM MORTG CO INQ ABOUT 2019 VALUE & UPON TCAD RSCH IT WAS FOUND THAT THE VALUE WAS FLAT VALUED AT ZE	7612 BARKDALE CT # 194	\$0	\$67,973
930904	2019	RWJ PROPERTIES LLC ABS 513 SUR 55 MUNOS L ACR 1.195 1.195AC SPLIT OUT OF 822537 (2018073531) FOR 2019	OLD MANOR RD	\$0	\$208,217

DRAFT

AGENDA ITEM

#5D

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

TOM BUCKLE
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
JAMES VALADEZ
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

THERESA BASTIAN
BRUCE ELFANT
BLAMCA ZAMORA-GARCIA
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Director of Operations

DATE: January 10, 2020

SUBJECT: November 2019 Unaudited Financial Statements

The unaudited financial statements for November 2019 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$12,837,428. Of that, \$573,143 was nonspendable in the form of prepaid expenditures, \$8,183,450 was held in reserves, and \$4,080,836 unassigned fund balance. The net change in fund balance for the fiscal year to date is \$1,189,928.
- The reserve balances total \$8,183,450. Detail account balances for each reserve account are as follows:

30111	Fund Balance- Reserved for Computer Equipment	150,000
30112	Fund Balance- Reserved for Network Infrastructure	350,000
30113	Fund Balance- Reserved for Technology Enhancements	250,000
30114	Fund Balance- Reserved for Litigation	4,706,914
30115	Fund Balance- Reserved for Building Repair & Replacement	2,726,536
- The District ended the month with a budget surplus of \$1,057,012.

Travis Central Appraisal District
 Budget to Actual
 For the month ended November 30, 2019

	<u>Budgeted Amounts</u>			<u>Actual Amounts</u>	<u>Variance Fav (Unfav)</u>
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		
REVENUES					
Appraisal assessments	19,486,627	19,486,627	17,862,741	17,862,741	-
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 19,486,627	\$ 19,486,627	\$ 17,862,741	\$ 17,862,741	\$ -
Investment earnings	40,000	40,000	36,667	311,344	274,677
Charges for services	30,000	30,000	27,500	14,654	(12,846)
Miscellaneous revenue	75,000	75,000	68,750	79,271	10,521
TOTAL REVENUE	\$ 19,631,627	\$ 19,631,627	\$ 17,995,658	\$ 18,268,010	\$ 272,352
EXPENDITURES					
Appraisal services					
Personnel Cost	8,452,982	9,546,262	8,750,740	8,411,631	339,109
Benefit Cost	4,062,583	3,361,353	3,081,240	2,576,582	504,657
Software maintenance	557,328	557,328	510,884	477,666	33,218
Travel expenditures	48,850	48,850	44,779	32,610	12,169
Operating Supplies	202,750	291,071	266,815	282,114	(15,299)
Rentals	172,220	487,720	447,077	473,705	(26,629)
Legal expenditures	824,250	824,250	755,563	1,294,517	(538,955)
Appraisal services	362,820	122,820	112,585	103,418	9,167
Professional services	1,513,195	729,023	668,271	626,626	41,645
Utilities	263,525	391,525	358,898	324,016	34,882
Building and equipment maintenance	189,189	351,089	321,831	348,376	(26,545)
Printing and mailing services	443,395	676,342	619,980	671,855	(51,875)
Subscriptions and data purchases	199,330	201,780	184,965	194,136	(9,171)
Training and education	177,730	169,530	155,403	95,487	59,915
Insurance	50,500	53,700	49,225	48,271	954
Security services	129,000	307,000	281,417	298,421	(17,005)
Aerial photography	442,297	442,297	405,438	442,297	(36,858)
Other services	106,890	128,615	117,897	99,301	18,596
Capital outlay	1,287,795	796,074	729,735	277,050	452,684
TOTAL EXPENDITURES	19,486,627	19,486,627	17,862,741	17,078,082	784,660
NET CHANGE IN FUND BALANCE	145,000	145,000	132,917	1,189,928	1,057,012
FUND BALANCE, beginning of year	11,647,500	11,647,500	11,647,500	11,647,500	11,647,500
FUND BALANCE, end of year	\$ 11,792,500	\$ 11,792,500	\$ 11,780,417	\$ 12,837,428	\$ 12,704,512

Travis Central Appraisal District

Governmental Fund Balance Sheet

November 30, 2019

	<u>General Fund</u>
ASSETS	
Cash and cash equivalents	2,637,031
Short-term investments	11,665,607
Receivables	328,429
Prepaid items	573,143
	<hr/>
TOTAL ASSETS	\$ 15,204,210
	<hr/>
LIABILITIES	
Accounts payable and accrued expenditures	742,896
Deferred revenue	1,623,886
	<hr/>
TOTAL LIABILITIES	2,366,782
	<hr/>
FUND BALANCES	
Fund balance, committed	8,183,450
Fund balance, nonspendable	573,143
Fund balance, unassigned	4,080,836
	<hr/>
TOTAL FUND BALANCES	12,837,428
	<hr/>
TOTAL LIABILITIES AND FUND BALANCE	\$ 15,204,210
	<hr/>

Travis Central Appraisal District

Statement of Revenues and Expenditures

For the month ended November 30, 2019

	<u>General Fund</u>
REVENUES	
Appraisal assessments	\$ 17,862,741
Refund of appraisal assessments	-
Net appraisal assessments	<u>17,862,741</u>
Investment earnings	311,344
Charges for services	14,654
Miscellaneous revenue	79,271
TOTAL REVENUE	<u>18,268,010</u>
EXPENDITURES	
Appraisal services	
Payroll and related expenditures	11,008,601
Data processing	477,666
Transportation	32,610
Operating supplies	282,114
Rentals	473,705
Legal and professional	2,024,562
Utilities and telephone	324,016
Building and equipment maintenance	348,376
Other services	1,829,381
Capital outlay	277,050
TOTAL EXPENDITURES	<u>17,078,082</u>
NET CHANGE IN FUND BALANCE	1,189,928
FUND BALANCE, beginning of year	<u>11,647,500</u>
FUND BALANCE, end of year	<u><u>\$ 12,837,428</u></u>

850 EAL Holding Corp.

Statement of Financial Position

November 30, 2019

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents 1,642,044

PROPERTY, PLANT & EQUIPMENT

Construction in Progress 9,172,716

TOTAL ASSETS \$ 10,814,760

LIABILITIES

CURRENT LIABILITIES

Accounts payable and accrued expenditures 894,132

LONG-TERM LIABILITIES

Notes Payable 9,920,628

TOTAL LIABILITIES 10,814,760

NET ASSETS

Beginning Net Assets -

Current YTD Net Income -

Total Net Assets -

TOTAL LIABILITIES & NET ASSETS \$ 10,814,760

850 EAL Holding Corp.

Statement of Activities

For the month ended November 30, 2019

REVENUES

Net Assets released from restriction	-
Other Income	\$ -

TOTAL INCOME	<u>-</u>
---------------------	----------

EXPENSES

Direct program expenses	-
-------------------------	---

TOTAL EXPENSES	<u>-</u>
-----------------------	----------

Change in Net Assets	-
----------------------	---

Net Assets at beginning of year	-
---------------------------------	---

Change in Net Assets	<u><u>\$ -</u></u>
-----------------------------	--------------------



**Monthly Investment Report
November 30, 2019**

..and visions of growth dance in their heads...

