

Travis Central Appraisal District



Board of Director's Meeting
August 30, 2021
11:35 a.m.

Prepared: August 27, 2021
Revised: August 28, 2021
August 30, 2021

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

AMENDED

VIA VIDEOCONFERENCE - The public may hear and view this meeting while in progress online at
<https://us02web.zoom.us/j/362812703>

AGENDA

REGULAR MEETING – MONDAY, AUGUST 30, 2021 – 11:35 AM

1. CALL TO ORDER
2. ESTABLISHMENT OF QUORUM
3. CITIZENS COMMUNICATION - Public comment will be allowed via teleconference; no in-person input will be allowed. All public comment will occur at the beginning of the meeting starting at 11:30 AM. To speak remotely at this meeting persons must register online at <https://www.traviscad.org/speaker-registration> no later than 1.5 hours prior to the meeting start time. Approximately one hour prior to the meeting start time, speakers will receive email instructions on how to login to participate in the meeting. Emails will come from outreach@tcadcentral.org
4. 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 JUNE 8, 2021 MEETING
 - b. TAXPAYER LIAISON REPORT
 - c. SECTION 25.25B REPORT
 - d. ACCOUNTING STATEMENTS
 - e. BUDGET LINE ITEM TRANSFERS
 - f. PERSONNEL REPORT
5. REGULAR AGENDA
 - a. DISCUSSION AND POSSIBLE ACTION ON 2022 PROPOSED BUDGET
 - b. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT TO INCLUDE: 2021 PROTEST SEASON, 2022 FIELD WORK, SOFTWARE CONVERSION
 - c. DISCUSSION AND POSSIBLE ACTION ON ADJUSTMENT TO 2021 PAY SCHEDULE
 - d. DISCUSSION AND POSSIBLE ACTION ON LEGISLATIVE PRIORITIES AND AUTHORIZED SPOKESPERSONS
 - e. DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING LAWSUITS AND ANTICIPATED LAWSUITS
 - f. DISCUSSION AND POSSIBLE ACTION ON AUTHORIZATION OF APPEALS UNDER SECTION 42.02, TEXAS PROPERTY TAX CODE
 - g. DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
 - h. 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, Deputy Chief of Operations of the Travis Central Appraisal District, do hereby certify that on the 26th day of August, 2021, by 5 o'clock p.m. this Notice of Meeting was posted at the District's Offices, located at 850 East Anderson Lane, Austin, Texas 78752. 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.

Leana H. Mann

By:
Printed Name: Leana Mann
Title: Deputy Chief of Operations

CONSENT AGENDA

4A

CONSENT AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

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BLANCA ZAMORA-GARCIA

TCAD - BOARD OF DIRECTORS MINUTES OF THE JUNE 8, 2021 TELECONFERENCE MEETING

1. Call to order

Meeting called to order by James Valadez at 11:31 A.m. on May 25, 2021.

Due to COVID-19, in accordance with Texas Government Code 418.016, Governor Abbott announced the suspension of various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location. Pursuant to that suspension, this meeting was held utilizing the Zoom meeting service. Members of the public were not allowed to attend this meeting in person. The public was able hear, view and participate in this meeting while in progress online.

2. Establishment of Quorum

James Valadez, Chairperson	Travis County	Present
Bruce Grube, Vice Chairperson	Travis County	Present
Theresa Bastian, Secretary	Austin ISD	Present
Tom Buckle	West Travis County	Present
Debbie Cartwright	Austin ISD	Present
Nicole Conley	City of Austin	Present
Anthony Nguyen	East Travis County	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector (Non-voting)	Absent

Also present were Marya Crigler, Chief Appraiser, Communications, Leana Mann, Deputy Chief of Operations, and Dustin Banks, In-house Counsel.

3. Citizens Communication

- None

4. Consent Items

- APPROVAL OF THE MINUTES OF THE MAY 25, 2021 REGULAR MEETING
- APPROVAL OF THE MINUTES OF THE MAY 25, 2021 WORK SESSION
- TAXPAYER LIAISON REPORT
- SECTION 25.25B REPORT
- ACCOUNTING STATEMENTS

MOTION: Approve consent agenda
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tom Buckle

SECONDER: Bruce Grube

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Anthony Nguyen, Felipe Ulloa, Tom Buckle

ABSENT: Blanca Zamora-Garcia

5A. Discussion and possible action on 2020 financial audit.

Members of the board heard from: Kevin Randolph from Eide Bailly, LLP

RESULT: **DISCUSSED**

5B. Discussion and possible action on 2022 proposed budget.

Members of the board heard from: Marya Crigler, Chief Appraiser and Leana Mann, Deputy Chief of Operations

MOTION: Approve the proposed budget
RESULT: **APPROVED [8 to 1]**
MOVER: Tom Buckle

SECONDER: Felipe Ulloa

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Felipe Ulloa, Blanca Zamora-Garcia, Tom Buckle

NAYS: Anthony Nguyen

5C. Discussion and possible action on chief appraiser report to include 2021 protest season and 87R legislative bills.

Members of the board heard from: Marya Crigler, Chief Appraiser.

RESULT: **DISCUSSED**

5D. Discussion and possible action on litigation and appeals related to pending lawsuits and anticipated lawsuits.

No report at this time.

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

Note: The following items were noted as items for upcoming board meetings or items requested by a board member be added to the next agenda:

- *Adoption of fiscal year 2022 proposed budget*
- *Public hearing on 2022 proposed budget*

- *Listing of bills that TCAD or Marya spoke on, spoke for, or spoke against at the legislature*
- *Training on the fiduciary duties and statutory requirements of the Board of Directors to include the rules that pertain to board members regarding public speaking on behalf of the board*

5F. Adjournment

MOTION: Adjourn meeting at 12:57 PM

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Bruce Grube

SECONDER: Blanca Zamora-Garcia

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Felipe Ulloa, Blanca Zamora-Garcia, Anthony Nguyen

Respectfully submitted,

Theresa Bastian, Secretary

Approved:

James Valadez, Chairperson

4B

CONSENT AGENDA

Travis Taxpayer Liaison Activity Report

Objective: minimize complaints by working with Property Owners to understand and resolve their issues.

Due to COVID-19, there have been no in-person interviews with Property Owners

Property Owner Contacts —	2016	2017	2018	2019	2020
	430	653	674	1,576	995

Property Owner Interactions

	Complaints	General Inquiries	Protest Process	e-filing	Exemptions	Change of Address	Agent Appointment	BBP Issues	Open Records	Tax Issues	Total Activities
Jan	0	11	18	0	28	3	2	10	0	45	117
Feb	2	11	17	0	12	1	2	1	2	12	60
March	0	33	29	0	20	2	1	6	3	16	110
April	2	32	38	0	26	0	23	8	1	11	141
May	1	43	98	57	19	4	352	0	0	7	581
June	3	38	105	9	28	7	44	1	6	13	254
July	5	40	54	0	21	1	14	7	0	5	147
Aug											0
Sept											0
Oct											0
Nov											0
Dec											0
Total	13	208	359	66	154	18	438	33	12	109	1,410

Travis Taxpayer Liaison Hours Report

2021	<i>Monthly</i>			<i>Cumulative</i>		
	Hours	Pay	Rate / Hour	Hours	Pay	Rate/Hour
January	62	1,666.67	26.88	62	1,666.67	26.88
February	39	1,666.67	42.74	101	3,333.34	33.00
March	55	1,666.67	30.30	156	5,000.01	32.05
April	60	1,666.67	27.78	216	6,666.68	30.86
May	56	1,666.67	29.76	272	8,333.35	30.64
June	70	1,666.67	23.81	342	10,000.02	29.24
July	74	1,666.67	22.52	416	11,666.69	28.04
August						
September						
October						
November						
December						
Total 2021	416	11,666.69	28.04			

Complaint Log

2021 Complaints from Property Owners

Due to COVID-19,

There have been no in-person interviews.

Complaints are written by property owners who wanted to file an official complaint.

This log is a summary of those complaints.

Their issues were not resolved to their satisfaction.

Complete, unedited complaints submitted to
Comptroller's Office at year-end

Complaint Log

02/08/2021 Jenica Jensen PID 874934

Challenged comps used by district in protest hearing

02/25/2021 Samantha & Scott Cooley PID 915515

ARB dismissed hearing in error. Protest hearing re-opened

04/06/2021 WAYNE Murry PID 482539

Slow process to reinstate cancelled homestead exemption

04/23/2021 Kara Decker PID 175748

Long rescheduling process for prior year protest hearing

05/17/2021 Emil Dides PID 891439

Problem with Customer Service support

06/02/2021 Kay Andrews PID 147889

Long wait time on phone. Senior citizen with weak bladder

06/07/2021 Greg Kelin PID 273814/276550/161212/103847/107878

Problem with protest process

06/13/2021 Allen Mincho PID 793881

Uploaded evidence for protest hearing was not available for phone hearing

07/14/2021 Hasna Sharif PID 564157

Problem with protest process

07/16/2021 Rana Biswas PID 474317

Problem with protest process

07/19/2021 Ronald Houston PID 112657

Problem with protest process & actions of ARB Chair

07/22/2021 Rory O'Donnell PID 768786

House documented as on vacant lot not corrected in ARB hearing

07/22/2021 Olivia Alessandra PID 748889

Square footage for non-existent second floor not corrected in ARB hearing

08/11/2021 George Lobb PID 868273

Challenging the ARB professionalism. Requested new hearing.

08/24/2021 Catherine Robins Ramos PID 480062

The issue is with how the ARB Chair Mr. Dugger's behavior and his verbally abusive attitude towards property owner during hearing. Claims Mr. Dugger said he knows "you people don't like paying taxes."

Complaints

02/08/2021 Jenica Jensen PID: 874934

Tim Wilkins represented property owner in protest held on 02/08/2021. The protested property is a newly constructed condo unit. The hearing was a late protest 41.411.

Prior to start of the hearing, ARB asked if taxes were current. Agent believes this was not appropriate because asking about status of taxes was equivalent to ARB inappropriately entering evidences to the hearing. .

Agent presented condo units sold in mid-2019. as comparable. Agent claimed TCAD appraiser incorrectly dismissed his comparable as not valid and used builder inventory values instead of sales data.

During the hearing, ARB Chair stated had conducted online research during the hearing.

ARB Chair ended the hearing based upon agent being disruptive.

Agent threatening legal action if issue not resolved to this satisfaction. .

02/25/2021 Samantha & Scott Cooley PID: 915515

Property owner was granted and had a 25.25c error type ARB hearing. The protest was about the builder submitting a floor plan showing 3,463 square footage. At the hearing, the property owner provided evidence the square footage submitted by the builder was in error and should have been 1,937. At the hearing, the ARB Panel Chair determined the protest was not valid because the error was created by the builder submitting the wrong floor plan. Instead stating the only error possible for the 25.25c error was an error created by the district. ARB Staff supported the ARB decision and denied a request for another hearing.

I challenged the decision with the ARB requesting the hearing be reopened. After they consulted with their ARB attorney who agreed a builder submitting the wrong floor plan and square footage was an error allowed under a 25.25c protest the ARB has agreed to grant the property owner a new hearing.

04/06/2021 Wayne Murry PID: 482539

In November 2019, property owner refinanced their home. At that time, the direct dropped their homestead and over 65 exemptions. When they received updated billing from their mortgage company, then became aware of the problem and reapplied for their exemptions. The result was a doubling of their monthly mortgage payment.

After re-applying for their exemptions, their exemptions have been restored. It has not been a fast process. Updated records forwarded to the tax office for an update in April 2021. They do not understand why a refinancing resulted in a cancelation of their exemptions or why it took so long to correct the problem. . For a retired couple on a fixed income, the increase in their mortgage escrow payments was a financial hardship. .

04/23/2021 Kara Decker PID: 175748

Property Owner filed for and had a scheduled 2020 protest. After requesting a reschedule, the hearing received an open date. Property owner made numerous emails and phone calls to the ARB inquiring about when they would have their hearing. Most response to emails was an auto-reply stating the ARB was not in session. No calls returned. Hearing date is still open.

Now that the 2021 protest season has started and ARB focus is on 2021, it could be the fall of 2021 before they may have their hearing. No answer as to why they have not had their 2020 protest hearing.

05/17/2021 Emil Dides PID: 891439

Per email Subject: Complaint over CS phone conversation

I recently had an issue online where I couldn't E-File and appeal and that was due to a new pin I needed to add to my existing account. This was resolved after about 10 minutes arguing with an employee. It was then resolved by a manager after I asked to transfer to another support specialist due to the lack of knowledge, disrespect, and tone of who I spoke with first,

Tammy was rude to me from the start of the conversation for no reason. She mentioned multiple times that I shouldn't have waited until the last day to file an appeal. Constantly said it's not "our problem" and did not even try to provide any sort of solution. Her tone was disrespectful and it was just a barrage of "the issue is on your end" and "we are busy you shouldn't have waited until the last day to file". (Which was said 5x for some reason that makes absolutely no sense)

Just wanted to inform you of my experience and I hope I never have to call in for assistance to Travis County.

06/02/2021 Kay Andrews PID: 147889

As a woman in her 80's with a weak bladder, she does not believe being on hold for two hours is reasonable. She recommended the district follow an AT&T model of providing a special phone number for senior citizens. Wait times at AT&T are minimal and staff helpful for those who are not technically savvy.

06/07/2021 Greg Kelin PID: 273814, 276550, 161212, 103847, 107878

Complaint is over how the informal process works. After efilng and receiving an offer, property owner wanted to have an informal with an appraiser. He was told he was not eligible for an informal because he had used the efile process. Referring to the informal protest process posted on the district web site, he believes he should have had the opportunity to have the informal. He states there was nothing in the process statement that denies him from having an informal if there had been an efile.

06/13/2021 Allen Mincho PID: 793881

Property owner had uploaded evidence for their June 10th ARB formal hearing. At the time of the hearing, the district was able to see property owner's evidence had been received by the district on June 1st but the documents had not been uploaded and therefore not available for viewing by the ARB.

The ARB did reduce market value from 1,933,438 to 1,646,100. Owner was requesting 1,358,791.

Forwarded complaint to ARB and recommended there be some process in place to address how to fairly conduct an ARB hearing when the property owner's evidence had been submitted but not available for the ARB hearing.

07/14/2021 Hasna Sharif PID: 564157

Formal ARB hearing was conducted on 07/14/2021. Property had 2021 market value of \$1,155,000. Property owner was asking for a market value of \$1,075,000. A requested reduction of \$80,000. Property owner had four complaints about the hearing.

- Comps used by the district were properties that had significant remodeling and upgrading making them not reasonable comps to his property.
- Property Owner wanted an in-person hearing, not a phone hearing. She did not know she could have requested an in-person hearing.
- She felt the phone hearing was not a satisfactory format for his hearing. There was not a process at time of the hearing to upload and present his evidence. She did not realize he needed to upload his evidence before the phone hearing. During the hearing, she was only able to present a verbal listing and description of damages.
- Property had numerous, significant damage from the winter storm. ARB panel did not consider those damages since the damage was incurred in March, not as of January 01.

She did have pictures but no cost to cure. I explained that the ARB is not capable of converting pictures into a number to be used to reduce market value. The ARB needs estimated cost to cure to help determine an appropriate reduction to market value.

Property owner requested a new hearing with a fair, ethical panel. I explained it was not possible to grant him another ARB hearing but explained how he could challenge the ARB decision.

07/16/2021 Rana Biswas PID: 474317

To the TCAD Taxpayer Liaison, TCAD Chief Appraiser, and Travis County Tax Office (Attn: Mr. Elfant) via email

I am a homeowner in Austin, TX, residing at 12001 Preserve Vista Terrace. I write to you to discuss my recent experience with the Travis Appraisal Review Board (TARB) on July 12, 2021, during my formal protest. Note: while I was certainly disappointed in the outcome of the TARB decision for my protest, *the purpose of this message is NOT to re-litigate TARB's final decision*, but rather to point out several areas of unfairness inherent in the TARB formal protest and general standards to derive Appraised Value of residential properties in Austin.

Determination of Appraised Value

I was meticulous in compiling relevant sales data in my neighborhood, and comparing these transactions detail-by-detail to TCAD adjustments (based on TCAD definitions), as presented in TCAD's evidence package. In doing so, I found that comparable homes were all assigned a certain Single Family Residential Construction Class (R3), one level lower than my own home (R2). To provide a basis for comparison, I showed for each sold home multiple exterior and inside images, all readily available to anyone on the internet from various known and credible websites (e.g., [realtor.com](https://www.realtor.com), [zillow.com](https://www.zillow.com), etc.).

After making my case, TARB eventually stated that since I had not provided images of my own home, a determination could not be made whether R2 Class was appropriate or not for my home. Two points around this: 1) during my 2019 in-person formal hearing with TARB, I was informed by the Appraiser that they had access to images of home, even those not found on the internet, and it was appropriate that I did not supply every view of the home during that session, and 2) in TCAD's own evidence package this year, *direct wording from a prior MLS listing of my own home* was included verbatim on the property card, as well as at least one external image from an old MLS listing.

When asked about images of my own home, I stated to TARB that I did not include such images in my own evidence package, as in my previous protest I was informed that TCAD had plenty of images of my home already. Further, dozens of images (external and internal) of my home are still available--and have been available for years--for anyone to access on the internet on credible real estate websites:

Realtor.com: <https://bit.ly/3ejl5m2>

Zillow.com: <https://bit.ly/3kduZJM>

Notably, TARB clearly used such websites in the past to derive language and images of my home to include in its own evidence package. The Appraiser on TARB read verbatim the description (filled with marketing language) lifted directly from a prior MLS listing, and used that as "evidence" that my home was actually an R2 Class,

despite the fact that I had just shown recent sales from the previous year (i.e., all in the R3 Class), including very similar MLS language for those comps versus what was stated in my old MLS listing. TARB then used my lack of images for my own property as a basis to keep the current Class rating. If TARB needed to see images of my home and base its Class determination on that, it very easily could have done so either ahead of the hearing or even during it. However, no such attempts appear to have been made by TARB.