The economic picture remains fuzzy going into year-end but the US remains strong and there are many signs of stabilization across the globe. Since it is the holidays it is fair to wish for a Christmas miracle!

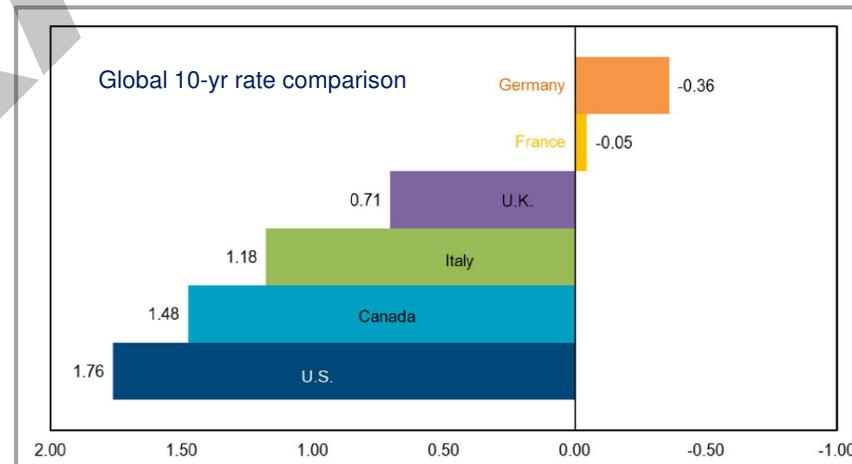
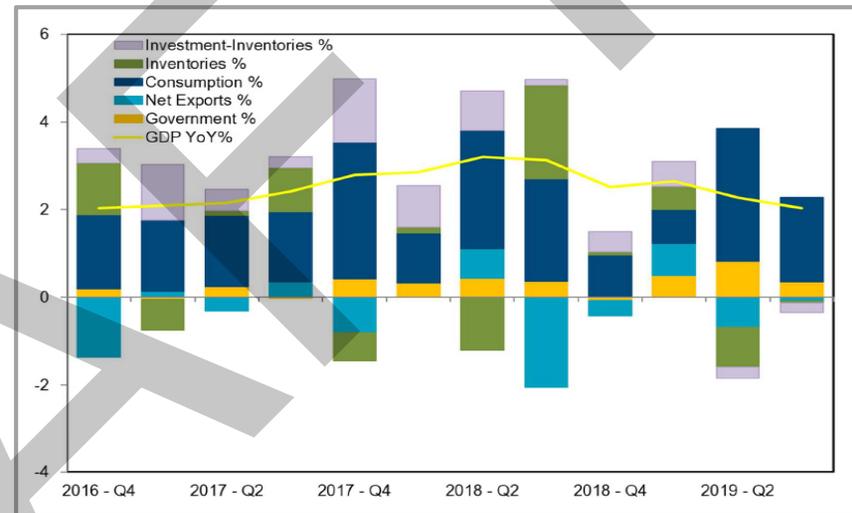
The economy's ability to confound the negative consensus forecasters and recession prognosticators is a surprise to many. The data suggest however that the economy is **fundamentally sound** despite the flat yield curve. The curve flattening is as much about comparable yields around the world, that bring money into the US markets, as it is a reflection of the domestic economy's condition.

The economy might not be at its sweetest spot, but there doesn't seem to be any expansion ending imbalances or asset/liability mismatches that we have seen in the past recessions, such as tech or housing or the financial institutions. There are some **mounting weaknesses** however.

According to Federal Chair J. Powell, the outlook for the U.S. economy appears to be a **"glass half full"** scenario. He notes monetary policy is now well positioned to support a strong labor market and return inflation decisively to the Fed's 2% target. Inflation has ticked up slightly this month, although they remain at the lower end of historical ranges.

The **job market** remains strong with the unemployment rate near half century lows for the last 1.5 years. The pace of job growth has slowed but not drastically. Jobs support the consumer, but the consumer is the major factor supporting growth (upper right graph) and that support has decreased slightly. Retail sales for the holidays will be a critical data point. But the US consumer appears to be poised to continue spending into the holidays. **Retail** buying on Black Friday and Cyber Monday rose YOY over 19% to \$7.4B. Consumer expectations are at a 4-month high.

The domestic **banking** industry is basically healthy with nonperforming loan balances exceptionally low and a coverage ratio of 130% of nonperforming loan balances. And with the GM strike behind us, the manufacturing sector should begin to bounce back. ISM **manufacturing** did slip slightly on new orders and a waning back log of orders, both of which can be tied to the oscillating trade negotiations.



Negotiations 101

Uncertainty is an uncomfortable position, but certainly is an absurd one.
Voltaire

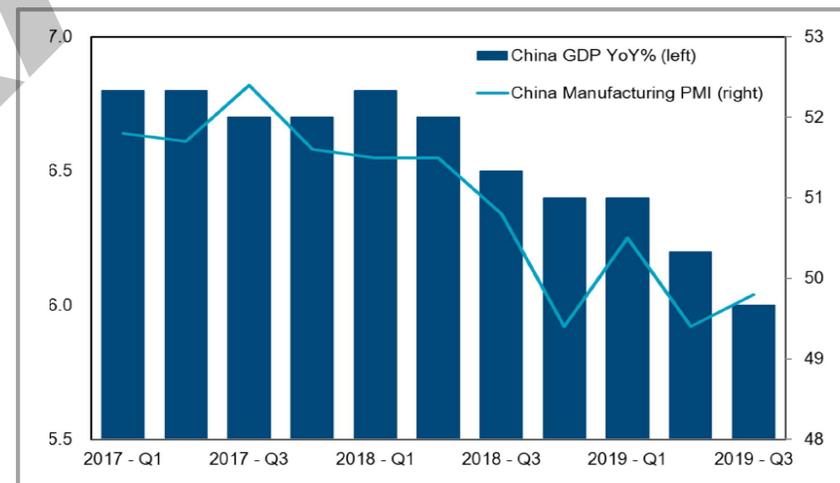
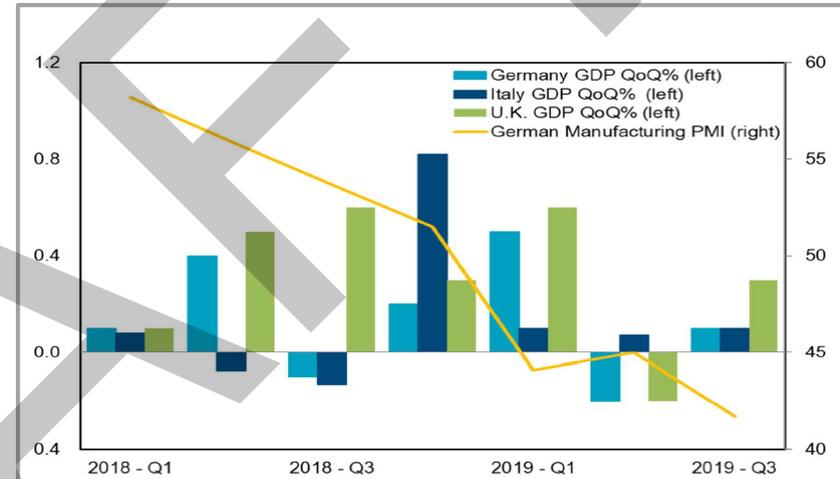
The trade talk developments with their daily vacillations of positive and negative progress has added extreme volatility to most markets as they look for certainty. But until the ink is dried – even on the first agreement – that uncertainty will remain.

Tariffs can raise the cost of materials for manufacturers which raises the price of goods. That reduces private sector output which lowers incomes for the owners of capital and their workers. The higher prices and reduced profits lead to lower wages or hiring or both.

Both the US and China have imposed tariffs on billions of goods since the start of 2018. The latest news appears optimistic at least in the long run. Both countries could use the relief. Although global indicators show an grudging increase in manufacturing, only a trade deal will further growth prospects.

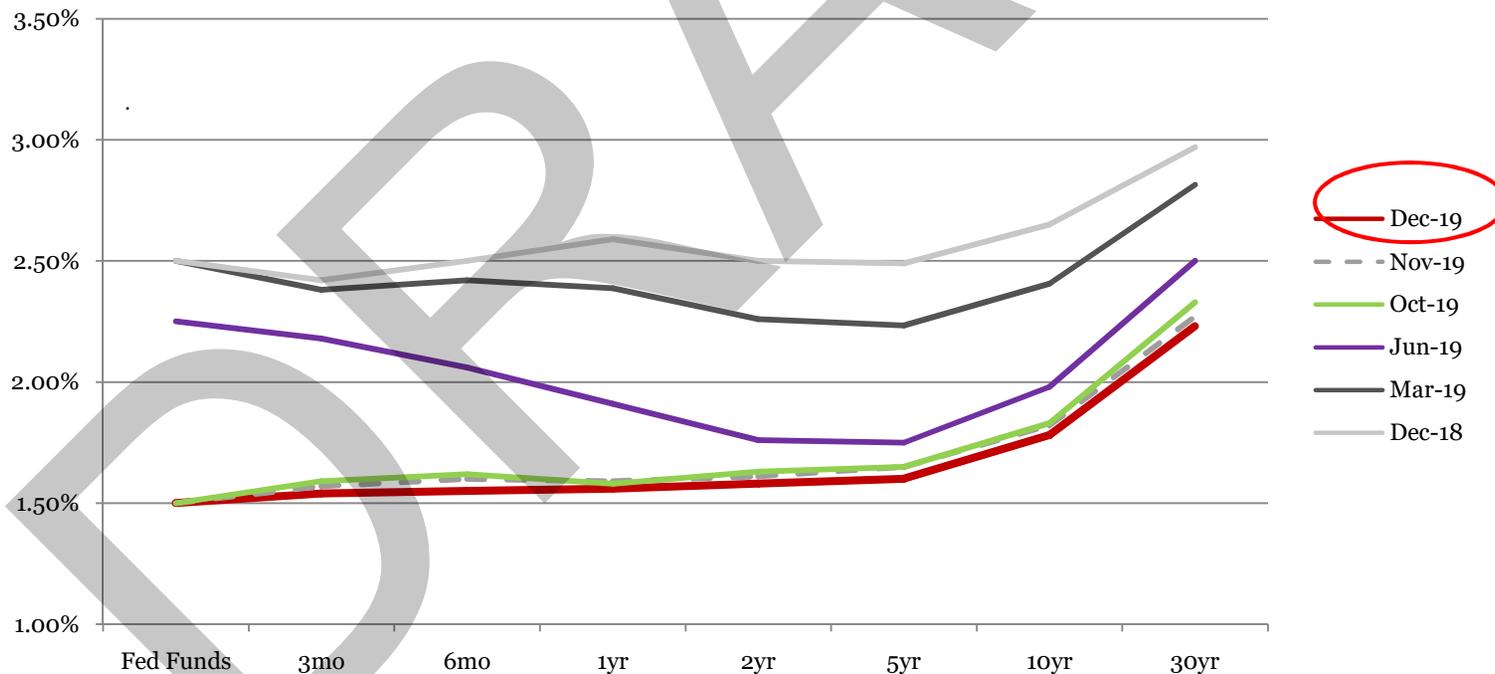
The world appears to be adjusting to the long running feud and continuing pace. Germany’s manufacturing is at a 5-mo high and Euro Zone activity is up to a 3-mo high. The euro zone and China have indicated the intention to move to stability and slow easing is showing stability is increasing. Not stellar but hopeful.

China needs a deal. It has shown some better than forecast factory data but still well below its needed levels. China’s GDP was more than \$270 billion, larger than first estimated last year, a revision that added the equivalent of Finland’s output to the size of the world’s second-largest economy and equal to the total value of Vietnam’s output in 2018. But industrial profit have slid, marking its greatest slump in 2 years. With slowing demand at home amid the ongoing trade war fallout, some have suggested that mounting pressure could prompt Chinese officials to seek to hasten a “Phase One” deal. China even shrugged off Congressional ire at HK. The move has investors optimistic once again that an initial trade deal between the U.S. and China still remains a possibility by the end of the year.



A Major Treasury Price Rally

- The FOMC will meet in December and end the earlier speculation for an additional cut. It is unlikely that the Committee will move for a cut if economic conditions remain stable even, though growth has slowed.
- The Fed continues to work on its liquidity situation balance to reduce any fear in the markets for end of year liquidity access problems.
- The curve has remained virtually unchanged for the last three months. It is slowly moving to a more normal upwardly sloped curve, although the spread between short treasuries is measured in single basis points.
- Although the stock market is roaring to historic highs, investors retain a strong treasury position while uncertainty reigns and international sovereign and private investors stay with the higher rates afforded in the US.
- If there is any true positive progress in trade negotiations, a further move to a normal curve might be expected giving the short end some additional yield opportunities.

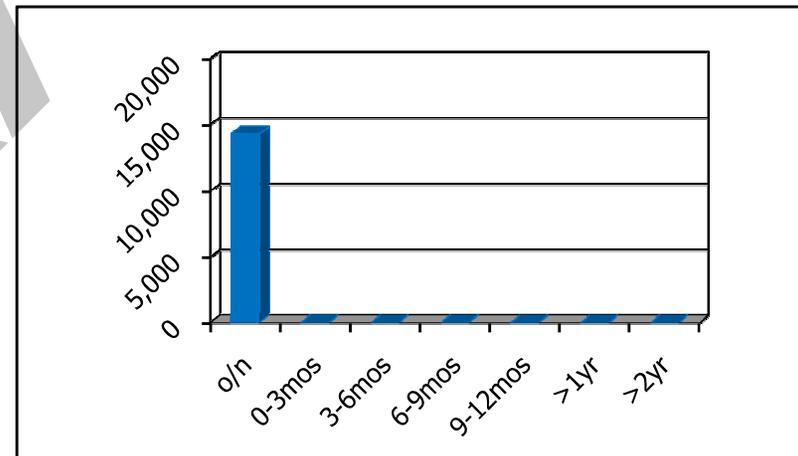
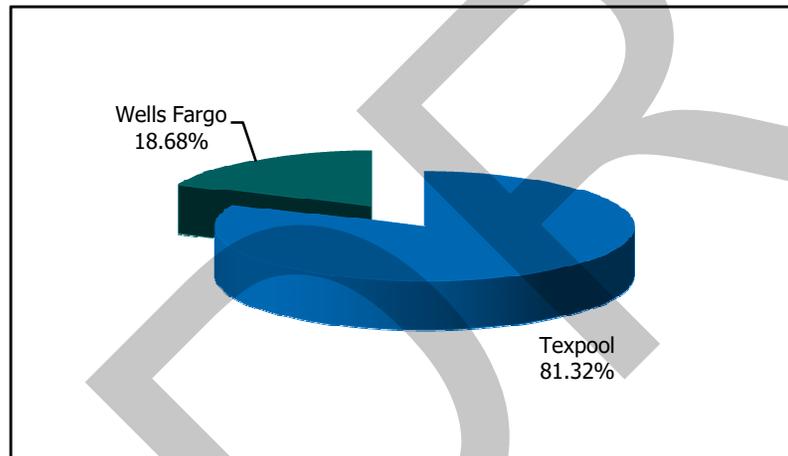