Clearly, TARB or anyone at TCAD has access to plenty of images of our home at its disposal--interior and exterior--if either wanted to access them. In this case, it unfairly used my lack of inclusion of such images in my own evidence package as a reason to deny my assertion that my home's Class was equivalent to the comps that I presented--which, by the way, were also on TCAD's sales grid. This is using a technicality to avoid the real question of what my property Appraised Value should be, based on comparable sales. In each case, being assessed in a higher Class resulted in up to \$200,000+ in upwards adjustments to sales comps to derive my own Appraised Value. TCAD chose not to take the easy path and look up any images of my home, readily available on multiple real estate sites, before or during my hearing. These images would have readily shown that my class of home was very similar to those rated one degree lower than mine.

Bottom line: TCAD is acting inconsistently and thus, unfairly, here. Just as TCAD previously had accessed MLS information, and at least one image of my home, from a public real estate site, and then used the old MLS listing language as a justification to keep my Class of home where it was, it could have easily used the same MLS listing to see an ample number of images of the interior of my home to determine whether my argument on appropriate Class was relevant or not. Instead, TCAD used MLS information when convenient to make its own case, and ignored it and placed the burden on me to provide it, when such evidence would have easily supported my case and was readily available to TARB at all times. This is inherently unfair, and in my opinion, not an ethical way to determine a true fair Appraised Value for anyone.

Basis of Protest

I incorrectly marked as a specific subject matter for protest hearing as "Not Equal/Uniform with Others", instead of "Sales Values." Although I have protested my taxes in the past, this distinction remained a bit blurry, until now. While my entire evidence was presented exclusively around Comparable Sales data, since I had marked the wrong box, the Appraiser made a long case where he only considered my protest on an "Equity" basis (i.e., Value is unequal when compared with other properties). It was only after one of the independent TARB members mentioned that I probably marked the box in error, did he even reconsider. The fact that the Appraiser tried to derail my entire case based on this technicality, though eventually agreed with the TARB member, should be disturbing to TCAD in how it conducts business.

Additionally, there is a glaring inherent flaw in the "Equity" method that TCAD should acknowledge and remediate. During my hearing, when making the case for a "tight" set of comps based on equity, TARB made the argument that other homes around mine are of equal/similar Class. However, they are only of a similar Class because TCAD has determined it as so. To extend this logic out further, if all the Class assessments are done incorrectly by TCAD, and none of these homeowners protest its taxes, following TCAD's line of reasoning, my home should, by definition, be the same Class. Just because TCAD has assessed most/all homes in an area in one uniform way, that does not mean that is the "right" way. TCAD can always aim for a higher Class, and if no one protests, that does not in itself make everyone else's home "comparable" to mine.

Bottom line: This "Equity" method is inherently flawed and one that should never form the basis of an argument as to why a Protestor's home should be of a higher classification. If TCAD is providing a higher assessment on other homes, then the Protestor can never win on this basis. TCAD cannot credibly claim other homes prove the Protestor's home is of a certain Class, if TCAD itself is the one making the determination on other homes (all subject to protest).

Single Family Construction Class

TCAD changed its definitions of Single Family Construction Class this year, making it far more vague and ambiguous between classifications. In 2019, the Appraiser during my formal hearing agreed that my Class had been assigned one too high. TCAD's assessment of a home's proper Single Family Construction Class has a major impact on the ultimate Appraised Value of any property. In my case, the adjustments to comp sales were in the 6-figure dollar range just in this one category. In his justification of why very similar homes in my neighborhood (for which I had shown ample evidence) had been assigned a lower Class, the Appraiser on the TARB started using age of home and potentially different builders as a justification, as all the sold home comps were 6 years older than mine. However, age adjustments are already picked up in %Good determination, and there was no proof provided of different builders here, nor is that a stated reason for assignment of Single Family Construction Class, as each is defined in TCAD's own evidence package.

Bottom Line: It appears TARB is really reaching when making its own justification on Class, and does not hold itself to the same standard of evidence and proof that it requires of the Protestors themselves. Again, this is inherently unfair.

Market Leveler Detail

This appears to be a "catch-all", and highly-subjective line item that typically results in Appraised Value being subject to upward revisions. On the one hand, TCAD suggests it does not have any images of my home (since I did not provide them), yet is able to make this determination on Market Leveler Detail to great precision. Again, there is a glaring inconsistency here, and one that brings into question TCAD's ability to assess this metric. I presented ample evidence as to Market Leveler Detail for

every sales comp on the list. However, the TARB gave no consideration to this argument. In one case, this line item added almost \$75,000 to the "Adjusted Value" of one of the comps, and overall added an upwards adjustment to three out of the four comps--all without any specific justification.

Bottom Line: Using this very opaque bucket of Market Leveler Detail, TCAD is able to add upwards adjustments to Appraised Value, without providing any justification. My evidence presented to address this item for each comp was completely ignored when determining the final Protest Value. Again, this is inherently unfair when such a large adjustment factor is included without any real evidence backing it up from TCAD's side.

> **Summary** <

I trust TCAD and the Travis County Tax Office will take these matters seriously and under consideration. For this tax year, it certainly feels that TCAD has gone out of its way to make sure that any evidence presented by homeowners--no matter how credible--should be discredited and dismissed. There was a great focus on what was **not** in the evidence package (even if readily attainable by TCAD, if desired), rather than the evidence that was in it and presented. As well, new and creative justifications for Single Family Construction Class were presented--ones, not outlined in TCAD's own evidence package. And no explanation or consideration was given to the highly-opaque and subjective Market Leveler Detail item, which conveniently, almost always represents an upward adjustment against the homeowner. Finally, the "Equity" method to justify a homeowner's Appraised Value is a circular argument, since the determination of other homes is made by TCAD itself--hence, by definition, a homeowner can never make a case that its classification should be lower on that basis alone. TCAD is pointing to its own opinion of Class to make its case on the Protestor's property class.

While the Austin home market remains robust, not all neighborhoods are the same. TCAD calculates whatever Appraised Value it needs to achieve a 10% increase in Assessed Value, a very non-scientific way (which certainly still achieves tax collection goals). I hope you will take these considerations into account and make corresponding changes and/or improvements for the 2022 tax year. Right now, after my own experience and talking to others, the entire TARB formal protest process is clearly stacked against homeowners.

Thanks for your time.

A. Rana Biswas

07/19/2021 Ronald Houston PID: 112657

Property Owner has an open protest for 2020 and 2021. There was a request for the hearings to be held in-person instead of by phone and that they be rescheduled. Both were rescheduled to be held on the same day. Property Owner waned the 2021 hearing to be rescheduled again and be held 14 days after the 2020 hearing claiming the need

time to use results of the 2020 hearing for the 2021 hearing. ARB position is that property owner had already received one reschedule and did not show good cause for a second reschedule.

The Tax Code in Section 41.45 (e) and (e-2) says that a second request to reschedule, will be granted only for "good cause". Good cause means ... "a reason that includes an error or mistake that was not intentional or the result of conscious indifference...".

Property Owner continues to insist the need for 14 days between hearings to allow for using evidence from 2020 hearing to support 2021 hearing and wants to challenge the ARB Chair decision.

Advised property owner that the ARB Chair decision is final and cannot be challenged.

07/22/2021 Rory O'Donnell PID: 768786

Property is a vacant lot. For 2021, a house was added in error. There was a 2021 protest held by Five Stone, but the error was not caught. As a result of the protest, market value was slightly reduced but house was left on the property increasing market value.

Property owner is requesting a correction to remove the house and adjust the market value accordingly. Explained the ARB would not re-open and grant a new hearing. Suggested Property Owner contact Five Stone and discuss how they recommend fixing the problem.

Recommended property owner file a Characteristics Correction Update form. The form is a request to have a district appraiser come out to the house and do a review. Although nit a fix for 2021, can address the issue for 2022.

07/22/2021 Olivia Alessandra PID: 748889

District has improvements with a second floor at 455 square feet. At their hearing, property presented floor plan showing there was no second floor. Property owner does not understand why ARB would not correct the square footage.

I explained ARB cannot adjust the square footage. Recommended property owner file a Characteristics Correction Update form. The form is a request to have a district appraiser come out to the house and do a review.

ARB did reduce market value to purchase price.

08/11/2021 George Lobb PID: 868276

Complaint by email is about how the ARB hearing was conducted and how district appraiser presented evidence. Property owner does not state what the issue is with the market value. Property owner requesting a new hearing based upon what he considers lack of professionalism by district appraiser and ARB panel. Via open

records, property owner requesting all protest hearing supporting documentation and ARB member backgrounds.

08/24/2021 Catherine Robins Ramos PID 480062

Property owner stated that Michel Swartout district appraiser acted in a professional manner as well as Mr. Waddell and Ms. Mastain, ARB panel members. Expressed a special thank you to Ms. Mastain who did her best to listen, review evidence presented, and especially for her attempt to defend property owner when Mr. Dugger questioned property owner's honesty.

The issue is with how the ARB Chair Mr. Dugger's behavior and verbally abusive and hostile attitude towards property owner. He questioned Ms Robins right to act as agent and questioned integrity of evidence being presented. Ms. Robins claims Mr. Dugger actually said that he understands that he knows "you people don't like paying taxes."

4C

CONSENT AGENDA



Travis Central Appraisal District

Section 25.25B Report

From: June 06, 2021

To: August 26, 2021

Page 1 of 3

8/27/2021

7:40:56AM

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
196215	2020	HUDDLESTON SARAH A & LOT 3 ADELE ADDN UPDATING HOMESITE TO 100%	5500 LEDESMA RD	\$304,100	\$304,100
196215	2019	HUDDLESTON SARAH A & LOT 3 ADELE ADDN UPDATING HOMESITE TO 100%	5500 LEDESMA RD	\$317,909	\$304,100
196215	2018	HUDDLESTON SARAH A & LOT 3 ADELE ADDN UPDATING HOMESITE TO 100%	5500 LEDESMA RD	\$292,510	\$263,307
196215	2017	HUDDLESTON SARAH A & LOT 3 ADELE ADDN UPDATING HOMESITE TO 100%	5500 LEDESMA RD	\$270,257	\$232,746
196215	2016	HUDDLESTON SARAH A & LOT 3 ADELE ADDN UPDATING HOMESITE TO 100%	5500 LEDESMA RD	\$222,984	\$199,509
284924	2018	CRUZ DE VIETO CRISTINA UNT 110 BLD C PARKER SQUARE CONDOMINIUMS PLUS 3.631%INT IN COMMON AREA OV65 QUALIFYING YEAR SHOULD BE 2014 WITH A FREEZE AMOUNT OF \$0.00	1514 PARKER LN # 110	\$164,960	\$164,960
284924	2017	CRUZ DE VIETO CRISTINA UNT 110 BLD C PARKER SQUARE CONDOMINIUMS PLUS 3.631%INT IN COMMON AREA OV65 QUALIFYING YEAR SHOULD BE 2014 WITH A FREEZE AMOUNT OF \$0.00	1514 PARKER LN # 110	\$147,694	\$147,694
284924	2016	CRUZ DE VIETO CRISTINA UNT 110 BLD C PARKER SQUARE CONDOMINIUMS PLUS 3.631%INT IN COMMON AREA OV65 QUALIFYING YEAR SHOULD BE 2014 WITH A FREEZE AMOUNT OF \$0.00	1514 PARKER LN # 110	\$104,000	\$104,000
284924	2015	CRUZ DE VIETO CRISTINA UNT 110 BLD C PARKER SQUARE CONDOMINIUMS PLUS 3.631%INT IN COMMON AREA OV65 QUALIFYING YEAR SHOULD BE 2014 WITH A FREEZE AMOUNT OF \$0.00	1514 PARKER LN # 110	\$98,083	\$98,083
285872	2020	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2 OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O	14523 SANDIFER ST	\$162,657	\$162,657
285872	2019	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2 OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O	14523 SANDIFER ST	\$162,657	\$162,657
285872	2018	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2 OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O	14523 SANDIFER ST	\$162,061	\$162,061

Emailed to ARB Chair 8/27/2021



Travis Central Appraisal District

Section 25.25B Report

From: June 06, 2021

To: August 26, 2021

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8/27/2021

7:41:49AM

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
285872	2017	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2	14523 SANDIFER ST	\$145,345	\$145,345
OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O					
285872	2016	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2	14523 SANDIFER ST	\$131,774	\$131,774
OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O					
285872	2015	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2	14523 SANDIFER ST	\$114,949	\$114,949
OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O					
285872	2014	WALKER SANDRA LYNN LOT 18 BLK 5 AUSTIN'S COLONY PHS 2	14523 SANDIFER ST	\$101,570	\$101,570
OWNERSHIP WAS UPDATED USING A DEED WITH THE INCORRECT LEGAL DESCRIPTION. OWNERSHIP NEEDS TO BE REVERTED TO O					
355898	2020	PARKER LARRY DON & KAREN C ABS 13 SUR 1 GRITTEN E ACR 12.8320	23415-5 PEDERNALES CANYON	\$573,071	\$573,071
REMOVE ESD 16 8R ADDED IN ERROR FOR 2020					
355898	2019	PARKER LARRY DON & KAREN C ABS 13 SUR 1 GRITTEN E ACR 7.0000	23415-5 PEDERNALES CANYON	\$420,863	\$420,863
REMOVE ESD 16 (8R) ADDED IN ERROR					
359446	2021	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS	W F M RD 1626	\$25,000	\$25,000
CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE					
359446	2020	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS	W F M RD 1626	\$25,000	\$25,000
CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE					
359446	2019	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS	W F M RD 1626	\$25,000	\$25,000
CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE					
359446	2018	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS	W F M RD 1626	\$25,000	\$25,000
CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE					
359446	2017	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS	W F M RD 1626	\$25,000	\$25,000
CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE					
359446	2016	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS	W F M RD 1626	\$25,000	\$25,000
CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE					



Travis Central Appraisal District

Section 25.25B Report

From: June 06, 2021

To: August 26, 2021

Page 3 of 3

8/27/2021

7:41:49AM

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
359446	2015	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE	W F M RD 1626	\$25,000	\$25,000
359446	2014	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE	W F M RD 1626	\$25,000	\$25,000
359446	2013	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE	W F M RD 1626	\$25,000	\$25,000
359446	2012	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE	W F M RD 1626	\$25,000	\$25,000
359446	2011	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE	W F M RD 1626	\$25,000	\$25,000
359446	2010	TRAVIS COUNTY LEASEHOLD INT ONLY LOT 1-4 *& SE PORTION OF LOT 16 BLK A MANCHACA GARDENS (PRORATE 01/01/2010 THRU CONTRACT OF SALE WAS TERMINATED ON 03/24/2010. PROP SHOULD BE IN THE NAME OF TRAVIS COUNTY & BE EXEMPT EFFECTIVE	W F M RD 1626	\$25,000	\$25,000
810403	2021	HANSEN AMY S LOT 2 BLK B DESTINY HILLS SEC 1 Error in # of units added, imp details. 08/13/2021. MXC//	7005 DESTINY HILLS DR	\$4,362,492	\$930,109
823863	2020	LONG WALTER C PERSONAL PROPERTY COMMERCIAL LONG WALTER C ENDED LEASE AT 611 S CONGRESS AVE 215B DECEMBER 2019. CHANGE VALUE TO -\$0- 7/20/21 NAW	611 S CONGRESS AVE # 215B	\$696	\$0
865569	2019	BATES LORI J LOT 9 BLK W COLORADO CROSSING IV SEC 6-B Solar Exemption vaule correction.	3808 ALPINE AUTUMN DR	\$249,371	\$249,371

4D

CONSENT AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 28, 2021

SUBJECT: June 2021 Unaudited Financial Statements

The unaudited financial statements for June 2021 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$6,900,822. Of that, \$351,572 was nonspendable in the form of prepaid expenditures, \$3,611,106 was held in reserves as committed fund balance, and \$2,938,144 was unassigned fund balance. The net change in fund balance for the fiscal year to date is \$1,989,571.
- The reserve balances total \$3,611,106. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
	<u>\$ 3,611,106</u>

- The District ended the month with a budget surplus of \$1,749,571.
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
Budget to Actual- Governmental Funds
For the month ended June 30, 2021

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		
REVENUE:					
Appraisal assessments	20,193,893	20,193,893	10,096,947	10,096,957	10
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 20,193,893	\$ 20,193,893	\$ 10,096,947	\$ 10,096,957	\$ 10
Investment earnings	250,000	250,000	125,000	1,877	(123,123)
Charges for services	15,000	15,000	7,500	2,698	(12,302)
Miscellaneous revenue	100,000	100,000	50,000	95,076	(4,924)
TOTAL REVENUE	\$ 20,558,893	\$ 20,558,893	\$ 10,279,447	\$ 10,196,607	\$ (140,339)
EXPENDITURES:					
Personnel Cost	9,471,645	9,471,645	4,735,823	3,593,403	1,142,420
Benefit Cost	3,315,329	3,312,329	1,656,165	937,634	718,530
Printing and mailing services	733,250	733,250	366,625	490,452	(123,827)
Operating supplies	172,050	172,050	86,025	29,599	56,426
Subscriptions and data purchases	328,460	408,460	204,230	370,061	(165,831)
Training and education	112,365	112,365	56,183	26,205	29,978
Travel expenditures	11,250	11,250	5,625	-	5,625
Utilities	421,779	421,779	210,890	297,182	(86,293)
Legal expenditures	1,293,000	1,293,000	646,500	265,823	380,677
Professional services	1,565,356	1,518,356	759,178	613,668	145,510
Insurance	69,000	69,000	34,500	26,551	7,949
Aerial photography	442,297	442,297	221,149	-	221,149
Rentals	175,850	175,850	87,925	69,476	18,449
Building and Equipment maintenance	429,486	429,486	214,743	177,727	37,016
Software maintenance	610,347	610,347	305,174	333,786	(28,612)
Other services	270,970	240,970	120,485	534,178	(413,693)
Capital Outlay	22,265	22,265	11,133	66,871	(55,739)
Debt Service- Principal	343,933	343,933	171,967	170,039	1,928
Debt Service- Interest	405,261	405,261	202,631	204,380	(1,750)
TOTAL EXPENDITURES	20,193,893	20,193,893	10,096,947	8,207,036	1,889,911
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	365,000	365,000.00	182,500	1,989,571	1,749,571
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	374,419	(374,419)
Transfers out	-	-	-	(374,419)	374,419
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	365,000	365,000.00	182,500	1,989,571	1,749,571
Beginning Fund Balance	4,911,251	4,911,251	4,911,251	4,911,251	-
Ending Fund Balance	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,093,751</u></u>	<u><u>\$ 6,900,822</u></u>	<u><u>\$ 1,749,571</u></u>

Travis Central Appraisal District

Governmental Fund Balance Sheet

June 30, 2021

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	5,466,776	-	5,466,776
Short-term investments	4,774,141	-	4,774,141
Receivables	1,629,333	-	1,629,333
Prepaid items	351,572	-	351,572
TOTAL ASSETS	<u>\$ 12,221,822</u>	<u>\$ -</u>	<u>\$ 12,221,822</u>
LIABILITIES			
Accounts payable and accrued expenditures	272,522	-	272,522
Unearned revenue	5,048,478	-	5,048,478
TOTAL LIABILITIES	5,321,000	-	5,321,000
FUND BALANCES			
Fund balance, committed	3,611,106	-	3,611,106
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	351,572	-	351,572
Fund balance, unassigned	2,938,144	-	2,938,144
TOTAL FUND BALANCES	<u>6,900,822</u>	<u>-</u>	<u>6,900,822</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 12,221,822</u>	<u>\$ -</u>	<u>\$ 12,221,822</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended June 30, 2021

		Special	Total
	General Fund	Revenue Fund	Governmental Funds
REVENUES			
Appraisal assessments	\$ 10,096,957	\$ -	\$ 10,096,957
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>10,096,957</u>	<u>-</u>	<u>10,096,957</u>
Investment earnings	1,877	-	1,877
Charges for services	2,698	-	2,698
Miscellaneous revenue	95,076	-	95,076
TOTAL REVENUE	<u>10,196,607</u>	<u>-</u>	<u>10,196,607</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	4,531,037	-	4,531,037
Data processing	333,786	-	333,786
Transportation	-	-	-
Operating supplies	29,599	-	29,599
Rentals	69,476	-	69,476
Legal and professional	879,491	-	879,491
Utilities and telephone	297,182	-	297,182
Building and equipment maintenance	177,727	-	177,727
Insurance	26,551	-	26,551
Other services	1,420,896	-	1,420,896
Capital outlay	66,871	-	66,871
Debt Service- Principal	-	170,039	170,039
Debt Service- Interest	-	204,380	204,380
TOTAL EXPENDITURES	<u>7,832,617</u>	<u>374,419</u>	<u>8,207,036</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	2,363,990	(374,419)	1,989,571
OTHER FINANCING SOURCES (USES):			
Transfers in	-	374,419	374,419
Transfers out	(374,419)	-	(374,419)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(374,419)</u>	<u>374,419</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	1,989,571	-	1,989,571
FUND BALANCE, beginning of year	<u>4,911,251</u>	<u>-</u>	<u>4,911,251</u>
FUND BALANCE, end of year	<u>\$ 6,900,822</u>	<u>\$ -</u>	<u>\$ 6,900,822</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 28, 2021

SUBJECT: May 2021 Unaudited Financial Statements

The unaudited financial statements for May 2021 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$6,678,169. Of that, \$413,514 was nonspendable in the form of prepaid expenditures, \$3,611,106 was held in reserves as committed fund balance, and \$2,653,549 was unassigned fund balance. The net change in fund balance for the fiscal year to date is \$1,766,918.
- The reserve balances total \$3,611,106. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
	<u>\$ 3,611,106</u>

- The District ended the month with a budget surplus of \$1,547,751.
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
Budget to Actual- Governmental Funds
For the month ended May 31, 2021

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	20,193,893	20,193,893	8,414,122	8,414,130	8
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 20,193,893	\$ 20,193,893	\$ 8,414,122	\$ 8,414,130	\$ 8
Investment earnings	250,000	250,000	104,167	1,668	(102,498)
Charges for services	15,000	15,000	6,250	2,303	(12,697)
Miscellaneous revenue	100,000	100,000	41,667	91,855	(8,145)
TOTAL REVENUE	\$ 20,558,893	\$ 20,558,893	\$ 8,566,205	\$ 8,509,956	\$ (123,332)
EXPENDITURES:					
Personnel Cost	9,471,645	9,471,645	3,946,519	2,969,311	977,208
Benefit Cost	3,315,329	3,312,329	1,380,137	760,981	619,157
Printing and mailing services	733,250	733,250	305,521	359,621	(54,100)
Operating supplies	172,050	172,050	71,688	29,606	42,082
Subscriptions and data purchases	328,460	408,460	170,192	356,236	(186,044)
Training and education	112,365	112,365	46,819	26,101	20,718
Travel expenditures	11,250	11,250	4,688	-	4,688
Utilities	421,779	421,779	175,741	243,416	(67,675)
Legal expenditures	1,293,000	1,293,000	538,750	225,887	312,863
Professional services	1,565,356	1,518,356	632,648	524,383	108,265
Insurance	69,000	69,000	28,750	22,652	6,098
Aerial photography	442,297	442,297	184,290	-	184,290
Rentals	175,850	175,850	73,271	57,418	15,853
Building and Equipment maintenance	429,486	429,486	178,953	160,537	18,415
Software maintenance	610,347	610,347	254,311	290,437	(36,126)
Other services	270,970	240,970	100,404	518,971	(418,567)
Capital Outlay	22,265	22,265	9,277	10,271	(994)
Debt Service- Principal	343,933	343,933	143,305	84,563	58,742
Debt Service- Interest	405,261	405,261	168,859	102,647	66,212
TOTAL EXPENDITURES	20,193,893	20,193,893	8,414,122	6,743,038	1,671,084
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	365,000	365,000.00	152,083	1,766,918	1,547,751
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	365,000	365,000.00	152,083	1,766,918	1,547,751
Beginning Fund Balance	4,911,251	4,911,251	4,911,251	4,911,251	-
Ending Fund Balance	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,063,335</u></u>	<u><u>\$ 6,678,169</u></u>	<u><u>\$ 1,547,751</u></u>

Travis Central Appraisal District

Governmental Fund Balance Sheet

May 31, 2021

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	3,296,576	-	3,296,576
Short-term investments	4,773,975	-	4,773,975
Receivables	32,916	-	32,916
Prepaid items	413,514	-	413,514
TOTAL ASSETS	<u>\$ 8,516,981</u>	<u>\$ -</u>	<u>\$ 8,516,981</u>
LIABILITIES			
Accounts payable and accrued expenditures	155,986	-	155,986
Unearned revenue	1,682,826	-	1,682,826
TOTAL LIABILITIES	1,838,812	-	1,838,812
FUND BALANCES			
Fund balance, committed	3,611,106	-	3,611,106
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	413,514	-	413,514
Fund balance, unassigned	2,653,549	-	2,653,549
TOTAL FUND BALANCES	<u>6,678,169</u>	<u>-</u>	<u>6,678,169</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 8,516,981</u>	<u>\$ -</u>	<u>\$ 8,516,981</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended May 31, 2021

		Special	Total
	General Fund	Revenue Fund	Governmental Funds
REVENUES			
Appraisal assessments	\$ 8,414,130	\$ -	\$ 8,414,130
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>8,414,130</u>	<u>-</u>	<u>8,414,130</u>
Investment earnings	1,668	-	1,668
Charges for services	2,303	-	2,303
Miscellaneous revenue	91,855	-	91,855
TOTAL REVENUE	<u>8,509,956</u>	<u>-</u>	<u>8,509,956</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	3,730,292	-	3,730,292
Data processing	290,437	-	290,437
Transportation	-	-	-
Operating supplies	29,606	-	29,606
Rentals	57,418	-	57,418
Legal and professional	750,270	-	750,270
Utilities and telephone	243,416	-	243,416
Building and equipment maintenance	160,537	-	160,537
Insurance	22,652	-	22,652
Other services	1,260,929	-	1,260,929
Capital outlay	10,271	-	10,271
Debt Service- Principal	-	84,563	84,563
Debt Service- Interest	-	102,647	102,647
TOTAL EXPENDITURES	<u>6,555,829</u>	<u>187,209</u>	<u>6,743,038</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,954,128	(187,209)	1,766,918
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(187,209)</u>	<u>187,209</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	1,766,918	-	1,766,918
FUND BALANCE, beginning of year	<u>4,911,251</u>	<u>-</u>	<u>4,911,251</u>
FUND BALANCE, end of year	<u>\$ 6,678,169</u>	<u>\$ -</u>	<u>\$ 6,678,169</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 28, 2021

SUBJECT: April 2021 Unaudited Financial Statements

The unaudited financial statements for April 2021 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$6,190,163. Of that, \$411,032 was nonspendable in the form of prepaid expenditures, \$3,611,106 was held in reserves as committed fund balance, and \$2,168,025 was unassigned fund balance. The net change in fund balance for the fiscal year to date is \$1,278,911.
- The reserve balances total \$3,611,106. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
	<u>\$ 3,611,106</u>

- The District ended the month with a budget surplus of \$1,080,578.
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
Budget to Actual- Governmental Funds
For the month ended April 30, 2021

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	20,193,893	20,193,893	6,731,298	6,731,304	7
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 20,193,893	\$ 20,193,893	\$ 6,731,298	\$ 6,731,304	\$ 7
Investment earnings	250,000	250,000	83,333	1,443	(81,890)
Charges for services	15,000	15,000	5,000	1,858	(13,142)
Miscellaneous revenue	100,000	100,000	33,333	85,502	(14,498)
TOTAL REVENUE	\$ 20,558,893	\$ 20,558,893	\$ 6,852,964	\$ 6,820,107	\$ (109,524)
EXPENDITURES:					
Personnel Cost	9,471,645	9,471,645	3,157,215	2,368,038	789,177
Benefit Cost	3,315,329	3,312,329	1,104,110	582,705	521,404
Printing and mailing services	733,250	733,250	244,417	340,379	(95,962)
Operating supplies	172,050	172,050	57,350	25,457	31,893
Subscriptions and data purchases	328,460	408,460	136,153	342,550	(206,397)
Training and education	112,365	112,365	37,455	25,091	12,364
Travel expenditures	11,250	11,250	3,750	-	3,750
Utilities	421,779	421,779	140,593	213,179	(72,586)
Legal expenditures	1,293,000	1,293,000	431,000	198,279	232,721
Professional services	1,565,356	1,518,356	506,119	310,387	195,731
Insurance	69,000	69,000	23,000	18,196	4,804
Aerial photography	442,297	442,297	147,432	-	147,432
Rentals	175,850	175,850	58,617	44,636	13,980
Building and Equipment maintenance	429,486	429,486	143,162	127,398	15,764
Software maintenance	610,347	610,347	203,449	247,077	(43,628)
Other services	270,970	240,970	80,323	502,842	(422,519)
Capital Outlay	22,265	22,265	7,422	7,771	(350)
Debt Service- Principal	343,933	343,933	114,644	84,563	30,081
Debt Service- Interest	405,261	405,261	135,087	102,647	32,440
TOTAL EXPENDITURES	20,193,893	20,193,893	6,731,298	5,541,196	1,190,102
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	365,000	365,000.00	121,667	1,278,911	1,080,578
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	365,000	365,000.00	121,667	1,278,911	1,080,578
Beginning Fund Balance	4,911,251	4,911,251	4,911,251	4,911,251	-
Ending Fund Balance	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,032,918</u></u>	<u><u>\$ 6,190,163</u></u>	<u><u>\$ 1,080,578</u></u>

Travis Central Appraisal District

Governmental Fund Balance Sheet

April 30, 2021

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	4,657,266	-	4,657,266
Short-term investments	4,773,795	-	4,773,795
Receivables	97,249	-	97,249
Prepaid items	411,032	-	411,032
TOTAL ASSETS	<u>\$ 9,939,342</u>	<u>\$ -</u>	<u>\$ 9,939,342</u>
LIABILITIES			
Accounts payable and accrued expenditures	383,527	-	383,527
Unearned revenue	3,365,652	-	3,365,652
TOTAL LIABILITIES	<u>3,749,179</u>	<u>-</u>	<u>3,749,179</u>
FUND BALANCES			
Fund balance, committed	3,611,106	-	3,611,106
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	411,032	-	411,032
Fund balance, unassigned	2,168,025	-	2,168,025
TOTAL FUND BALANCES	<u>6,190,163</u>	<u>-</u>	<u>6,190,163</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 9,939,342</u>	<u>\$ -</u>	<u>\$ 9,939,342</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended April 30, 2021

		Special	Total
	General Fund	Revenue Fund	Governmental Funds
REVENUES			
Appraisal assessments	\$ 6,731,304	\$ -	\$ 6,731,304
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>6,731,304</u>	<u>-</u>	<u>6,731,304</u>
Investment earnings	1,443	-	1,443
Charges for services	1,858	-	1,858
Miscellaneous revenue	85,502	-	85,502
TOTAL REVENUE	<u>6,820,107</u>	<u>-</u>	<u>6,820,107</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	2,950,743	-	2,950,743
Data processing	247,077	-	247,077
Transportation	-	-	-
Operating supplies	25,457	-	25,457
Rentals	44,636	-	44,636
Legal and professional	508,666	-	508,666
Utilities and telephone	213,179	-	213,179
Building and equipment maintenance	127,398	-	127,398
Insurance	18,196	-	18,196
Other services	1,210,862	-	1,210,862
Capital outlay	7,771	-	7,771
Debt Service- Principal	-	84,563	84,563
Debt Service- Interest	-	102,647	102,647
TOTAL EXPENDITURES	<u>5,353,986</u>	<u>187,209</u>	<u>5,541,196</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,466,121	(187,209)	1,278,911
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(187,209)</u>	<u>187,209</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	1,278,911	-	1,278,911
FUND BALANCE, beginning of year	<u>4,911,251</u>	<u>-</u>	<u>4,911,251</u>
FUND BALANCE, end of year	<u>\$ 6,190,163</u>	<u>\$ -</u>	<u>\$ 6,190,163</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 27, 2021

SUBJECT: March 2021 Unaudited Financial Statements

The unaudited financial statements for March 2021 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$5,954,525. Of that, \$448,467 was nonspendable in the form of prepaid expenditures, \$3,611,106 was held in reserves as committed fund balance, and \$1,894,952 was unassigned fund balance. The net change in fund balance for the fiscal year to date is \$1,043,274.
- The reserve balances total \$3,611,106. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
	<u>\$ 3,611,106</u>

- The District ended the month with a budget surplus of \$865,774.
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
 Budget to Actual- Governmental Funds
 For the month ended March 31, 2021

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		
REVENUE:					
Appraisal assessments	20,193,893	20,193,893	5,048,473	5,048,478	5
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 20,193,893	\$ 20,193,893	\$ 5,048,473	\$ 5,048,478	\$ 5
Investment earnings	250,000	250,000	62,500	1,199	(61,301)
Charges for services	15,000	15,000	3,750	1,247	(13,753)
Miscellaneous revenue	100,000	100,000	25,000	78,285	(21,715)
TOTAL REVENUE	\$ 20,558,893	\$ 20,558,893	\$ 5,139,723	\$ 5,129,209	\$ (96,764)
EXPENDITURES:					
Personnel Cost	9,471,645	9,471,645	2,367,911	1,495,450	872,461
Benefit Cost	3,315,329	3,312,329	828,082	367,084	460,998
Printing and mailing services	733,250	733,250	183,313	215,643	(32,331)
Operating supplies	172,050	172,050	43,013	22,864	20,149
Subscriptions and data purchases	328,460	408,460	102,115	331,754	(229,639)
Training and education	112,365	112,365	28,091	24,306	3,785
Travel expenditures	11,250	11,250	2,813	-	2,813
Utilities	421,779	421,779	105,445	182,154	(76,709)
Legal expenditures	1,293,000	1,293,000	323,250	181,172	142,078
Professional services	1,565,356	1,518,356	379,589	244,486	135,103
Insurance	69,000	69,000	17,250	13,741	3,509
Aerial photography	442,297	442,297	110,574	-	110,574
Rentals	175,850	175,850	43,963	34,032	9,930
Building and Equipment maintenance	429,486	429,486	107,372	110,591	(3,219)
Software maintenance	610,347	610,347	152,587	195,112	(42,525)
Other services	270,970	240,970	60,243	472,565	(412,323)
Capital Outlay	22,265	22,265	5,566	7,771	(2,205)
Debt Service- Principal	343,933	343,933	85,983	84,563	1,420
Debt Service- Interest	405,261	405,261	101,315	102,647	(1,331)
TOTAL EXPENDITURES	20,193,893	20,193,893	5,048,473	4,085,936	962,538
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	365,000	365,000.00	91,250	1,043,274	865,774
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	365,000	365,000.00	91,250	1,043,274	865,774
Beginning Fund Balance	4,911,251	4,911,251	4,911,251	4,911,251	-
Ending Fund Balance	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,276,251</u></u>	<u><u>\$ 5,002,501</u></u>	<u><u>\$ 5,954,525</u></u>	<u><u>\$ 865,774</u></u>