End of Month Rates - Full Yield Curve – Fed Funds to 30yr

Your Portfolio

As of November 30, 2019

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity. They do reflect our ongoing anticipation of lower rates in 2019. These rate cuts and the potential of more decreasing rates indicates the need to extend portfolios. Extending now will lock in yields even though rates may decrease and provides for extra safety.





**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
November 30, 2019**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	11,648,316.89	11,648,316.89	11,648,316.89	81.32	1	1	1.832
Wells Fargo Bank	2,675,178.93	2,675,178.93	2,675,178.93	18.68	1	1	1.506
Investments	14,323,495.82	14,323,495.82	14,323,495.82	100.00%	1	1	1.771

Total Earnings	November 30 Month Ending	Fiscal Year To Date
Current Year	21,499.50	47,802.34

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

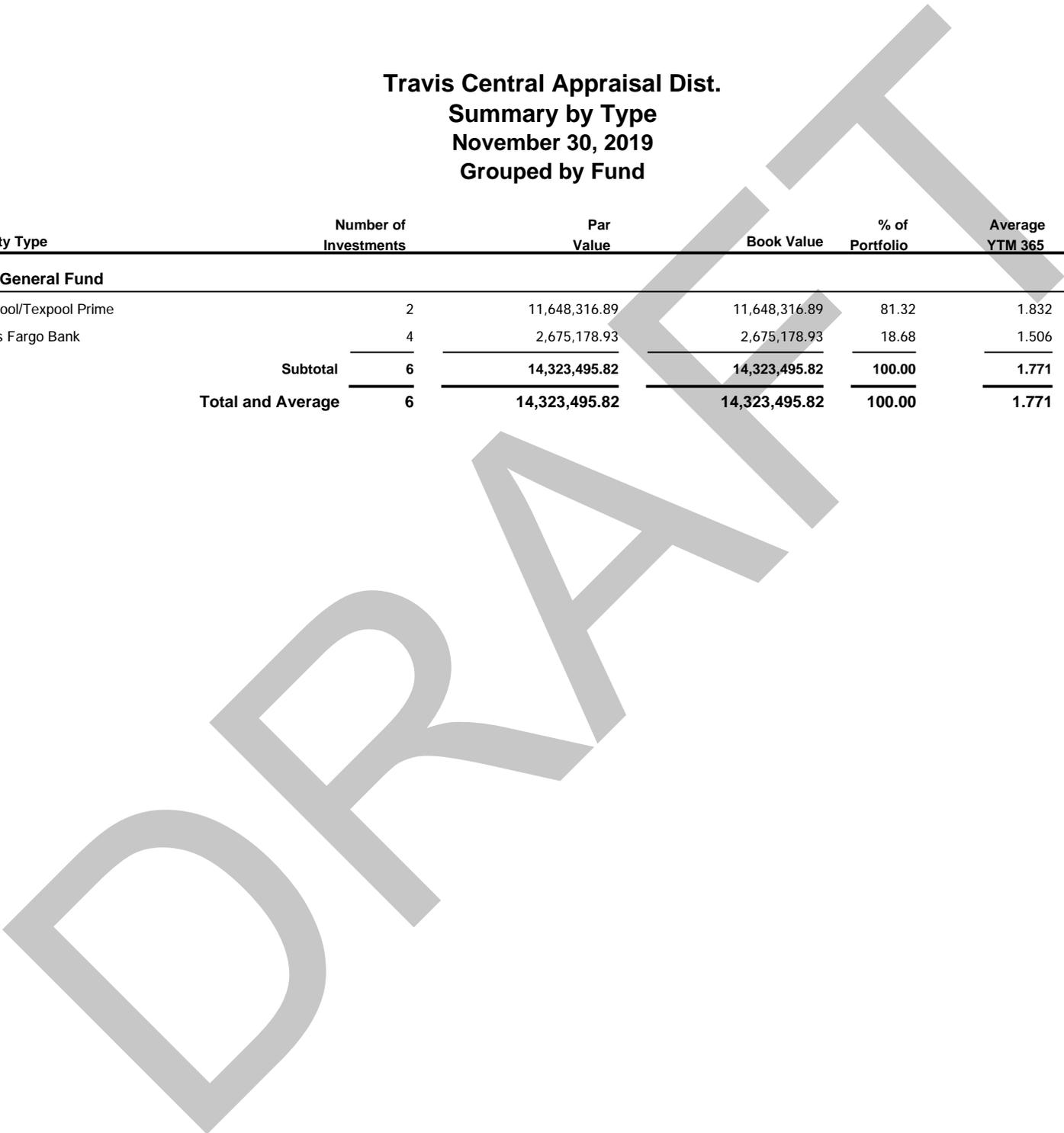
Leana Mann, Director of Operations



**Travis Central Appraisal Dist.
Summary by Type
November 30, 2019
Grouped by Fund**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Fund						
Texpool/Texpool Prime	2	11,648,316.89	11,648,316.89	81.32	1.832	1
Wells Fargo Bank	4	2,675,178.93	2,675,178.93	18.68	1.506	1
Subtotal	6	14,323,495.82	14,323,495.82	100.00	1.771	1
Total and Average	6	14,323,495.82	14,323,495.82	100.00	1.771	1





**Travis Central Appraisal Dist.
Fund GEN - General Fund
Investments by Fund
November 30, 2019**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