Travis Central Appraisal District

Governmental Fund Balance Sheet

March 31, 2021

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	6,371,302	-	6,371,302
Short-term investments	4,773,604	-	4,773,604
Receivables	231,907	-	231,907
Prepaid items	448,467	-	448,467
TOTAL ASSETS	<u>\$ 11,825,280</u>	<u>\$ -</u>	<u>\$ 11,825,280</u>
LIABILITIES			
Accounts payable and accrued expenditures	822,277	-	822,277
Unearned revenue	5,048,478	-	5,048,478
TOTAL LIABILITIES	5,870,755	-	5,870,755
FUND BALANCES			
Fund balance, committed	3,611,106	-	3,611,106
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	448,467	-	448,467
Fund balance, unassigned	1,894,952	-	1,894,952
TOTAL FUND BALANCES	<u>5,954,525</u>	<u>-</u>	<u>5,954,525</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 11,825,280</u>	<u>\$ -</u>	<u>\$ 11,825,280</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended March 31, 2021

		Special	Total
	General Fund	Revenue Fund	Governmental Funds
REVENUES			
Appraisal assessments	\$ 5,048,478	\$ -	\$ 5,048,478
Refund of appraisal assessments	-	-	-
Net appraisal assessments	5,048,478	-	5,048,478
Investment earnings	1,199	-	1,199
Charges for services	1,247	-	1,247
Miscellaneous revenue	78,285	-	78,285
TOTAL REVENUE	5,129,209	-	5,129,209
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	1,862,534	-	1,862,534
Data processing	195,112	-	195,112
Transportation	-	-	-
Operating supplies	22,864	-	22,864
Rentals	34,032	-	34,032
Legal and professional	425,659	-	425,659
Utilities and telephone	182,154	-	182,154
Building and equipment maintenance	110,591	-	110,591
Insurance	13,741	-	13,741
Other services	1,044,269	-	1,044,269
Capital outlay	7,771	-	7,771
Debt Service- Principal	-	84,563	84,563
Debt Service- Interest	-	102,647	102,647
TOTAL EXPENDITURES	3,898,726	187,209	4,085,936
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,230,483	(187,209)	1,043,274
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	(187,209)	187,209	-
NET CHANGE IN FUND BALANCE	1,043,274	-	1,043,274
FUND BALANCE, beginning of year	4,911,251	-	4,911,251
FUND BALANCE, end of year	\$ 5,954,525	\$ -	\$ 5,954,525

Travis Central Appraisal District

Budget-to-Actual

01 - ARB

From 1/1/2021 Through 8/31/2021

	Budgeted Amount- Total Budget	Budgeted Amount- YTD	Actual	Variance with Final Budget (Over) Under	Percent of Total Budget Remaining
Expenditures					
Payroll Costs					
Salaries	1,172,175.00	781,450.00	718,640.00	62,810.00	38.69%
Total Payroll Costs	1,172,175.00	781,450.00	718,640.00	62,810.00	38.69%
Supplies					
Operating Supplies	750.00	500.00	1,276.55	(776.55)	(70.21)%
Books/Publ/Subs/Data Bases	900.00	600.00	969.28	(369.28)	(7.70)%
Total Supplies	1,650.00	1,100.00	2,245.83	(1,145.83)	(36.11)%
Services					
Training & Education	7,500.00	5,000.00	9,800.00	(4,800.00)	(30.67)%
Attorney & Court Costs	20,000.00	13,333.36	900.00	12,433.36	95.50%
Total Services	27,500.00	18,333.36	10,700.00	7,633.36	61.09%
Total Expenditures	1,201,325.00	800,883.36	731,585.83	69,297.53	39.10%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,201,325.00)	(800,883.36)	(731,585.83)	69,297.53	(39.10)%

Travis Central Appraisal District

Standard General Ledger

From 6/1/2021 Through 8/31/2021

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
40100	Per Diem Payments			Opening Balance	85,107.50	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$150/day)	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$150/day)	1,120.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$160/day)	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$160/day)	400.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$170/day)	440.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$180/day)	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$180/day)	160.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$190/day)	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$190/day)	120.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$200/day)	ARB Per Diem Payments PPE 06.04.21 (0 days @ \$200/day)	120.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$150/day)	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$150/day)	115.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$160/day)	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$160/day)	200.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$170/day)	585.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$180/day)	ARB Per Diem Payments PPE 06.04.21 (0.5 days @ \$180/day)	390.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (1 days @ \$150/day)	ARB Per Diem Payments PPE 06.04.21 (1 days @ \$150/day)	530.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (1 days @ \$160/day)	ARB Per Diem Payments PPE 06.04.21 (1 days @ \$160/day)	160.00	

Travis Central Appraisal District

Standard General Ledger

From 6/1/2021 Through 8/31/2021

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (1 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (1 days @ \$170/day)	210.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (1.5 days @ \$150/day)	ARB Per Diem Payments PPE 06.04.21 (1.5 days @ \$150/day)	225.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (2 days @ \$150/day)	ARB Per Diem Payments PPE 06.04.21 (2 days @ \$150/day)	4,140.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (3 days @ \$160/day)	ARB Per Diem Payments PPE 06.04.21 (3 days @ \$160/day)	520.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (3 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (3 days @ \$170/day)	550.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (3.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (3.5 days @ \$170/day)	595.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (4 days @ \$160/day)	ARB Per Diem Payments PPE 06.04.21 (4 days @ \$160/day)	1,280.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (4 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (4 days @ \$170/day)	5,720.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (4 days @ \$180/day)	ARB Per Diem Payments PPE 06.04.21 (4 days @ \$180/day)	1,520.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (4.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.04.21 (4.5 days @ \$170/day)	805.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (4.5 days @ \$180/day)	ARB Per Diem Payments PPE 06.04.21 (4.5 days @ \$180/day)	850.00	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (7.5 days @ \$225/day)	ARB Per Diem Payments PPE 06.04.21 (7.5 days @ \$225/day)	1,687.50	
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (9 days @ \$225/day)	ARB Per Diem Payments PPE 06.04.21 (9 days @ \$225/day)	2,025.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		6/11/2021	ARB Per Diem Payments PPE 06.04.21 (9 days @ \$275/day)	ARB Per Diem Payments PPE 06.04.21 (9 days @ \$275/day)	2,475.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$150/day)	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$150/day)	200.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$160/day)	40.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$170/day)	160.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (0 days @ \$180/day)	80.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$150/day)	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$150/day)	75.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$160/day)	160.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$170/day)	880.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (0.5 days @ \$180/day)	520.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (1 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (1 days @ \$170/day)	170.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (1 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (1 days @ \$180/day)	220.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (1 days @ \$200/day)	ARB Per Diem Payments PPE 06.18.21 (1 days @ \$200/day)	200.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (1.5 days @ \$150/day)	ARB Per Diem Payments PPE 06.18.21 (1.5 days @ \$150/day)	450.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (1.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (1.5 days @ \$170/day)	255.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (1.5 days @ \$190/day)	ARB Per Diem Payments PPE 06.18.21 (1.5 days @ \$190/day)	325.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (10 days @ \$225/day)	ARB Per Diem Payments PPE 06.18.21 (10 days @ \$225/day)	4,500.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (10 days @ \$275/day)	ARB Per Diem Payments PPE 06.18.21 (10 days @ \$275/day)	2,750.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (2 days @ \$150/day)	ARB Per Diem Payments PPE 06.18.21 (2 days @ \$150/day)	13,060.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (2 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (2 days @ \$170/day)	380.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (2.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (2.5 days @ \$170/day)	425.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (2.5 days @ \$190/day)	ARB Per Diem Payments PPE 06.18.21 (2.5 days @ \$190/day)	515.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (3 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (3 days @ \$160/day)	520.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (3 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (3 days @ \$170/day)	2,630.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (3 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (3 days @ \$180/day)	580.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (3.5 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (3.5 days @ \$160/day)	560.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (3.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (3.5 days @ \$170/day)	1,945.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (3.5 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (3.5 days @ \$180/day)	670.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (4 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (4 days @ \$160/day)	1,320.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (4 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (4 days @ \$180/day)	760.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (4 days @ \$200/day)	ARB Per Diem Payments PPE 06.18.21 (4 days @ \$200/day)	840.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (4.5 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (4.5 days @ \$160/day)	720.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (4.5 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (4.5 days @ \$170/day)	1,530.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (4.5 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (4.5 days @ \$180/day)	850.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (5 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (5 days @ \$160/day)	3,240.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (5 days @ \$170/day)	ARB Per Diem Payments PPE 06.18.21 (5 days @ \$170/day)	3,400.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (5 days @ \$180/day)	ARB Per Diem Payments PPE 06.18.21 (5 days @ \$180/day)	900.00	
		6/25/2021	ARB Per Diem Payments PPE 06.18.21 (9 days @ \$160/day)	ARB Per Diem Payments PPE 06.18.21 (9 days @ \$160/day)	1,440.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (0 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (0 days @ \$170/day)	80.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (0.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (0.5 days @ \$150/day)	75.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (1 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (1 days @ \$150/day)	150.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (1 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (1 days @ \$180/day)	180.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$150/day)	10,500.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$160/day)	3,200.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$170/day)	5,100.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$180/day)	5,400.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$225/day)	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$225/day)	4,500.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$275/day)	ARB Per Diem Payments PPE 07.02.21 (10 days @ \$275/day)	2,750.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (2 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (2 days @ \$170/day)	340.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (2.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (2.5 days @ \$170/day)	425.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (2.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (2.5 days @ \$180/day)	450.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$150/day)	1,350.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$160/day)	960.00	

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		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$170/day)	510.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (3 days @ \$180/day)	620.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (3.5 days @ \$150/day)	1,050.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (3.5 days @ \$170/day)	595.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (3.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (3.5 days @ \$180/day)	670.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$150/day)	1,800.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$160/day)	680.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$170/day)	680.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (4 days @ \$180/day)	720.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (4.5 days @ \$150/day)	2,025.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (4.5 days @ \$160/day)	720.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (4.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (4.5 days @ \$170/day)	2,295.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$150/day)	7,540.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$160/day)	1,600.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$170/day)	2,550.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$180/day)	900.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$200/day)	ARB Per Diem Payments PPE 07.02.21 (5 days @ \$200/day)	1,000.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (5.5 days @ \$150/day)	865.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (5.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (5.5 days @ \$170/day)	975.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (6 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (6 days @ \$150/day)	900.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (6 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (6 days @ \$160/day)	960.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$150/day)	2,965.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$160/day)	1,040.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$180/day)	1,210.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$200/day)	ARB Per Diem Payments PPE 07.02.21 (6.5 days @ \$200/day)	1,300.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$150/day)	1,050.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$170/day)	2,380.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$190/day)	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$190/day)	1,330.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$200/day)	ARB Per Diem Payments PPE 07.02.21 (7 days @ \$200/day)	1,400.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (7.5 days @ \$150/day)	2,290.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (7.5 days @ \$160/day)	2,400.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (7.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (7.5 days @ \$170/day)	2,590.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$150/day)	2,400.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$160/day)	1,280.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$170/day)	2,720.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$180/day)	1,440.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$190/day)	ARB Per Diem Payments PPE 07.02.21 (8 days @ \$190/day)	1,520.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$150/day)	3,865.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$160/day)	2,720.00	

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Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$170/day)	7,225.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (8.5 days @ \$180/day)	1,530.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$150/day)	4,050.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$160/day)	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$160/day)	1,440.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$170/day)	1,570.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$180/day)	ARB Per Diem Payments PPE 07.02.21 (9 days @ \$180/day)	1,620.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.02.21 (9.5 days @ \$150/day)	7,165.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.02.21 (9.5 days @ \$170/day)	4,845.00	
		7/9/2021	ARB Per Diem Payments PPE 07.02.21 (9.5 days @ \$190/day)	ARB Per Diem Payments PPE 07.02.21 (9.5 days @ \$190/day)	1,805.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (0 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (0 days @ \$150/day)	80.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (0 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (0 days @ \$170/day)	80.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (0.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (0.5 days @ \$160/day)	120.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (1 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (1 days @ \$180/day)	220.00	

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		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (1.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (1.5 days @ \$150/day)	225.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$150/day)	18,000.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$160/day)	3,200.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$170/day)	20,400.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$180/day)	1,800.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$190/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$190/day)	3,800.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$200/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$200/day)	2,000.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$225/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$225/day)	4,500.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$275/day)	ARB Per Diem Payments PPE 07.16.21 (10 days @ \$275/day)	2,750.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (2 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (2 days @ \$150/day)	340.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (2 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (2 days @ \$180/day)	400.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (2 days @ \$200/day)	ARB Per Diem Payments PPE 07.16.21 (2 days @ \$200/day)	400.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (3 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (3 days @ \$160/day)	520.00	

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		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (3 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (3 days @ \$170/day)	510.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (4 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (4 days @ \$170/day)	1,360.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$150/day)	790.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$160/day)	800.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$170/day)	1,700.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (5 days @ \$180/day)	900.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (5.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (5.5 days @ \$150/day)	825.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (5.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (5.5 days @ \$170/day)	935.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$150/day)	2,700.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$160/day)	960.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$170/day)	1,060.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (6 days @ \$180/day)	2,200.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (7 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (7 days @ \$150/day)	4,200.00	

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		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (7 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (7 days @ \$160/day)	1,120.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (7 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (7 days @ \$170/day)	1,190.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (7.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (7.5 days @ \$150/day)	2,250.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (7.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (7.5 days @ \$160/day)	2,400.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$150/day)	8,440.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$160/day)	2,560.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$170/day)	6,800.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$180/day)	1,440.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$190/day)	ARB Per Diem Payments PPE 07.16.21 (8 days @ \$190/day)	1,520.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (8.5 days @ \$150/day)	2,550.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (8.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (8.5 days @ \$170/day)	1,445.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$150/day)	13,500.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$160/day)	4,320.00	

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		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$170/day)	4,590.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$180/day)	4,860.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$200/day)	ARB Per Diem Payments PPE 07.16.21 (9 days @ \$200/day)	1,800.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$150/day)	4,275.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$160/day)	3,040.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$170/day)	1,615.00	
		7/23/2021	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.16.21 (9.5 days @ \$180/day)	5,130.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (0 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (0 days @ \$150/day)	40.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (0 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (0 days @ \$160/day)	40.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (1 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (1 days @ \$150/day)	190.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (1 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (1 days @ \$170/day)	170.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (1 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (1 days @ \$180/day)	180.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (10 days @ \$150/day)	4,500.00	

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		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (10 days @ \$170/day)	3,400.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (10 days @ \$180/day)	1,800.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$150/day)	1,575.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$160/day)	3,360.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$170/day)	1,785.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$190/day)	ARB Per Diem Payments PPE 07.30.21 (10.5 days @ \$190/day)	1,995.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$150/day)	3,300.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$170/day)	1,870.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$180/day)	1,980.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$225/day)	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$225/day)	4,950.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$275/day)	ARB Per Diem Payments PPE 07.30.21 (11 days @ \$275/day)	3,025.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (2 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (2 days @ \$150/day)	600.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (2 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (2 days @ \$170/day)	340.00	

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		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (2.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (2.5 days @ \$170/day)	425.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (3 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (3 days @ \$170/day)	550.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (3 days @ \$200/day)	ARB Per Diem Payments PPE 07.30.21 (3 days @ \$200/day)	600.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (4 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (4 days @ \$160/day)	1,320.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (4 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (4 days @ \$170/day)	1,400.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (4.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (4.5 days @ \$180/day)	810.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (5 days @ \$150/day)	750.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (5 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (5 days @ \$160/day)	1,640.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (5.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (5.5 days @ \$150/day)	3,340.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (5.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (5.5 days @ \$170/day)	935.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$150/day)	5,400.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$160/day)	960.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$170/day)	3,060.00	

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		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (6 days @ \$180/day)	1,080.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (6.5 days @ \$150/day)	5,850.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (6.5 days @ \$170/day)	2,250.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (6.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (6.5 days @ \$180/day)	2,340.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$150/day)	3,150.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$160/day)	2,240.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$170/day)	2,380.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$190/day)	ARB Per Diem Payments PPE 07.30.21 (7 days @ \$190/day)	1,330.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$150/day)	5,665.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$160/day)	3,600.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$170/day)	1,275.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$180/day)	1,350.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$190/day)	ARB Per Diem Payments PPE 07.30.21 (7.5 days @ \$190/day)	1,425.00	

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		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$150/day)	2,400.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$160/day)	2,560.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$170/day)	8,160.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$180/day)	2,880.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$200/day)	ARB Per Diem Payments PPE 07.30.21 (8 days @ \$200/day)	1,600.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (8.5 days @ \$150/day)	5,100.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (8.5 days @ \$170/day)	4,335.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (8.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (8.5 days @ \$180/day)	1,530.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$150/day)	5,440.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$160/day)	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$160/day)	1,440.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$170/day)	3,060.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$180/day)	1,620.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$200/day)	ARB Per Diem Payments PPE 07.30.21 (9 days @ \$200/day)	1,800.00	

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		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9.5 days @ \$150/day)	ARB Per Diem Payments PPE 07.30.21 (9.5 days @ \$150/day)	4,275.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9.5 days @ \$170/day)	ARB Per Diem Payments PPE 07.30.21 (9.5 days @ \$170/day)	3,230.00	
		7/30/2021	ARB Per Diem Payments PPE 07.30.21 (9.5 days @ \$180/day)	ARB Per Diem Payments PPE 07.30.21 (9.5 days @ \$180/day)	1,710.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (0 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (0 days @ \$150/day)	40.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$150/day)	7,500.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$160/day)	1,600.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$170/day)	1,700.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$180/day)	1,800.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$190/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$190/day)	1,900.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$225/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$225/day)	4,500.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$275/day)	ARB Per Diem Payments PPE 08.13.21 (10 days @ \$275/day)	2,750.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (2 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (2 days @ \$150/day)	340.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (3 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (3 days @ \$150/day)	450.00	

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From 6/1/2021 Through 8/31/2021

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (3 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (3 days @ \$170/day)	1,060.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (3 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (3 days @ \$180/day)	540.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (3.5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (3.5 days @ \$150/day)	525.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (3.5 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (3.5 days @ \$180/day)	630.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$150/day)	1,240.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$160/day)	640.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$170/day)	680.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (4 days @ \$180/day)	760.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (4.5 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (4.5 days @ \$170/day)	765.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (5 days @ \$150/day)	750.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (5 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (5 days @ \$170/day)	3,400.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (5.5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (5.5 days @ \$150/day)	2,475.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (5.5 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (5.5 days @ \$180/day)	990.00	

Travis Central Appraisal District

Standard General Ledger

From 6/1/2021 Through 8/31/2021

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (6 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (6 days @ \$150/day)	2,700.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (6 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (6 days @ \$160/day)	960.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (6 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (6 days @ \$170/day)	1,020.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (6.5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (6.5 days @ \$150/day)	4,995.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (6.5 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (6.5 days @ \$160/day)	1,040.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (6.5 days @ \$190/day)	ARB Per Diem Payments PPE 08.13.21 (6.5 days @ \$190/day)	1,275.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$150/day)	1,090.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$160/day)	2,280.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$170/day)	1,190.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$200/day)	ARB Per Diem Payments PPE 08.13.21 (7 days @ \$200/day)	1,400.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$150/day)	4,500.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$160/day)	4,840.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$170/day)	2,550.00	

Travis Central Appraisal District

Standard General Ledger

From 6/1/2021 Through 8/31/2021

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (7.5 days @ \$180/day)	1,390.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$150/day)	10,840.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$160/day)	5,160.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$170/day)	15,040.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (8 days @ \$180/day)	1,440.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$150/day)	2,550.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$160/day)	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$160/day)	1,360.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$170/day)	2,930.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (8.5 days @ \$180/day)	4,630.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$150/day)	8,100.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$170/day)	3,060.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$180/day)	1,620.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$190/day)	ARB Per Diem Payments PPE 08.13.21 (9 days @ \$190/day)	1,710.00	

Travis Central Appraisal District

Standard General Ledger

From 6/1/2021 Through 8/31/2021

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9.5 days @ \$150/day)	ARB Per Diem Payments PPE 08.13.21 (9.5 days @ \$150/day)	1,425.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9.5 days @ \$170/day)	ARB Per Diem Payments PPE 08.13.21 (9.5 days @ \$170/day)	3,230.00	
		8/20/2021	ARB Per Diem Payments PPE 08.13.21 (9.5 days @ \$180/day)	ARB Per Diem Payments PPE 08.13.21 (9.5 days @ \$180/day)	1,710.00	
				Transaction Total	633,532.50	0.00
Balance 40100	Per Diem Payments				718,640.00	
40220	Operating Supplies			Current Balance	1,276.55	
40231	Books, Publications, Subscriptions & Databases			Current Balance	969.28	
40330	Education & Training			Current Balance	9,800.00	
40510	Legal & Attorney			Current Balance	900.00	
Report Opening/Current Balance					98,053.33	0.00
Report Transaction Totals					633,532.50	0.00
Report Current Balances					731,585.83	0.00
Report Difference					731,585.83	



Quarterly Investment Report

PREPARED FOR TRAVIS CENTRAL APPRAISAL DISTRICT

JUNE 30, 2021



**PATTERSON
& ASSOCIATES**

A MEEDER INVESTMENT MANAGEMENT COMPANY

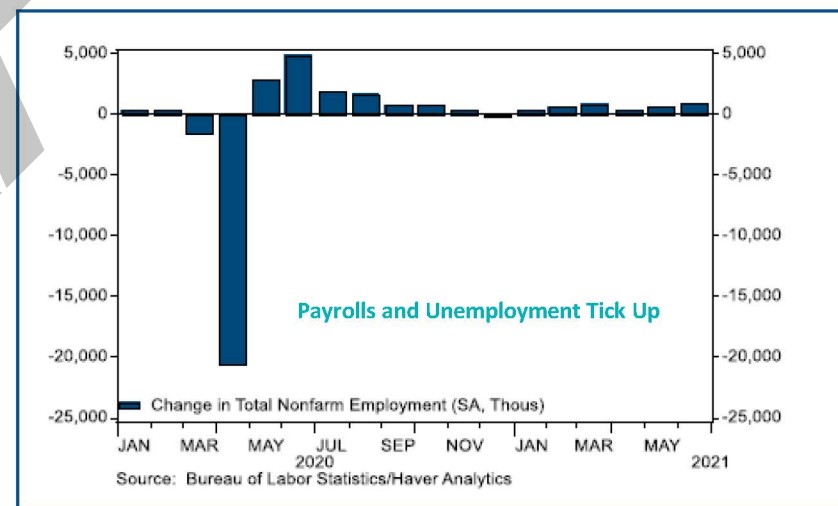
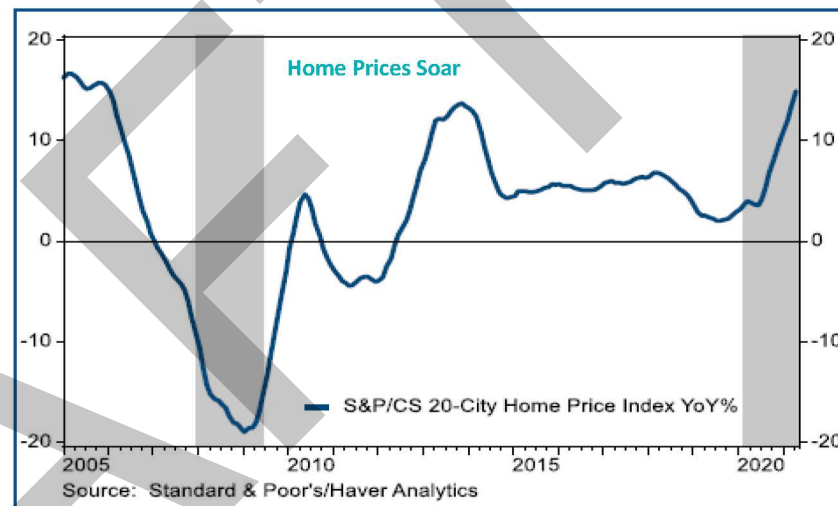
WITH YOU. FOR YOU.

Got Inflation?

The temporary versus permanent nature of price growth and the resulting inflation remains the focal point for markets this quarter as Chair Powell acknowledged the potential of persistent inflation pressure. Production costs have moved up sharply due to supply chain disruptions but that will likely ease. Wage pressures have largely resulted from artificial policy measures disrupting the balance in labor markets which may be more permanent.

As some prices temporarily increase others will persist or emerge but all create short and long imbalances. An example would be oil which causes a jump in gas. It's a temporary rise (55% in WTI in 2021) but eventually this slows car sales, airline tickets and production costs. Another example is semi-conductors which has limited car productions. Vehicle prices rose 38% in the last year reflecting that move. Even non-processed food prices jumped but may settle in and pass on processed food later.

Inflation has been growing without a doubt but the question of its staying power affects markets and the Fed directly. Inflation definitely signals a growing economy. Manufacturing continues to slowly increase despite supply chain woes. Manufacturers have seen the biggest jump in 42 years raising their end product prices. Housing continues to amaze. The number and price of homes is at a record high largely due to migration – from urban to suburban. This appears to be a perfect storm of the imbalance of supply and demand making it a seller's market. But if the seller is moving for a job they will have difficulty in a new area thereby affecting employment.



The Fed Grows Talons

The balance on the Fed FOMC opinions emerging from this month's meeting showed a definite hawkish tone indicating a move away from the massively accommodative stance of the last 15 months. The comments from the June FOMC meeting indicates that the Fed may be on the slow train to tapering (reducing the monthly security purchases supporting the long end of the curve). It won't come quickly though.

Even on the Committee consensus building needs time. The two sides see a move away from peak growth in GDP and inflation so there is no rush to start the process and potentially incur the wrath of another taper tantrum as seen in 2013 as the punch bowl support was removed. The dot plot, which indicates the members' rate forecasts, shows a move to much more rapid change than last month. The market expects the first hike in about 18 mos.

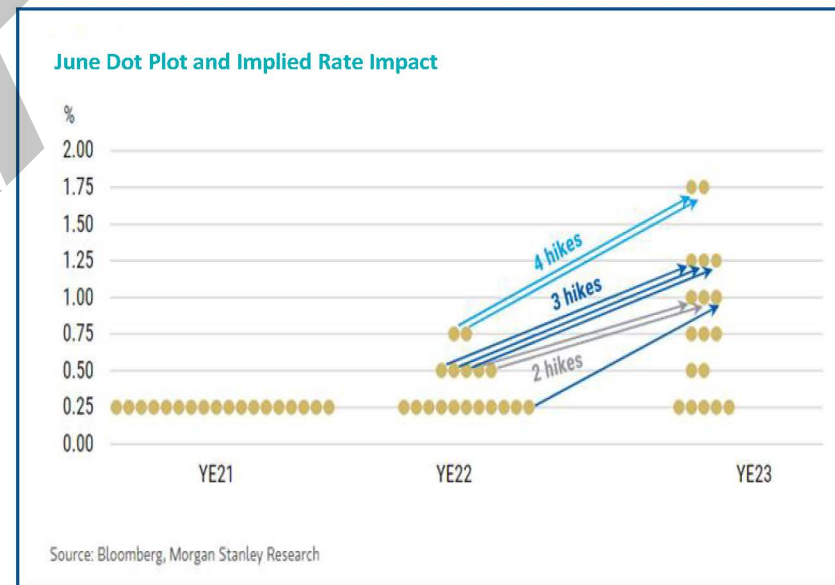
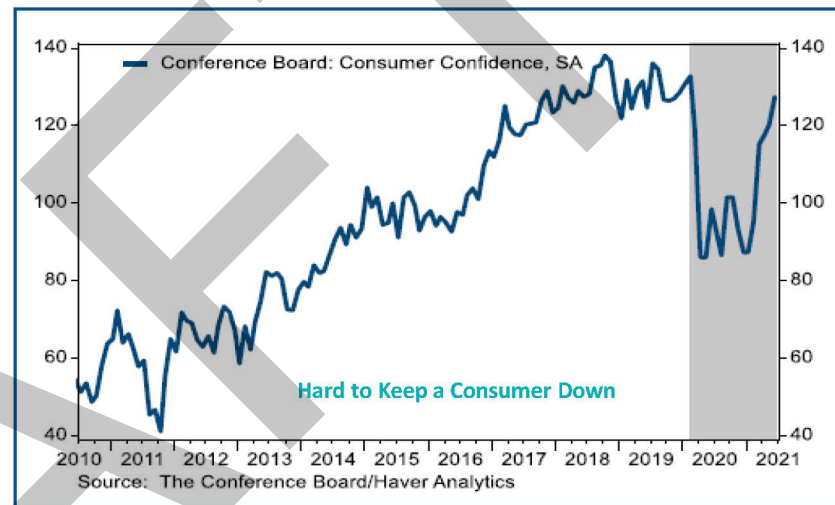
It is likely that the July meeting will have a robust discussion with some forward guidance coming in September. The biggest question and rate of hikes will hinge on whether inflation is seen as transitory or permanent.

The first step will be the tapering of longer-term security purchases. These purchases create a scarcity in the longer securities, raising prices and keeping long term rates low. Reducing that severely affects the long end of the yield curve. The Fed is not alone, globally central banks are retaining the security purchases to keep rates low.

One major change at the Fed was the increased rate on the Fed's Reverse Repo. The appetite for any increased short rates has made that 0.05% market surging (to about \$700 billion a week). Short term and cash alternatives are limited with cash continuing to increase creating this need.

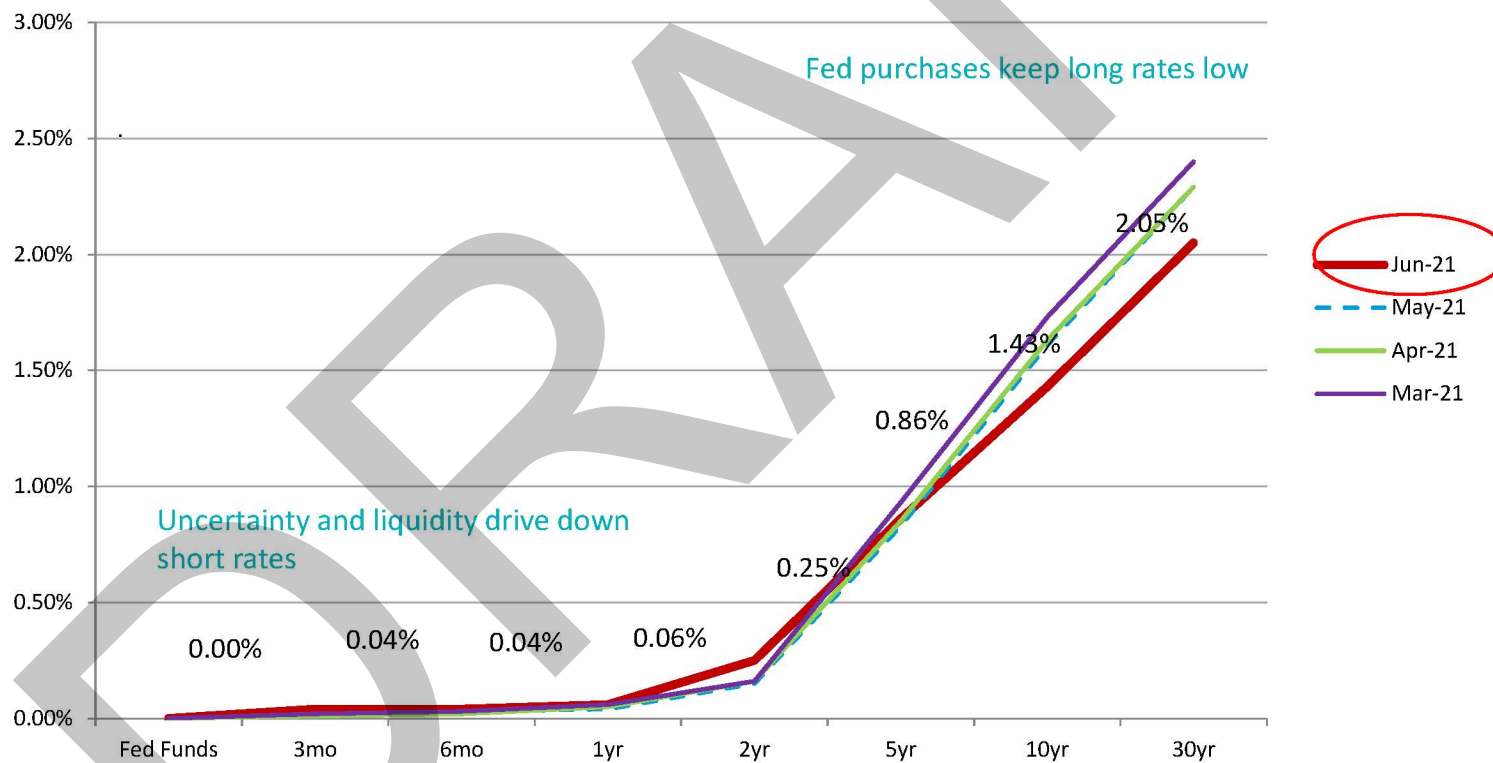
Finally, banks, though awash in cash, are turning depositors away. But they passed their latest Dodd-Frank Stress Tests with flying colors. Not a surprise after all the Fed assistance last year.

FNMA and FHLMC are not so lucky. The Court set the stage for both agencies to stay in conservatorship as full faith and credit of the US., as they have become major profit centers for the US Treasury.



Why is the Curve Moving and Flattening?

- The curve has been flattening from 2 years to 10 years which seems to be from longer end rallies and short end selling. We have moved from the bear flattening seen previously. The effect seems the same however with rates so very low and little wiggle room.
- Short end investors remain liquid or short until some way forward is clearer and as definitive signs appear.
- The inflation narrative is being driven by the Fed speak giving recognition to higher prices bubbling into the conversation.
- At some point the Fed will begin to taper raining on the long end's long bull run.