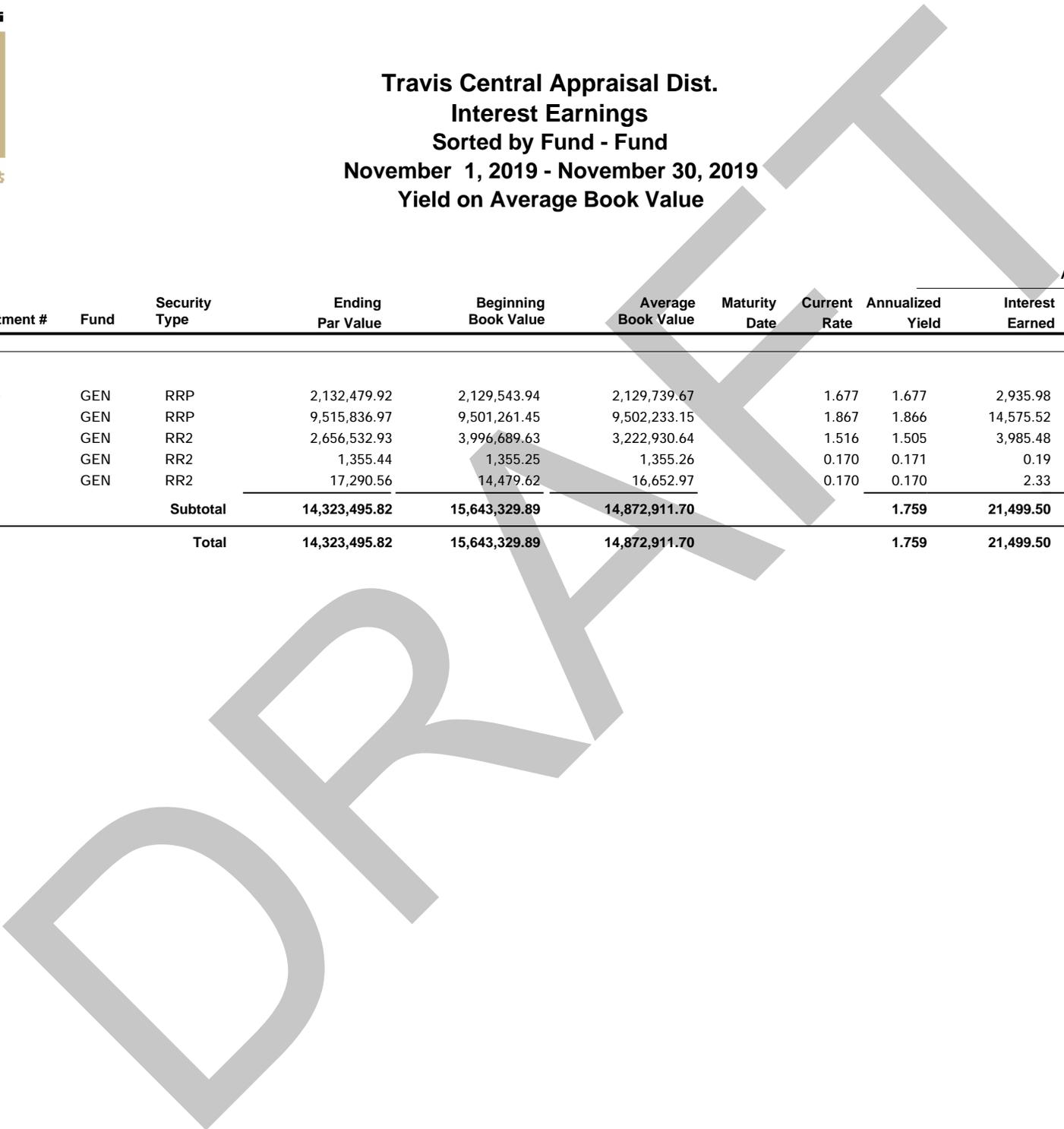
CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool/Texpool Prime										
900001	10000	Texpool	10/01/2019	2,132,479.92	2,132,479.92	2,132,479.92	1.677	1.654	1.677	1
900001A	10001	Texpool Prime	10/01/2019	9,515,836.97	9,515,836.97	9,515,836.97	1.867	1.840	1.866	1
Subtotal and Average				11,648,316.89	11,648,316.89	11,648,316.89		1.807	1.832	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	17,290.56	17,290.56	17,290.56	0.170	0.167	0.170	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	1,355.44	1,355.44	1,355.44	0.170	0.167	0.170	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	0.00	0.00	0.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	2,656,532.93	2,656,532.93	2,656,532.93	1.516	1.495	1.515	1
Subtotal and Average				2,675,178.93	2,675,178.93	2,675,178.93		1.486	1.506	1
Total Investments and Average				14,323,495.82	14,323,495.82	14,323,495.82		1.747	1.771	1



**Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
November 1, 2019 - November 30, 2019
Yield on Average Book Value**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Fund													
900001	10000	GEN	RRP	2,132,479.92	2,129,543.94	2,129,739.67		1.677	1.677	2,935.98	0.00	2,935.98	
900001A	10001	GEN	RRP	9,515,836.97	9,501,261.45	9,502,233.15		1.867	1.866	14,575.52	0.00	14,575.52	
8477	10002	GEN	RR2	2,656,532.93	3,996,689.63	3,222,930.64		1.516	1.505	3,985.48	0.00	3,985.48	
88469	10004	GEN	RR2	1,355.44	1,355.25	1,355.26		0.170	0.171	0.19	0.00	0.19	
90401	10003	GEN	RR2	17,290.56	14,479.62	16,652.97		0.170	0.170	2.33	0.00	2.33	
Subtotal				14,323,495.82	15,643,329.89	14,872,911.70				1,759	21,499.50	0.00	21,499.50
Total				14,323,495.82	15,643,329.89	14,872,911.70				1,759	21,499.50	0.00	21,499.50



Travis Central Appraisal District
 Budget-to-Actual
 01 - ARB
 From 1/1/2019 Through 11/30/2019

	Budgeted Amount- Total Budget	Budgeted Amount- YTD	Actual	Variance with Final Budget (Over) Under	Percent of Total Budget Remaining
Expenditures					
Payroll Costs					
Salaries	235,675.00	216,035.38	1,514,587.50	(1,298,552.12)	(542.66)%
Total Payroll Costs	235,675.00	216,035.38	1,514,587.50	(1,298,552.12)	(542.66)%
Supplies					
Operating Supplies	500.00	458.37	14,876.84	(14,418.47)	(2,875.37)%
Books/Publ/Subs/Data Bases	825.00	756.25	1,320.00	(563.75)	(60.00)%
Total Supplies	1,325.00	1,214.62	16,196.84	(14,982.22)	(1,122.40)%
Services					
Travel/Meal/Lodging	0.00	0.00	324.00	(324.00)	0.00%
Training & Education	7,500.00	6,875.00	8,890.00	(2,015.00)	(18.53)%
Attorney & Court Costs	12,750.00	11,687.50	22,537.58	(10,850.08)	(76.77)%
Total Services	20,250.00	18,562.50	31,751.58	(13,189.08)	(56.80)%
Total Expenditures	257,250.00	235,812.50	1,562,535.92	(1,326,723.42)	(507.40)%
Excess (Deficiency) of Revenues over (Under) Expenditures	(257,250.00)	(235,812.50)	(1,562,535.92)	(1,326,723.42)	507.40%

Travis Central Appraisal District
Standard General Ledger
From 11/1/2019 Through 11/30/2019