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

Travis Central Appraisal District, Texas

Quarterly Investment Report

April - June 2021

Portfolio Summary Management Report

This quarterly report is prepared in compliance with the Investment Policy of the District and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

<u>Portfolio as of March 31, 2021</u>		<u>Portfolio as of June 30, 2021</u>	
Beginning Book Value	\$ 11,197,006	Ending Book Value	\$ 10,250,747
Beginning Market Value	\$ 11,197,006	Ending Market Value	\$ 10,250,747
Unrealized Gain/Loss	\$ 0	Investment Income for the period	\$ 678
		Unrealized Gain/Loss	\$ 0
		Change in Unrealized Gain/Loss	\$ 0
WAM at Beginning Period Date ¹	1 day	WAM at Ending Period Date ¹	1 day
		Change in Market Value ²	\$ (946,259)

Average Yield to Maturity for period **0.030%**

Average Yield 3 month Treasury Bill for period **0.030%**

Leana H. Mann, Director of Operations
Travis Central Appraisal District

Linda Patterson
Ms. Linda Patterson, President
Patterson & Associates

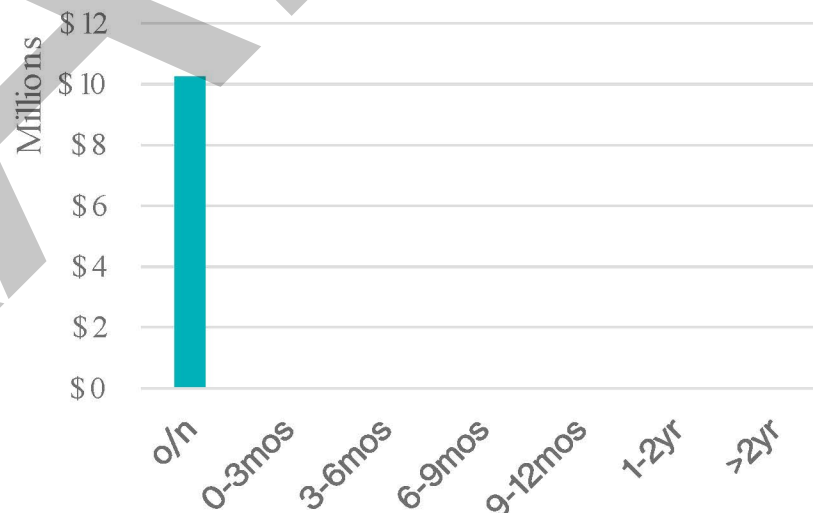
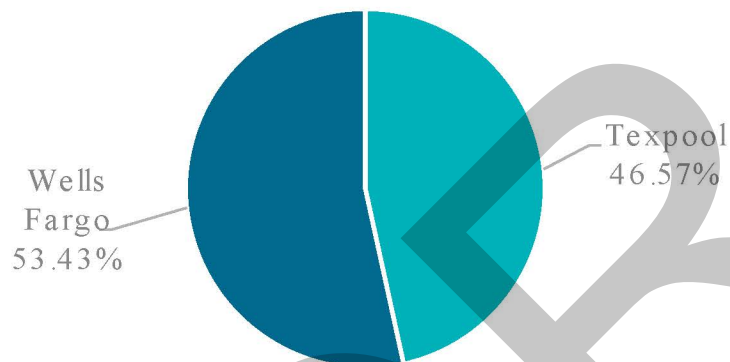
¹ **WAM**, represents weighted average maturity.

² **Change in Market Value**" is required data, but will primarily reflect the receipts and expenditures of the District's funds from quarter to quarter.

Portfolio Overview

As of June 30, 2021

- P&A reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. Where extensions can be made in the portfolio, it is important to make them to find available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Inside of 1 year, we continue to see value in commercial paper. Our expectation is of continuing low rates, but we look for value in your authorized sectors to extend and capture the yield available as markets change.





**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
June 30, 2021**

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	4,774,141.16	4,774,141.16	4,774,141.16	46.57	1	1	0.042
Wells Fargo Bank	5,476,605.96	5,476,605.96	5,476,605.96	53.43	1	1	0.012
	10,250,747.12	10,250,747.12	10,250,747.12	100.00%	1	1	0.026

Investments			
Total Earnings	June 30	Month Ending	Fiscal Year To Date
Current Year		208.37	1,876.74

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

Reporting period 06/01/2021-06/30/2021

Data Updated: SET_TCAD: 08/02/2021 17:05

Run Date: 08/02/2021 - 17:06

Portfolio TCAD

AP

PM (PRF_PM1) 7.3.0

Report Ver. 7.3.6.1



Travis Central Appraisal Dist.
Summary by Type
June 30, 2021
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: 850 EAL Holding Corp.						
Wells Fargo Bank	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: General Fund						
Texpool/Texpool Prime	2	4,774,141.16	4,774,141.16	46.57	0.042	1
Wells Fargo Bank	4	5,476,605.96	5,476,605.96	53.43	0.012	1
Subtotal	6	10,250,747.12	10,250,747.12	100.00	0.026	1
Total and Average	7	10,250,747.12	10,250,747.12	100.00	0.026	1



Travis Central Appraisal Dist.
Fund 850 - 850 EAL Holding Corp.
Investments by Fund
June 30, 2021

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
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

**Fund GEN - General Fund
Investments by Fund
June 30, 2021**

Page 2

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	2,352,537.45	2,352,537.45	2,352,537.45	0.013	0.012	0.013	1
900001A	10001	Texpool Prime	10/01/2019	2,421,603.71	2,421,603.71	2,421,603.71	0.071	0.069	0.070	1
Subtotal and Average				4,774,141.16	4,774,141.16	4,774,141.16		0.042	0.042	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	89,814.72	89,814.72	89,814.72	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	645.10	645.10	645.10	0.150	0.147	0.150	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	5,386,146.14	5,386,146.14	5,386,146.14	0.010	0.009	0.010	1
Subtotal and Average				5,476,605.96	5,476,605.96	5,476,605.96		0.012	0.012	1
Total Investments and Average				10,250,747.12	10,250,747.12	10,250,747.12		0.026	0.026	1

Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
April 1, 2021 - June 30, 2021
Yield on Average Book Value

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

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Fund												
900001	10000	GEN	RRP	2,352,537.45	2,352,465.88	2,352,491.49		0.013	0.012	71.57	0.00	71.57
900001A	10001	GEN	RRP	2,421,603.71	2,421,137.90	2,421,311.65		0.071	0.077	465.81	0.00	465.81
8477	10002	GEN	RR2	5,386,146.14	5,378,170.64	4,271,780.68		0.010	0.010	106.28	0.00	106.28
90401	10003	GEN	RR2	89,814.72	73,847.74	85,373.25		0.160	0.160	34.05	0.00	34.05
88469	10004	GEN	RR2	645.10	0.00	253.52		0.150	0.158	0.10	0.00	0.10
88477	10005	GEN	RR2	0.00	971,384.00	348,813.80				0.00	0.00	0.00
Subtotal				10,250,747.12	11,197,006.16	9,480,024.40			0.029	677.81	0.00	677.81
Total				10,250,747.12	11,197,006.16	9,480,024.40			0.029	677.81	0.00	677.81

Travis Central Appraisal Dist.
Texas Compliance Change in Val Report
Sorted by Fund
April 1, 2021 - June 30, 2021

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

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value	Ending Market Value
Cusip	Par Value	YTM	Mat Date	Interest Received							
Fund: 850 EAL Holding Corp											
10006	WFCHIV	850	01/01/2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61442	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: 850 EAL Holding Corp				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund: General Fund											
10000	TXPOOL	GEN	10/01/2019	71.57	2,352,465.88	71.57	0.00	71.57	2,352,537.45		
900001	2,352,537.45	0.013	/ /	71.57	2,352,465.88	71.57	0.00	71.57	2,352,537.45		
10001	TXPRIM	GEN	10/01/2019	465.81	2,421,137.90	465.81	0.00	465.81	2,421,603.71		
900001A	2,421,603.71	0.070	/ /	465.81	2,421,137.90	465.81	0.00	465.81	2,421,603.71		
10002	WFSW	GEN	10/01/2019	106.28	5,378,170.64	3,271,895.47	3,263,825.46	7,975.50	5,386,146.14		
8477	5,386,146.14	0.010	/ /	94.51	5,378,170.64	3,271,895.47	3,263,825.46	7,975.50	5,386,146.14		
10003	WFABCP	GEN	10/01/2019	34.05	73,847.74	15,966.98	0.00	15,966.98	89,814.72		
90401	89,814.72	0.160	/ /	34.05	73,847.74	15,966.98	0.00	15,966.98	89,814.72		
10004	WFABCP	GEN	10/01/2019	0.10	0.00	109,137.60	108,492.50	645.10	645.10		
88469	645.10	0.150	/ /	0.10	0.00	109,137.60	108,492.50	645.10	645.10		
10005	WFCCAP	GEN	10/01/2019	0.00	971,384.00	6,926,799.92	7,898,183.92	-971,384.00	0.00		
88477	0.00	0.000	/ /	0.00	971,384.00	6,926,799.92	7,898,183.92	-971,384.00	0.00		
Sub Totals For: Fund: General Fund				677.81	11,197,006.16	10,324,337.35	11,270,501.88	-946,259.04	10,250,747.12		
				666.04	11,197,006.16	10,324,337.35	11,270,501.88	-946,259.04	10,250,747.12		
Report Grand Totals:				677.81	11,197,006.16	10,324,337.35	11,270,501.88	-946,259.04	10,250,747.12		
				666.04	11,197,006.16	10,324,337.35	11,270,501.88	-946,259.04	10,250,747.12		

Portfolio TCAD

Disclosure

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Austin, TX 78746
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Monthly Investment Report

PREPARED FOR TRAVIS CENTRAL APPRAISAL DISTRICT

MAY 31, 2021



**PATTERSON
& ASSOCIATES**

A MEEDER INVESTMENT MANAGEMENT COMPANY

WITH YOU. FOR YOU.

Recovery...But With Hurdles

The US economy has continued to gain momentum in 2Q boosting confidence and expectations of a recovery. It still has hurdles however in manufacturing, housing, jobs and even cyberattacks.

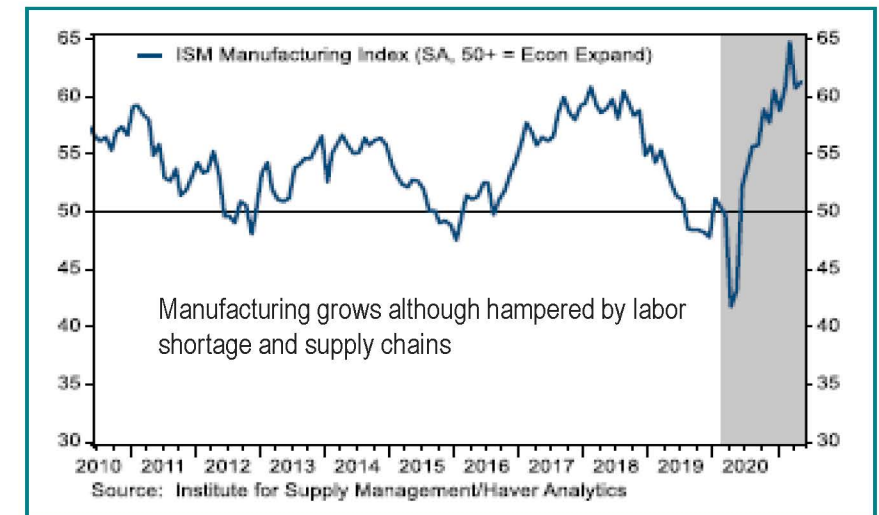
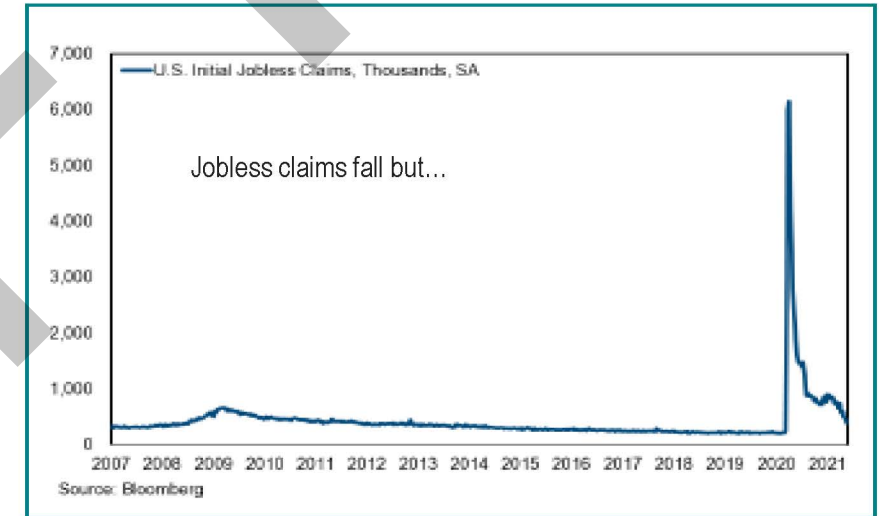
Manufacturing rose only slightly on new orders, but production actually fell and prices soared. Manufacturing faces two major hurdles: supply chain kinks and labor concerns. The delays in supply chains overall stand at a 16 year high as the global economy slowly re-opens. Since every product has gained from globalization and multiple suppliers re-starting and re-connecting those chains is a major effort. That will point to a longer-term rise in CPI. The Fed's latest Beige Book report contained a laundry list of complaints on labor shortages. One key area, metals and aluminum may be improving as the US-EU have agreed to "chart a path" to end their dispute and indeed bourbon and cycles will flow again!

Even with fading unemployment claims there still remains 5.8M unemployed. Why they stay unemployed is a key question. Is it competing stimulus checks, childcare, or health concerns? These types of concerns are not fixed by monetary policy – it has to be fiscal policy's role to a large degree. And it ripples. Teenagers are taking many more jobs which is a concern because schools note that they are dropping out to do so. Teenagers represented 78% of the latest job increase!

Housing represents 17.5% of GDP. It is a key component to recovery. Historically low interest rates have increased demand for homes and suburban homes as folks move out of the cities with remote work. However, supply chain woes have made commodity prices for lumber through copper and chips (in appliances) soar. Lumber is up 274% over the last 12 months with wildfires, tariffs and transport.

Cyberattacks have caused slowdowns and the US has labeled ransom-ware attacks as terrorist acts. The world's largest beef producer (JBS) and the US's largest gas pipeline (Colonial) both were victims this month causing delays and price increases.

All of these feed into a major concern on inflationary pressures.



The 800 lb. Inflation Gorilla

Inflation is painfully apparent to anyone shopping or building right now. Prices are rising generally on increased demand, labor and commodity shortages and high transportation costs and is has been compounded by cyberattacks.

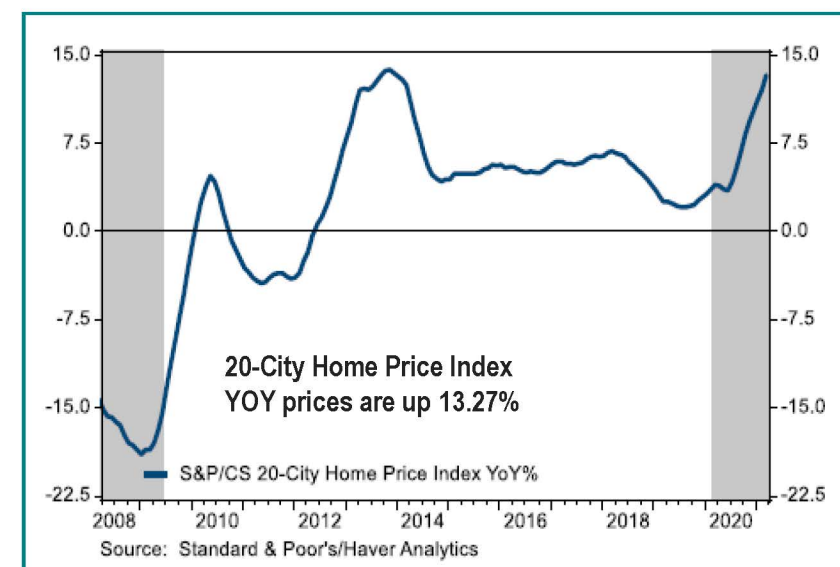
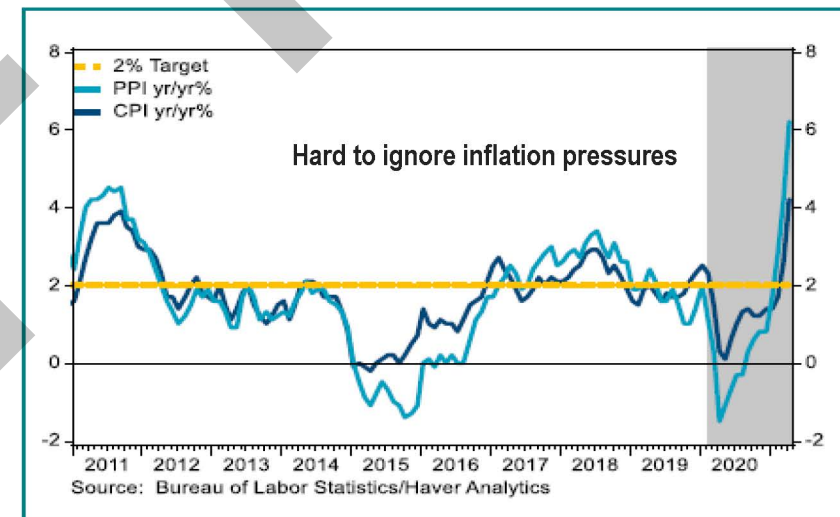
The Fed has termed this inflationary spike as “transitory” and largely fueled by supply chain problems. The Fed continues to be cautiously optimistic about the recovery and at the April meeting there was some discussion concerning scaling back the massive central bank’s bond purchases “at some point” because of progress toward the Committee’s employment goals.

The June meeting will give us more clues. The Fed has already released plans to begin a pullback of its accommodation actions but not by stopping bond purchases or raising interest rates. They have announced an end to corporate bond purchases specifically and announced they will sell off its exchange-traded fund investments and direct bond holdings totaling roughly \$14 billion over the next months. As Pres. Daly said“We’re talking about talking about tapering, and that is what you want out of us. You want to be long-viewed here” Indeed we do.

Other monetary aides that the Fed used last year have already expired including the credit facility for CP Funding, MMMF Liquidity facility, Primary Market Corp Credit Facility, Municipal Liquidity Facility and Term ABS Loan Facility. All of these actions are major conciliation to a recovering economy.