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
10110	General-Chase Bank			Current Balance	1,550.00	
30110	Fund Balance-Unassigned			Current Balance	3,861,622.83	
40101	Salaries			Current Balance	1,504,412.50	
		11/15/2019	ARB Payroll PPE 11.08.19 (0.5 days @ \$150/day)	ARB Payroll PPE 11.08.19 (0.5 days @ \$150/day)	75.00	
		11/15/2019	ARB Payroll PPE 11.08.19 (0.5 days @ \$200/day)	ARB Payroll PPE 11.08.19 (0.5 days @ \$200/day)	900.00	
		11/15/2019	ARB Payroll PPE 11.08.19 (3 days @ \$225/day)	ARB Payroll PPE 11.08.19 (3 days @ \$225/day)	675.00	
		11/15/2019	ARB Payroll PPE 11.08.19 (3.5 days @ \$275/day)	ARB Payroll PPE 11.08.19 (3.5 days @ \$275/day)	962.50	
		11/15/2019	ARB Payroll PPE 11.08.19 (7.5 days @ \$200/day)	ARB Payroll PPE 11.08.19 (7.5 days @ \$200/day)	1,500.00	
		11/29/2019	ARB Payroll PPE 11.22.19 (1 days @ \$200/day)	ARB Payroll PPE 11.22.19 (1 days @ \$200/day)	200.00	
		11/29/2019	ARB Payroll PPE 11.22.19 (5.5 days @ \$275/day)	ARB Payroll PPE 11.22.19 (5.5 days @ \$275/day)	1,512.50	
		11/29/2019	ARB Payroll PPE 11.22.19 (6.5 days @ \$200/day)	ARB Payroll PPE 11.22.19 (6.5 days @ \$200/day)	1,300.00	
		11/29/2019	ARB Payroll PPE 11.22.19 (8 days @ \$225/day)	ARB Payroll PPE 11.22.19 (8 days @ \$225/day)	1,800.00	
		11/30/2019	O. Valadez- Duplicate Payment to Closed Account	O. Valadez- Duplicate Payment to Closed Account	1,250.00	
				Period Totals	10,175.00	0.00
				Subtotal 11/2019	1,514,587.50	
				Transaction Total	10,175.00	0.00
Balance 40101	Salaries				1,514,587.50	
40220	Operating Supplies			Current Balance	14,873.65	
		11/18/2019	ARB Mailbox Size Increase- 200 MB - Nov. 2019	ARB Mailbox Size Increase- 200 MB - 2019	3.19	
				Period Totals	3.19	0.00

Travis Central Appraisal District
Standard General Ledger
From 11/1/2019 Through 11/30/2019

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
				Subtotal 11/2019	14,876.84	
				Transaction Total	3.19	0.00
Balance 40220	Operating Supplies				14,876.84	
40231	Books, Publications, Subscriptions & Databases			Current Balance	1,320.00	
40320	Travel, Meals & Lodging			Current Balance	324.00	
40330	Education & Training			Current Balance	8,890.00	
40510	Legal & Attorney			Current Balance	22,537.58	
Report Opening/Current Balance					5,415,530.56	0.00
Report Transaction Totals					10,178.19	0.00
Report Current Balances					5,425,708.75	0.00
Report Difference					5,425,708.75	

AGENDA ITEM

#5F

Personnel Changes:

Name	Action	Date	Job Title	Division	Comments
Gary Pruett	Resignation	12/18/2019	Appraiser	Residential	
Diana Arnold	Retirement	1/7/2020	Appraiser	Residential	
Todd Wilson	Promotion	1/3/2020	Appraiser	Commercial	
Emiliano Nino	Promotion	1/3/2020	Team Lead	Residential	

Current Openings:

Job Posting #	Date Posted	Position	Division	# of Positions
2020145301-06	1/7/2020	Appraiser	Residential Appraisal	7
2020142301	1/7/2020	Appraiser	Commercial Appraisal	1
2020142302-03	1/7/2020	Appraiser Trainee	Commercial Appraisal	2
2020120101	1/7/2020	Full-charge Bookkeeper	Admin	1
2020131201	1/7/2020	Data Analyst	IT	1
Temp Service	1/10/2020	Customer Service	Customer Service	1
Temp Service	1/10/2020	Clerk	Appraisal Support	2
Temp Service	1/10/2020	Admin. Asst	Commercial Appraisal	1
Temp Service	1/10/2020	Appeals Support Clerk	Admin	1

AGENDA ITEM

#6A

Attn: TCAD Board, Marya Crigler
12/14/2019

Informal Review Recommendation

My recommendation is for TCAD to create an opportunity for face to face meetings to review information only if appraisers are not able to change appraised values during these face to face meetings.

Moving this ability to change appraised value to a uniform process with multiple layers of oversight outside of a face to face meeting makes for a fairer and more transparent process for all property owners.

In the process I'm recommending:

- Appraisers can assist property owners or their representatives with the protest during these meetings, answering questions and helping to interpret information. This should especially help property owners who are new or unfamiliar with the appraisal process.
- Appraisers should also be able to input notes from the meeting that attach to the online protest with information for reviewers to be considered. Face to face meetings are a valuable part of communication and information sharing and provide a way to make sure and get the right information to a case reviewer.
- Any adjustments of appraised value would be made similar to the current online process, taking place after all information has been reviewed via an offer through the TCAD portal. If that is not satisfactory, the property owner then can request an ARB hearing where they can present their case to an ARB panel that is appointed by a district judge.

Forcing an appraiser to make unilateral valuation changes while in a potentially adversarial face to face meeting creates a system ripe for abuses. Let's have a system that is consistent, transparent and fair to all taxpayers.

Sincerely,

Ryan Steglich
TCAD Board Member
AISD Appointee

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
 TOM BUCKLE
 CHAIRPERSON
 BRUCE GRUBE
 VICE CHAIRPERSON
 JAMES VALADEZ
 SECRETARY/TREASURER



MARYA CRIGLER
 CHIEF APPRAISER

BOARD MEMBERS
 THERESA BASTIAN
 BRUCE ELFANT
 ANTHONY NGUYEN
 ELEANOR POWELL
 RYAN STEGLICH
 FELIPE ULLOA
 BLANCA ZAMORA-GARCIA

2020 Informal Meeting Recommendation

- **Timeline**

- Generally, the appraisal district is required to send notices of appraised value by April 1 or as soon thereafter as practicable (25.19(a)) and submit the completed appraisal records to the appraisal review board for review and determination by May 15th or as soon thereafter as practicable (25.22(a)).
- Opportunity for informal meetings with staff should occur within the general timeframe from when notices are mailed and the records are submitted to the appraisal review board and formal hearings begin.
- After the records are submitted to the appraisal review board, protests are scheduled and require 15 days advance notice; therefore, the first practical day for formal hearings is 15 days after the May 15th appraisal roll submission date.
- For 2020 the estimated available timeline for informal meetings would be between **April 1, 2020 through May 29, 2020**.
- This provides approximately **8 weeks** for informal meetings and approximately **8 weeks** for formal appraisal review board hearings.

- **Historic Informal Meetings**

Year	# Informal	Avg Chg
2005	12,912	-17%
2006	18,311	-16%
2007	20,763	-13%
2008	32,534	-13%
2009	49,006	-13%
2010	45,566	-12%
2011	50,597	-10%
2012	50,509	-11%
2013	53,157	-10%
2014	61,393	-11%
2015	66,270	-10%
2016	69,600	-10%
2017	75,460	-9%
2018	87,236	-9%

- **2020 Informal Meeting Capacity**

	Owners	Agents	
Meetings per hour	5	10	
Number of Appraisers	31	31	
Hours per day	8	8	
Number of days	12	30	
	14,880	74,400	89,280

- o **Complications**

- Outside agencies, such as Austin Board of Realtors, train and advise the public to delay filing their protests until the very last day before the protest deadline and attempt to postpone or delay their hearings until the very end of the season. This strategy cannot be accommodated by the appraisal district -- everyone cannot be last.
- Because not all protest will have been filed, advanced scheduling of informal meetings will be impracticable. CAD will need to develop an online reservation system similar to DMV. Wait times may be long depending on the demand for services each day.
- Intensive public outreach will be required to ensure that persons wanting informals come starting April 1 so that days and capacity are not wasted.
- Do not have capacity to have multiple informal meetings on the same property.

- **Potential percentage for management approval**

- o No settlement offers can be made without documented supporting evidence.
- o Once CAD's supporting evidence packet is created the appraiser may make a settlement offer up to the evidence suggested amount with no management approval.
- o Chief Appraiser, Deputy Chiefs, Division Directors, Managers and Team Leads will determine additional circumstances and percentages for management approval on a case by case basis.
 - Implement procedures for review and oversight to ensure fair and consistent settlements to all property owners
 - Dependent upon staff knowledge and experience
 - Conflict of interest concerns

Marya Crigler, RPA
Chief Appraiser

AGENDA ITEM

#6B

TCAD 2020 AG ADVISORY BOARD MEMBERS SUMMARY

Pending Reappointment	Existing Members
January 1, 2020 – December 31, 2021	January 1, 2019 – December 31, 2020
Mauri Pottuu	Dan Dierschke
Larry Mellenbruch	Cliff Kessler
	Linda Hall
	Tommy Miertschin

Mr. Mauri Pottuu lives in western Travis County and has been in the farming and ranching business since 1984. He is retired from the industrial management business and is a member of the American Angus Association and the Travis County Farm Bureau. He is an annual host of the Range Field Day that is conducted by the Travis County Extension Service. He is familiar with farming and ranching on the western side of Travis County and particularly interested in range management and registered Angus Cattle.

Mr. Larry Mellenbruch lives in eastern Travis County and is a farmer and rancher. He has been in the farming and ranching business for the last 60 years. He is a retired electrical engineer and is a member of the Texas Farm Bureau and the Texas Southwestern Cattle Raisers Association. He is familiar with farming and ranching practices, economics of agricultural and environmental issues related to land in the area.

Mr. Dan Dierschke is a fifth generation Texas agricultural producer. He and his wife, Marilyn, have produced beef and hay near Austin, Texas for the last 45 years. He has been involved in many organizations such as Cattlemen’s Beef Board, Texas Beef Council, Texas Farm Bureau, U.S. Meat Export Federation, Technical Subcommittee on Farm and Land Preservation for USDA’s National Resources and Conservation Service, just to name a few. Mr. Dierschke has also served two terms appointed by the governor on the Texas Farm and Ranch Land Preservation Council and as an advisor on the U.S. Trade for animals and animal products. He has been on the TCAD Agricultural Advisory Board since 2000.

Ms. Linda Hall, born and raised in Travis County, has been a ranching in Travis County for 45 years. She is also involved in the Texas Farm Bureau and many community activities. She is familiar with farming and ranching practices, economics of agriculture and environmental issues related to land in the area. She has been on the TCAD Agricultural Advisory Board since 2017.

Mr. Cliff Kessler farms in eastern Travis County. He is retired from the Travis Central Appraisal District after 25 years of service. He is also involved in the Texas Farm Bureau, Aqua Water Supply Corporation, Emergency Services District 13 and Blackland Prairie Concerned Citizens Association. Before retiring, he had farmed in Travis County for 35 years. He has been on the TCAD Agricultural Advisory Board since 2010.

TCAD 2020 AG ADVISORY BOARD MEMBERS SUMMARY

Mr. Tommy Miertschin is the Travis County Executive Director for the Farm Service Agency. He has been farming and ranching for the past 20 years and is in day to day contact with many of the Travis County farmers and ranchers. He is involved with many programs offered by the county and brings invaluable information to the Agricultural Advisory Board meetings. He has been on the TCAD Agricultural Advisory Board since 2000.

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AGENDA ITEM

#6C

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

TOM BUCKLE
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
JAMES VALADEZ
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

THERESA BASTIAN
BRUCE ELFANT
BLAMCA ZAMORA-GARCIA
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Director of Operations

DATE: January 10, 2020

RE: Item No. 6C- RFP 2019-37: GIS Professional Services Recommendation

The District solicited proposals for Geographic Information Systems (GIS) professional services. The request for proposal was posted to the TCAD website on December 12, 2019 with a closing date of January 9, 2020. A notice of the solicitation was published in the Austin American Statesman on December 12, 2019 and December 19, 2019.

The District received one response to the posted RFP and evaluated the response based on the evaluation criteria outlined in the RFP. The ranking of responses and their respective evaluation score is provided below:

1. BIS Consulting- 93.00

The District recommends that the Board of Directors award BIS Consulting with the contract in response to RFP 2019-37: Request Geographic Information Systems (GIS) Professional Services. The District also requests that the Board of Directors authorize District staff to execute a contract with BIS Consulting for professional GIS services.

TOTAL COST OF CONTRACT	
Year	Contract Amount
2020	\$ 228,800
2021	\$ 20,800

Respectfully submitted,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana H. Mann, CGFO
Director of Operations

AGENDA ITEM

#6D

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

TOM BUCKLE
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
JAMES VALADEZ
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

THERESA BASTIAN
BRUCE ELFANT
BLAMCA ZAMORA-GARCIA
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Director of Operations

DATE: January 11, 2020

RE: Item No. 6D- Request for Transfer of Funds from Litigation Reserve

The District is requesting that the Board of Directors approve a transfer of committed fund balance from the reserve for litigation to the general fund's unassigned fund balance to cover 2019 legal expenses, including attorney's fees, legal settlements, and expert reports. The total amount of funds to be transferred is \$1,750,000.

Respectfully submitted,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana H. Mann, CGFO
Director of Operations

AGENDA ITEM

#6E

**850 EAL Holding Corp.
 Construction Budget-to-Actual
 January 10, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Expenses</u>	<u>Variance (Over)/Under</u>	<u>% of Total Budget Remaining</u>
Architectural & Engineers (RFQ 2019-11)	\$ 490,100.00	\$ 490,100.00	\$ 335,976.11	\$ 154,123.89	31.45%
Constructions (RFP 2019-12)	7,800,000.00	6,848,532.03	426,328.58	6,422,203.45	93.77%
Total	8,290,100.00	7,338,632.03	762,304.69	6,576,327.34	89.61%

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850 EAL Holding Corp.
Construction Budget-to-Actual
January 10, 2020

	<u>Demo</u>	<u>Construction</u>	<u>Architectural</u>	<u>Total</u>
Total Budget	\$ 436,579.84	\$6,411,952.19	\$ 490,100.00	\$ 7,338,632.03
Total Expenses	426,328.58	-	335,976.11	762,304.69
Remaining Budget	10,251.26	6,411,952.19	154,123.89	6,576,327.34
% of Budget Remaining	2.35%	100.00%	31.45%	89.61%
Status	Complete	PO Submitted 1/10/20	Permit Review 2/11/20	
Final Status	<i>Under Budget by \$10,251.26</i>			