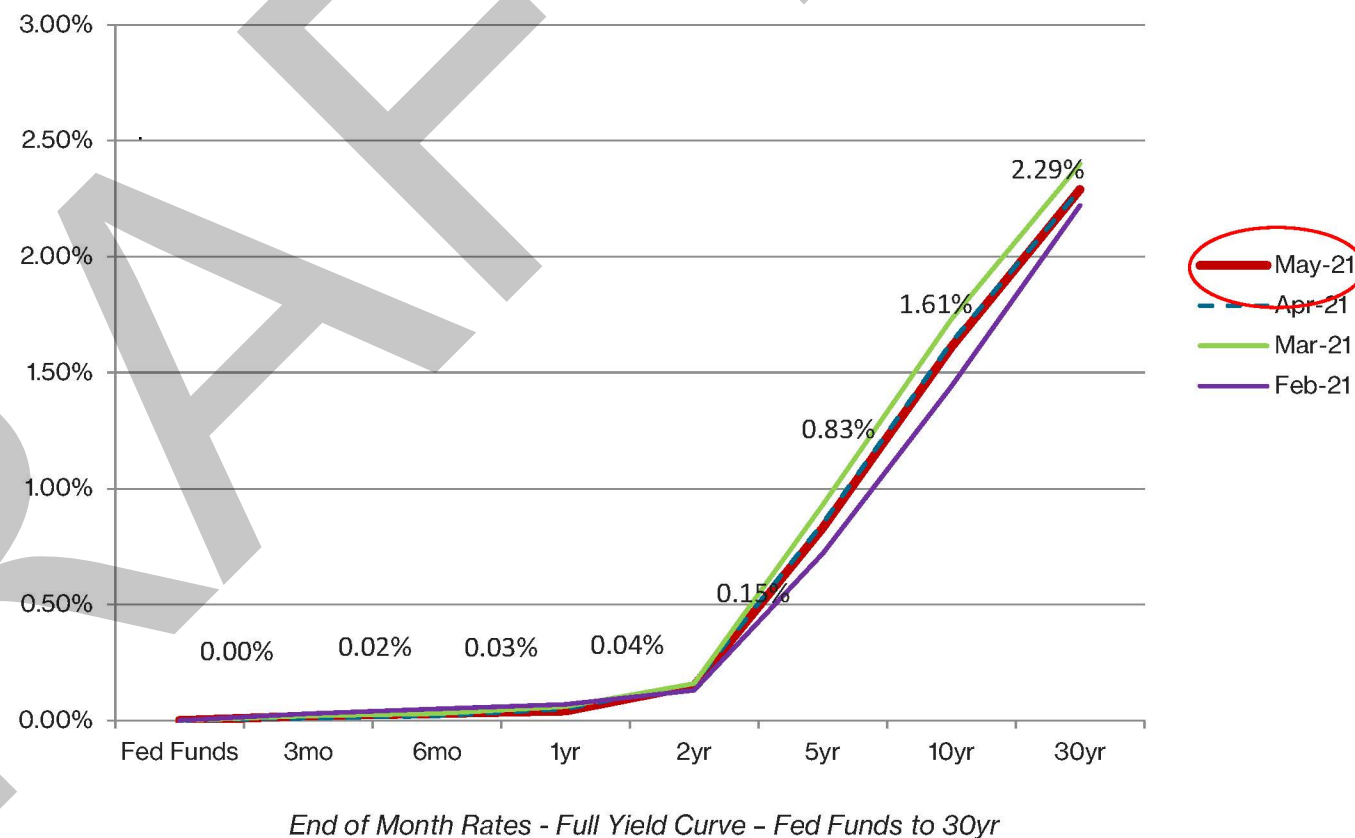
This does appear tied to the Administration’s that would allow the recovery to pace itself. The Administration and Congress remains undeterred to move towards more stimulus. Despite the \$5.7T under Trump and Biden – and amid rising inflation fears – we continue to move more onto the US balance sheet. The new budget seeks \$6T for 2022 with trillions going to infrastructure and education. Not that it isn’t needed but the debt accumulation has to be a concern.

Going forward, as federal stimulus slows, the economy and consumer spending will be reliant on more organic means such as job and income growth. While more sustainable, without artificial support, spending activity is likely to stabilize at a somewhat lower-level controlling inflation on its own. That slowing may encourage those pushing for more stimulus and disappointing those looking for a never-ending boom. Only time will tell.



A Stationary Curve

- The curve remains cemented while reacting to its major concerns: Covid, inflation, stimulus programs progress, and the speed of the improving US economy
- Inflation concerns as stimulus trillions work into the economy is a major concern as inflation would raise rates.
- Short end investors remain liquid or short until some definitive signs appear.
- The various Covid vaccines have been a major boost to confidence, but a more robust economic recovery may require several more months.
- A shortage of workers is holding back the re-opening of the economy.

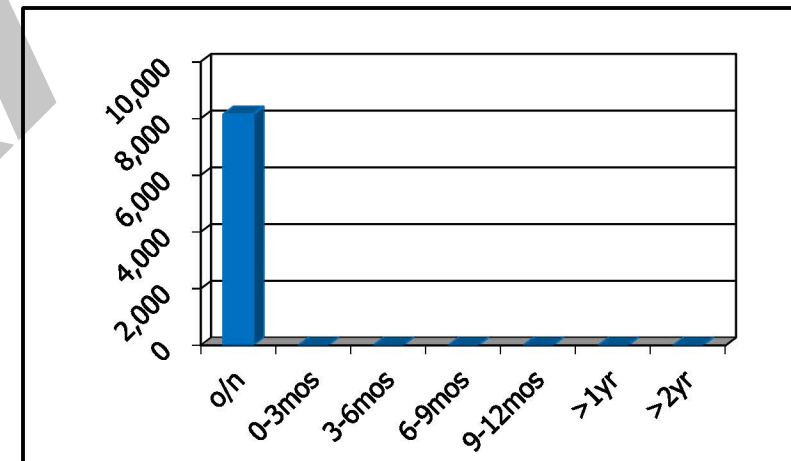
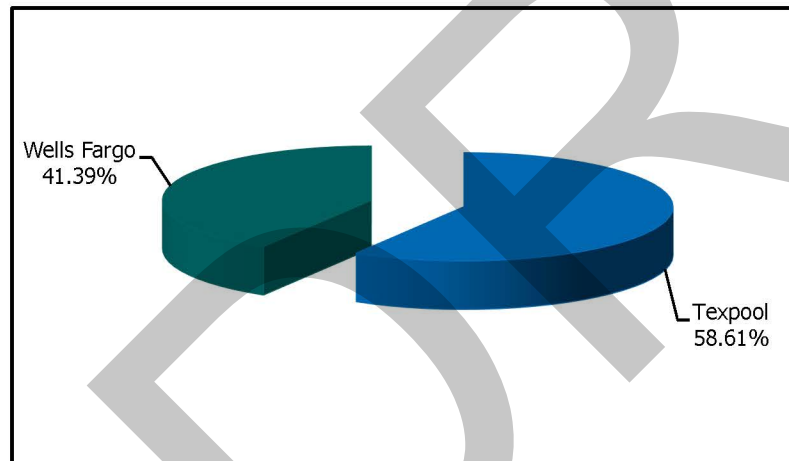


Your Portfolio

As of May 31, 2021



- 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. These are unusual times and where extensions can be made it is important to make them to find any available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Liquidity has been reduced to little or no value but with a flat short curve it may be the only sector available out to twelve months without the use of CP. Our expectation is of continuing dismally low rates, but we look for value in your authorized sectors to capture the yield available as markets change.





**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
May 31, 2021**

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	4,773,975.01	4,773,975.01	4,773,975.01	58.61	1	1	0.044
Wells Fargo Bank	3,370,875.36	3,370,875.36	3,370,875.36	41.39	1	1	0.014
	8,144,850.37	8,144,850.37	8,144,850.37	100.00%	1	1	0.032

Investments

Total Earnings	May 31	Month Ending	Fiscal Year To Date
Current Year		224.95	1,668.37

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

Reporting period 05/01/2021-05/31/2021

Data Updated: SET_TCAD: 06/28/2021 15:19

Run Date: 06/28/2021 - 15:19

Portfolio TCAD

AP

PM (PRF_PM1) 7.3.0

Report Ver. 7.3.6.1

Travis Central Appraisal Dist.
Summary by Type
May 31, 2021
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: 850 EAL Holding Corp.						
Wells Fargo Bank	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: General Fund						
Texpool/Texpool Prime	2	4,773,975.01	4,773,975.01	58.61	0.044	1
Wells Fargo Bank	4	3,370,875.36	3,370,875.36	41.39	0.014	1
Subtotal	6	8,144,850.37	8,144,850.37	100.00	0.032	1
Total and Average	7	8,144,850.37	8,144,850.37	100.00	0.032	1



Travis Central Appraisal Dist.
Fund 850 - 850 EAL Holding Corp.
Investments by Fund
May 31, 2021

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
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

**Fund GEN - General Fund
Investments by Fund
May 31, 2021**

Page 2

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	2,352,512.23	2,352,512.23	2,352,512.23	0.010	0.010	0.010	1
900001A	10001	Texpool Prime	10/01/2019	2,421,462.78	2,421,462.78	2,421,462.78	0.078	0.076	0.077	1
Subtotal and Average				4,773,975.01	4,773,975.01	4,773,975.01		0.044	0.044	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	86,204.95	86,204.95	86,204.95	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	495.02	495.02	495.02	0.180	0.177	0.180	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	108,240.00	108,240.00	108,240.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	3,175,935.39	3,175,935.39	3,175,935.39	0.010	0.009	0.010	1
Subtotal and Average				3,370,875.36	3,370,875.36	3,370,875.36		0.013	0.014	1
Total Investments and Average				8,144,850.37	8,144,850.37	8,144,850.37		0.031	0.032	1

Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
May 1, 2021 - May 31, 2021
Yield on Average Book Value

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

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Fund												
900001	10000	GEN	RRP	2,352,512.23	2,352,491.93	2,352,494.55		0.010	0.010	20.30	0.00	20.30
900001A	10001	GEN	RRP	2,421,462.78	2,421,303.06	2,421,323.67		0.078	0.078	159.72	0.00	159.72
8477	10002	GEN	RR2	3,175,935.39	4,622,443.13	3,940,250.71		0.010	0.010	33.28	0.00	33.28
90401	10003	GEN	RR2	86,204.95	81,667.42	85,595.27		0.160	0.160	11.63	0.00	11.63
88469	10004	GEN	RR2	495.02	0.00	134.52		0.180	0.175	0.02	0.00	0.02
88477	10005	GEN	RR2	108,240.00	0.00	13,966.45				0.00	0.00	0.00
Subtotal				8,144,850.37	9,477,905.54	8,813,765.17			0.030	224.95	0.00	224.95
Total				8,144,850.37	9,477,905.54	8,813,765.17			0.030	224.95	0.00	224.95

Disclosure

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Patterson & Associates

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Monthly Investment Report

PREPARED FOR TRAVIS CENTRAL APPRAISAL DISTRICT

JUNE 30, 2021



**PATTERSON
& ASSOCIATES**

A MEEDER INVESTMENT MANAGEMENT COMPANY

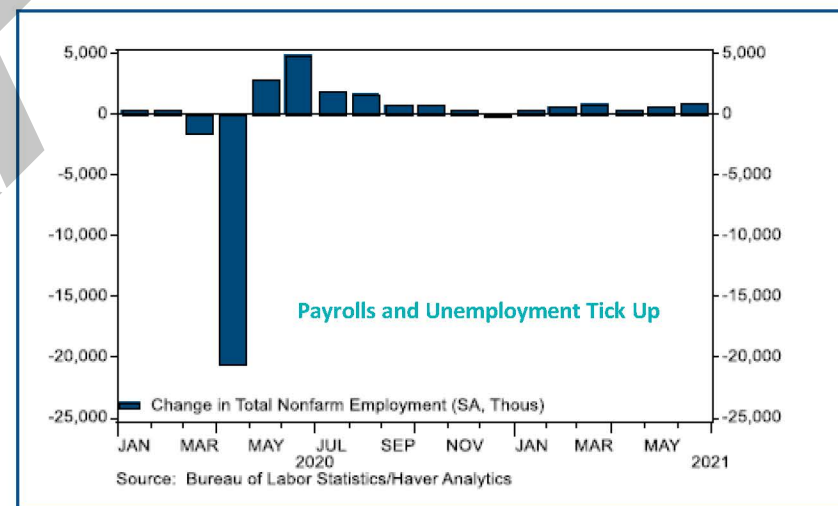
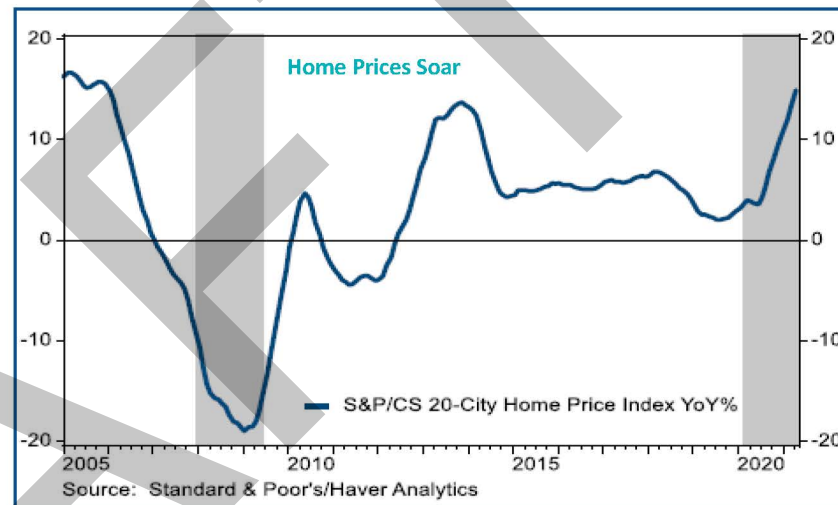
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Got Inflation?

The temporary versus permanent nature of price growth and the resulting inflation remains the focal point for markets this quarter as Chair Powell acknowledged the potential of persistent inflation pressure. Production costs have moved up sharply due to supply chain disruptions but that will likely ease. Wage pressures have largely resulted from artificial policy measures disrupting the balance in labor markets which may be more permanent.

As some prices temporarily increase others will persist or emerge but all create short and long imbalances. An example would be oil which causes a jump in gas. It's a temporary rise (55% in WTI in 2021) but eventually this slows car sales, airline tickets and production costs. Another example is semi-conductors which has limited car productions. Vehicle prices rose 38% in the last year reflecting that move. Even non-processed food prices jumped but may settle in and pass on processed food later.

Inflation has been growing without a doubt but the question of its staying power affects markets and the Fed directly. Inflation definitely signals a growing economy. Manufacturing continues to slowly increase despite supply chain woes. Manufacturers have seen the biggest jump in 42 years raising their end product prices. Housing continues to amaze. The number and price of homes is at a record high largely due to migration – from urban to suburban. This appears to be a perfect storm of the imbalance of supply and demand making it a seller's market. But if the seller is moving for a job they will have difficulty in a new area thereby affecting employment.



The Fed Grows Talons

The balance on the Fed FOMC opinions emerging from this month's meeting showed a definite hawkish tone indicating a move away from the massively accommodative stance of the last 15 months. The comments from the June FOMC meeting indicates that the Fed may be on the slow train to tapering (reducing the monthly security purchases supporting the long end of the curve). It won't come quickly though.

Even on the Committee consensus building needs time. The two sides see a move away from peak growth in GDP and inflation so there is no rush to start the process and potentially incur the wrath of another taper tantrum as seen in 2013 as the punch bowl support was removed. The dot plot, which indicates the members' rate forecasts, shows a move to much more rapid change than last month. The market expects the first hike in about 18 mos.

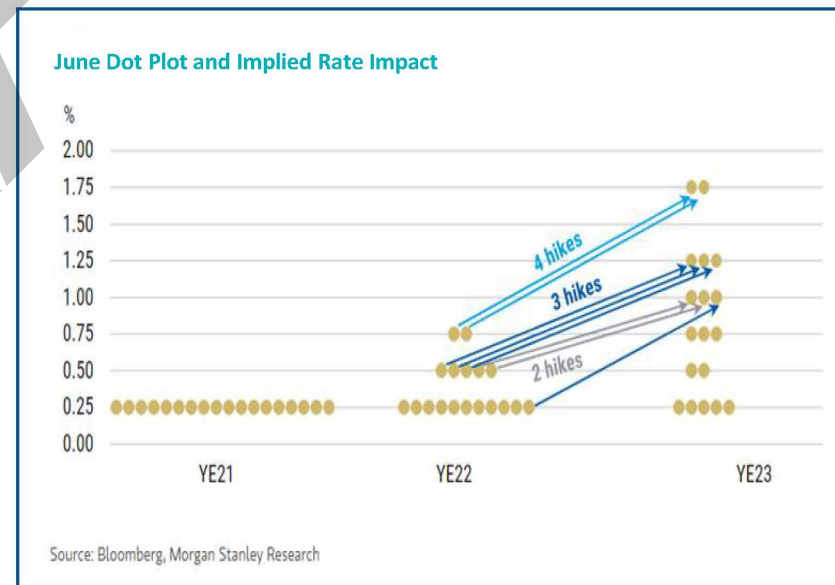
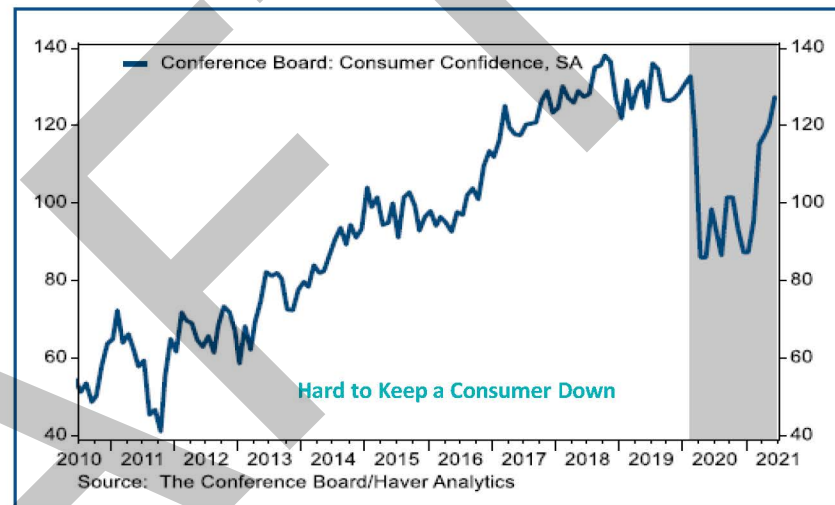
It is likely that the July meeting will have a robust discussion with some forward guidance coming in September. The biggest question and rate of hikes will hinge on whether inflation is seen as transitory or permanent.