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DESCRIPTION	Budget			
	BALFOUR BEATTY	\$/ SF	TCAD	TOTAL
ALLOWANCES	\$ 35,650.00	\$ 0.49		\$ 35,650.00
HAZARDOUS MATERIAL ASSESSMENT		\$ -		\$ -
SELECTIVE DEMOLITION		\$ -		\$ -
HAZARDOUS MATERIAL REMOVAL / ABATE		\$ -		\$ -
THIRD PARTY CONSULTING- ABATEMENT		\$ -		\$ -
CONCRETE	\$ 69,345.00	\$ 0.95		\$ 69,345.00
MASONRY / CAST STONE		\$ -		\$ -
STRUCTURAL / METAL FABRICATIONS	\$ 93,525.00	\$ 1.29		\$ 93,525.00
STAIRS & HANDRAILS		\$ -		\$ -
DECORATIVE METALS		\$ -		\$ -
ARCHITECTURAL WOODWORK	\$ 159,990.00	\$ 2.20		\$ 159,990.00
MILLWORK		\$ -		\$ -
DAMPPROOFING & WATERPROOFING		\$ -		\$ -
MEMBRANE ROOFING	\$ 38,726.00	\$ 0.53		\$ 38,726.00
SPRAYED INSULATION		\$ -		\$ -
DOORS / FRAMES / HARDWARE	\$ 106,444.00	\$ 1.46		\$ 106,444.00
GLASS / GLAZING	\$ 81,310.00	\$ 1.12		\$ 81,310.00
PLASTER / STUCCO		\$ -		\$ -
DRYWALL / ACOUSTICAL	\$ 403,400.00	\$ 5.55		\$ 403,400.00
TILING	\$ 77,300.00	\$ 1.06		\$ 77,300.00
TERRAZZO FLOORING		\$ -		\$ -
RESILIENT FLOORING & CARPET	\$ 199,869.00	\$ 2.75		\$ 199,869.00
PAINTING & WALLCOVERING	\$ 138,120.00	\$ 1.90		\$ 138,120.00
DECORATIVE WALL FINISHING		\$ -		\$ -
SIGNAGE & IDENTIFICATION DEVICES	\$ 25,160.00	\$ 0.35		\$ 25,160.00
OPERABLE PARTITIONS		\$ -		\$ -
TOILET, BATH & LAUNDRY SPECIALTIES	\$ 49,400.00	\$ 0.68		\$ 49,400.00
FIRE PROTECTION SPECIALTIES		\$ -		\$ -
LOCKERS		\$ -		\$ -
APPLIANCES		\$ -		\$ -
AUDIO-VISUAL EQUIPMENT		\$ -	\$ 100,000.00	\$ 100,000.00
WINDOW TREATMENTS	\$ 8,420.00	\$ 0.12		\$ 8,420.00
COUNTERTOPS		\$ -		\$ -
SITE FURNISHINGS		\$ -		\$ -
ELEVATORS / ESCALATORS / LIFTS	\$ 356,400.00	\$ 4.90		\$ 356,400.00
FIRE SUPPRESSION SPRINKLER SYSTEM	\$ 226,440.00	\$ 3.11		\$ 226,440.00
PLUMBING	\$ 377,550.00	\$ 5.19		\$ 377,550.00
TESTING, ADJUSTING & BALANCING		\$ -		\$ -
DIRECT-DIGITAL CONTROL SYSTEM		\$ -		\$ -
HVAC	\$ 1,368,780.00	\$ 18.82		\$ 1,368,780.00
ELECTRICAL	\$ 1,260,102.00	\$ 17.33		\$ 1,260,102.00
STRUCTURED CABLING		\$ -	\$ 312,553.07	\$ 312,553.07
ACCESS CONTROL & SECURITY		\$ -	\$ 162,521.12	\$ 162,521.12
FIRE ALARM	\$ 41,223.00	\$ 0.57		\$ 41,223.00
UTILITIES (FIRE SPRINKLER)	\$ 50,000.00	\$ 0.69		\$ 50,000.00
CONCRETE PAVING		\$ -		\$ -
PAVEMENT MARKINGS & SPECIALTIES		\$ -		\$ -
TOTAL COST OF WORK	\$ 5,167,154.00		\$ 575,074.19	\$ 5,742,228.19
GENERAL REQUIREMENTS	\$ 20,047.00			
GENERAL CONDITIONS	\$ 163,757.00			

DESCRIPTION	Budget			
	BALFOUR BEATTY	\$ / SF	TCAD	TOTAL
TOTAL COST OF WORK & GEN. CONDITIONS	\$ 5,350,958.00		\$ 575,074.19	\$ 5,926,032.19
GENERAL LIABILITY	\$ 60,704.00	1.04%		
BUILDER'S RISK INSURANCE	\$ 4,961.00	0.09%		
BUILDING PERMIT	\$ -			
SUBGUARD	\$ 78,798.00	1.35%		
PERFORMANCE BOND	\$ 49,613.00	0.85%		
SUBTOTAL	\$ 5,545,034.00		\$ 575,074.19	\$ 6,120,108.19
CONTRACTOR CONTINGENCY	\$ 87,553.00	1.50%		
SUBTOTAL	\$ 5,632,587.00		\$ 575,074.19	\$ 6,207,661.19
FEE	\$ 204,291.00	3.50%		
SALES TAX				
PRECONSTRUCTION FEE				
GRAND TOTAL COST	\$ 5,836,878.00		\$ 575,074.19	\$ 6,411,952.19

Effective Date	Document Description	Debit	Name
6/7/2019	Building Cost- 850 EAL moved to Construction in Progress	8,530,000.00	
6/7/2019	Closing Fees- 850 EAL Moved to Construction in Progress	622.00	
9/1/2019	Interest Cost on Loan Payment- 09.01.19	107,837.25	Government Capital Corp.
10/1/2019	Architectura Fees 850 E. Anderson Lane- September 2019	111,367.51	GSC Architects Inc.
10/18/2019	Abatement Consulting- Abatement Design Documents	1,200.00	Terracon Consultants, Inc.
10/31/2019	850 EAL Building Renovations- Demo & Abatement- October 2019	29,660.00	Balfour Beatty Construction
10/31/2019	Architect Fees for 850 E. Anderson Lane Renovations- October 2019	156,494.87	GSC Architects Inc.
11/30/2019	850 EAL Building Renovations- Demo & Abatement- November 2019	167,420.19	Balfour Beatty Construction
11/30/2019	Architect Fees for 850 E. Anderson Lane Renovations- November 2019	68,113.73	GSC Architects Inc.
12/10/2019	Permitting Fees- 850 EAL Renovation Project	7,855.12	Mercury Permits, Inc.
12/27/2019	On-site Asbestos Abatement Project Management & Air Monitoring- 850 EAL	9,767.50	Terracon Consultants, Inc.
12/31/2019	850 EAL Building Renovations- Demo & Abatement- December 2019	221,002.90	Balfour Beatty Construction
Total		\$ 9,411,341.07	

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