The first step will be the tapering of longer-term security purchases. These purchases create a scarcity in the longer securities, raising prices and keeping long term rates low. Reducing that severely affects the long end of the yield curve. The Fed is not alone, globally central banks are retaining the security purchases to keep rates low.

One major change at the Fed was the increased rate on the Fed's Reverse Repo. The appetite for any increased short rates has made that 0.05% market surging (to about \$700 billion a week). Short term and cash alternatives are limited with cash continuing to increase creating this need.

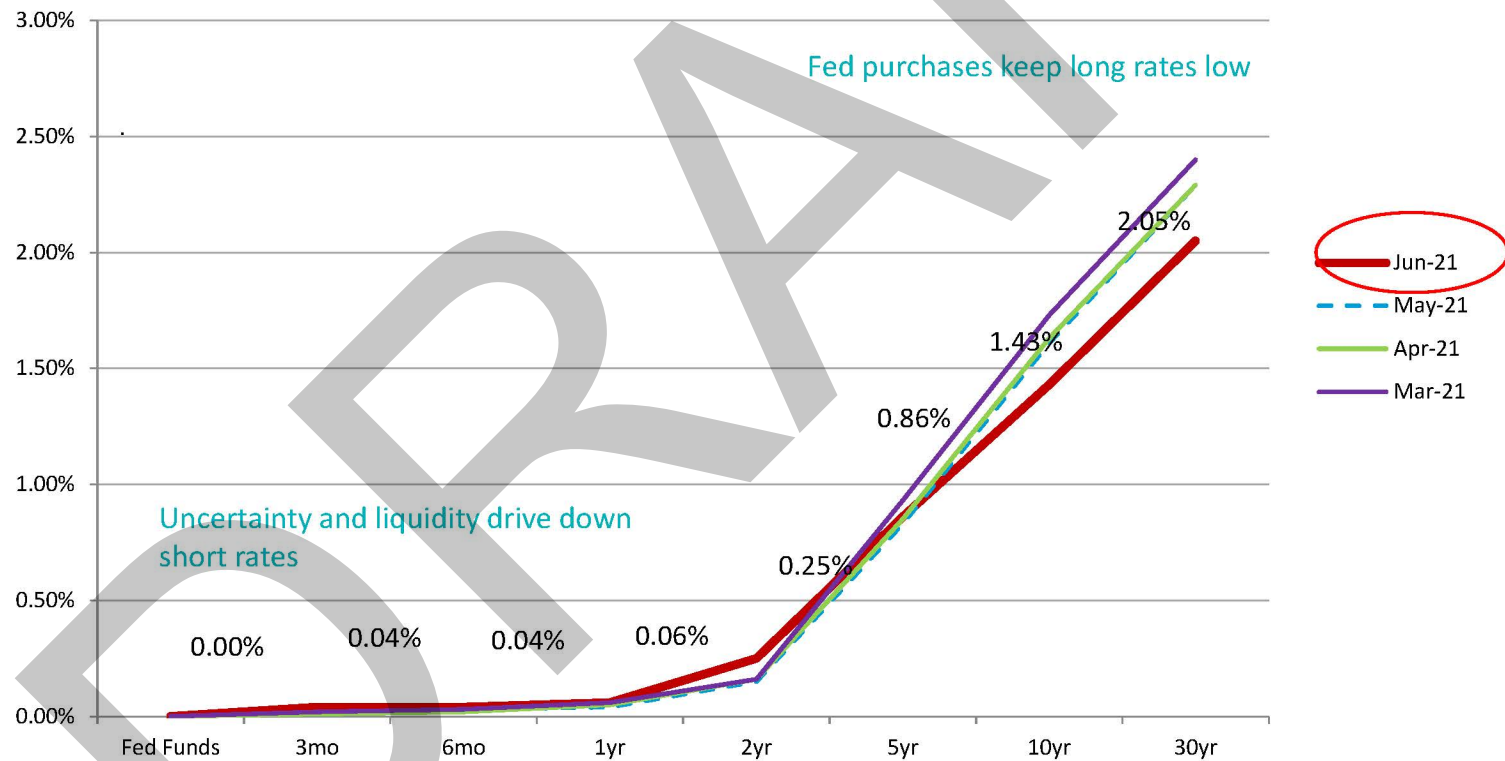
Finally, banks, though awash in cash, are turning depositors away. But they passed their latest Dodd-Frank Stress Tests with flying colors. Not a surprise after all the Fed assistance last year.

FNMA and FHLMC are not so lucky. The Court set the stage for both agencies to stay in conservatorship as full faith and credit of the US., as they have become major profit centers for the US Treasury.



Why is the Curve Moving and Flattening?

- The curve has been flattening from 2 years to 10 years which seems to be from longer end rallies and short end selling. We have moved from the bear flattening seen previously. The effect seems the same however with rates so very low and little wiggle room.
- Short end investors remain liquid or short until some way forward is clearer and as definitive signs appear.
- The inflation narrative is being driven by the Fed speak giving recognition to higher prices bubbling into the conversation.
- At some point the Fed will begin to taper raining on the long end's long bull run.

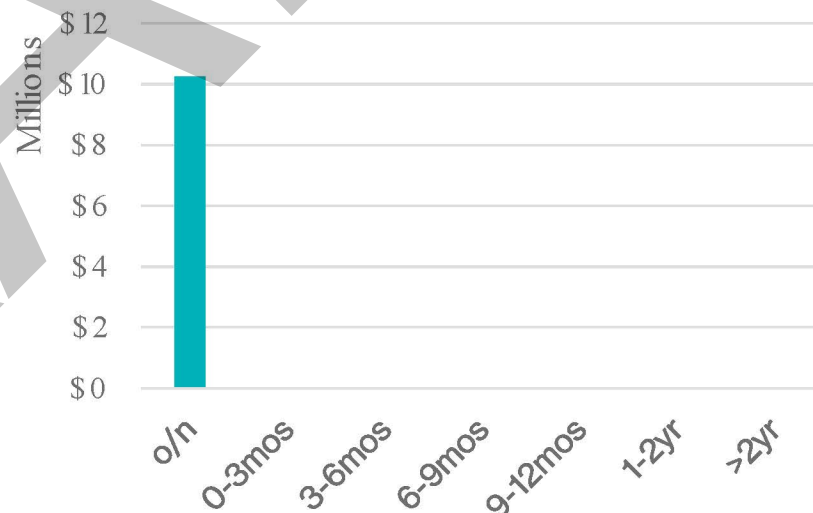
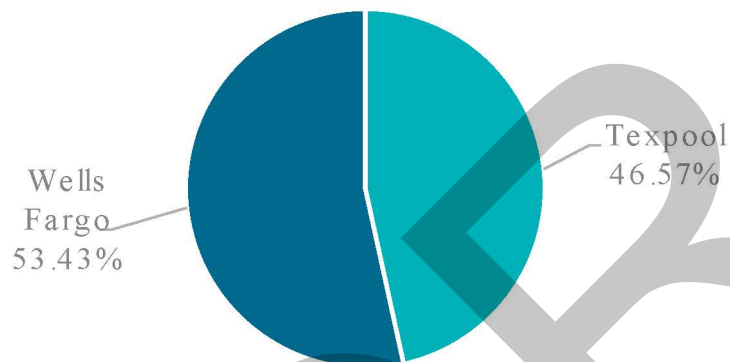


End of Month Rates - Full Yield Curve - Fed Funds to 30yr

Portfolio Overview

As of June 30, 2021

- P&A reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. Where extensions can be made in the portfolio, it is important to make them to find available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Inside of 1 year, we continue to see value in commercial paper. Our expectation is of continuing low rates, but we look for value in your authorized sectors to extend and capture the yield available as markets change.





**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
June 30, 2021**

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	4,774,141.16	4,774,141.16	4,774,141.16	46.57	1	1	0.042
Wells Fargo Bank	5,476,605.96	5,476,605.96	5,476,605.96	53.43	1	1	0.012
Investments	10,250,747.12	10,250,747.12	10,250,747.12	100.00%	1	1	0.026

Total Earnings	June 30	Month Ending	Fiscal Year To Date
Current Year		208.37	1,876.74

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
June 30, 2021
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: 850 EAL Holding Corp.						
Wells Fargo Bank	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: General Fund						
Texpool/Texpool Prime	2	4,774,141.16	4,774,141.16	46.57	0.042	1
Wells Fargo Bank	4	5,476,605.96	5,476,605.96	53.43	0.012	1
Subtotal	6	10,250,747.12	10,250,747.12	100.00	0.026	1
Total and Average	7	10,250,747.12	10,250,747.12	100.00	0.026	1



Travis Central Appraisal Dist.
Fund 850 - 850 EAL Holding Corp.
Investments by Fund
June 30, 2021

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
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

**Fund GEN - General Fund
Investments by Fund
June 30, 2021**

Page 2

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	2,352,537.45	2,352,537.45	2,352,537.45	0.013	0.012	0.013	1
900001A	10001	Texpool Prime	10/01/2019	2,421,603.71	2,421,603.71	2,421,603.71	0.071	0.069	0.070	1
Subtotal and Average				4,774,141.16	4,774,141.16	4,774,141.16		0.042	0.042	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	89,814.72	89,814.72	89,814.72	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	645.10	645.10	645.10	0.150	0.147	0.150	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	5,386,146.14	5,386,146.14	5,386,146.14	0.010	0.009	0.010	1
Subtotal and Average				5,476,605.96	5,476,605.96	5,476,605.96		0.012	0.012	1
Total Investments and Average				10,250,747.12	10,250,747.12	10,250,747.12		0.026	0.026	1

Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
June 1, 2021 - June 30, 2021
Yield on Average Book Value

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

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Fund												
900001	10000	GEN	RRP	2,352,537.45	2,352,512.23	2,352,513.07		0.013	0.013	25.22	0.00	25.22
900001A	10001	GEN	RRP	2,421,603.71	2,421,462.78	2,421,467.48		0.071	0.071	140.93	0.00	140.93
8477	10002	GEN	RR2	5,386,146.14	3,175,935.39	3,694,422.73		0.010	0.010	30.37	0.00	30.37
90401	10003	GEN	RR2	89,814.72	86,204.95	89,514.74		0.160	0.160	11.77	0.00	11.77
88469	10004	GEN	RR2	645.10	495.02	630.02		0.150	0.154	0.08	0.00	0.08
88477	10005	GEN	RR2	0.00	108,240.00	104,632.00				0.00	0.00	0.00
Subtotal				10,250,747.12	8,144,850.37	8,663,180.04			0.029	208.37	0.00	208.37
Total				10,250,747.12	8,144,850.37	8,663,180.04			0.029	208.37	0.00	208.37

Disclosure

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Patterson & Associates
Barton Oaks Plaza
Building II
901 S. MoPac, Suite 195
Austin, TX 78746
800.817.2442



Monthly Investment Report

PREPARED FOR TRAVIS CENTRAL APPRAISAL DISTRICT

JULY 31, 2021



**PATTERSON
& ASSOCIATES**

A MEEDER INVESTMENT MANAGEMENT COMPANY

WITH YOU. FOR YOU.

Solid Recovery

After more than a year, the economy appears to be solidly growing as consumers rush to spend and supply chains start to relax. There are risks, however. The Delta variant can jeopardize progress.

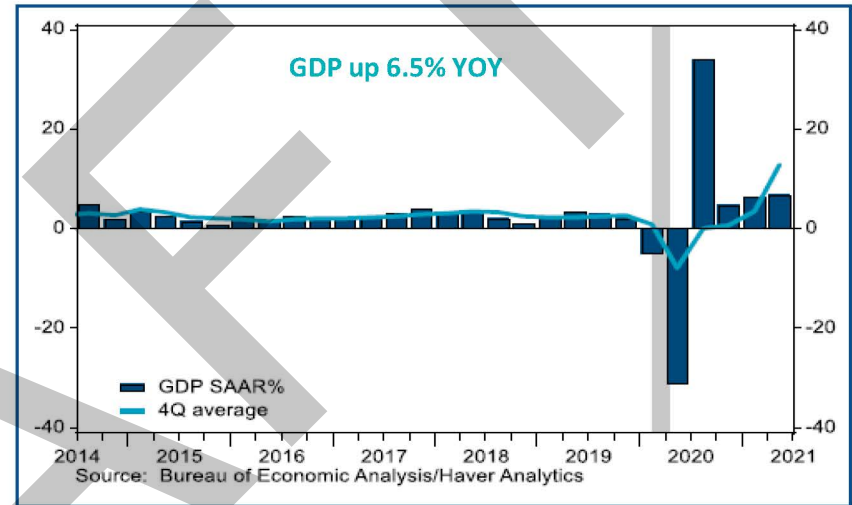
The signs are everywhere. In the area of employment, we continue to add about a half million jobs per month. A welcome change after a year of job destruction. Workers remain scarce however the reasons for which are attributed to health worries, limited or new childcare concerns, and competition with bountiful unemployment benefits.

Consumers are resilient with personal consumption hitting new 3Q highs and service consumption up. With the decrease in private investment, it appears that the housing market mania and office space building is slowing. The leisure and hospitality area remains the hardest hit, but manufacturing is strong and will continue to grow as supply chains normalize.

With trillions in stimulus translating into trillions in savings and rising wages, the consumers and builders are seemingly limited only by global resources. US exports have also risen at least temporarily.

Overall, GDP is up 6.5% in Q2 reflecting an upward trend and this strong recovery. Even Chair Powell noted that the recovery has in many ways exceeded optimistic forecasts.

There are always risks, however. A mounting fear of inflation plagued the month but appeared to be waning at month-end. The ten-year treasury reversed its path to the tune of 0.10% in the month. The question is whether the rise in inflation is transitory. If so, the markets will have to re-calibrate once again.



Fed Keeps Policy – Risks Remain

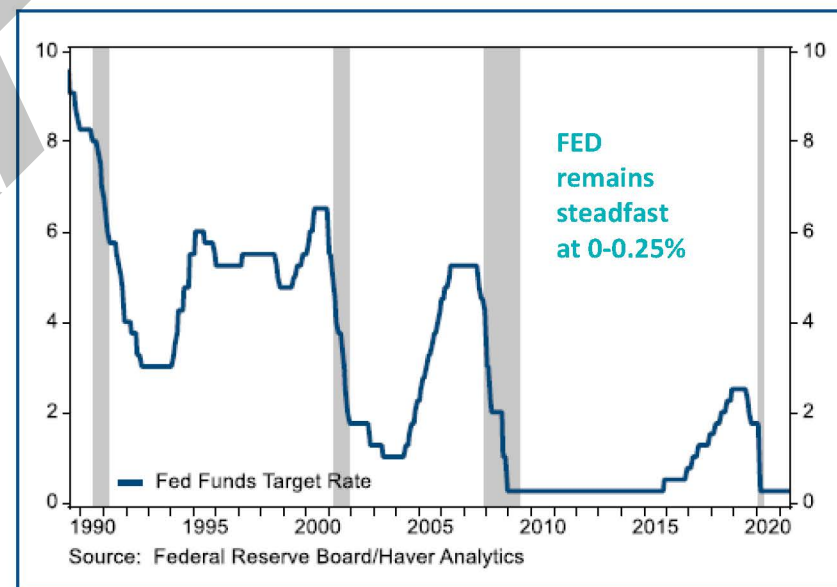
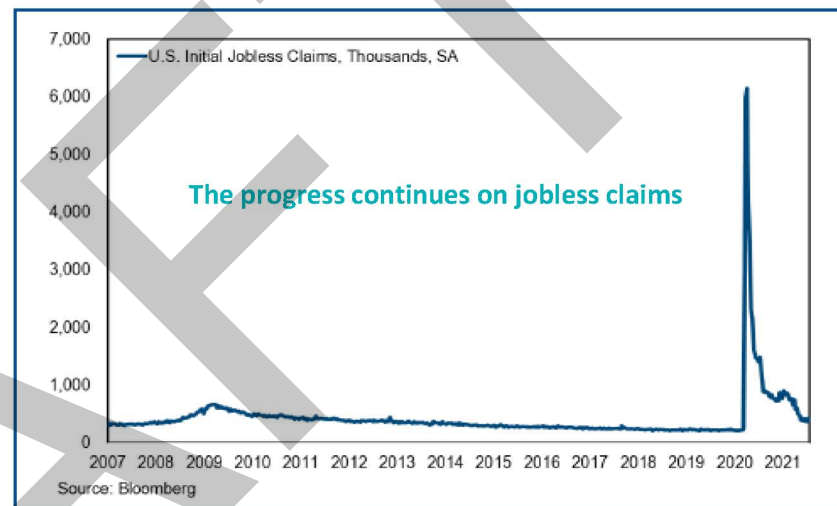
As expected, the Fed opted to leave policy unchanged this month with asset purchases of \$120 billion per month to keep rates low and the economy climbing back. They also reiterated that inflation has “risen, largely reflecting transitory factors.” But given global disruptions the Chair did concede that “inflation could turn out to be higher and more persistent than we expect.”

Besides monitoring jobs and inflation closely, the Fed sees other risks and variables that remain. These risks continue to play into the Fed’s considerations.

The economy is growing but the Delta variant was noted by the Chair that without a global solution to covid “no one is safe.” Even without a shutdown like the 2020 lockdown, businesses may delay reopening, and consumers may curtail behaviors if fear of contracting the virus elevates further into the second half.

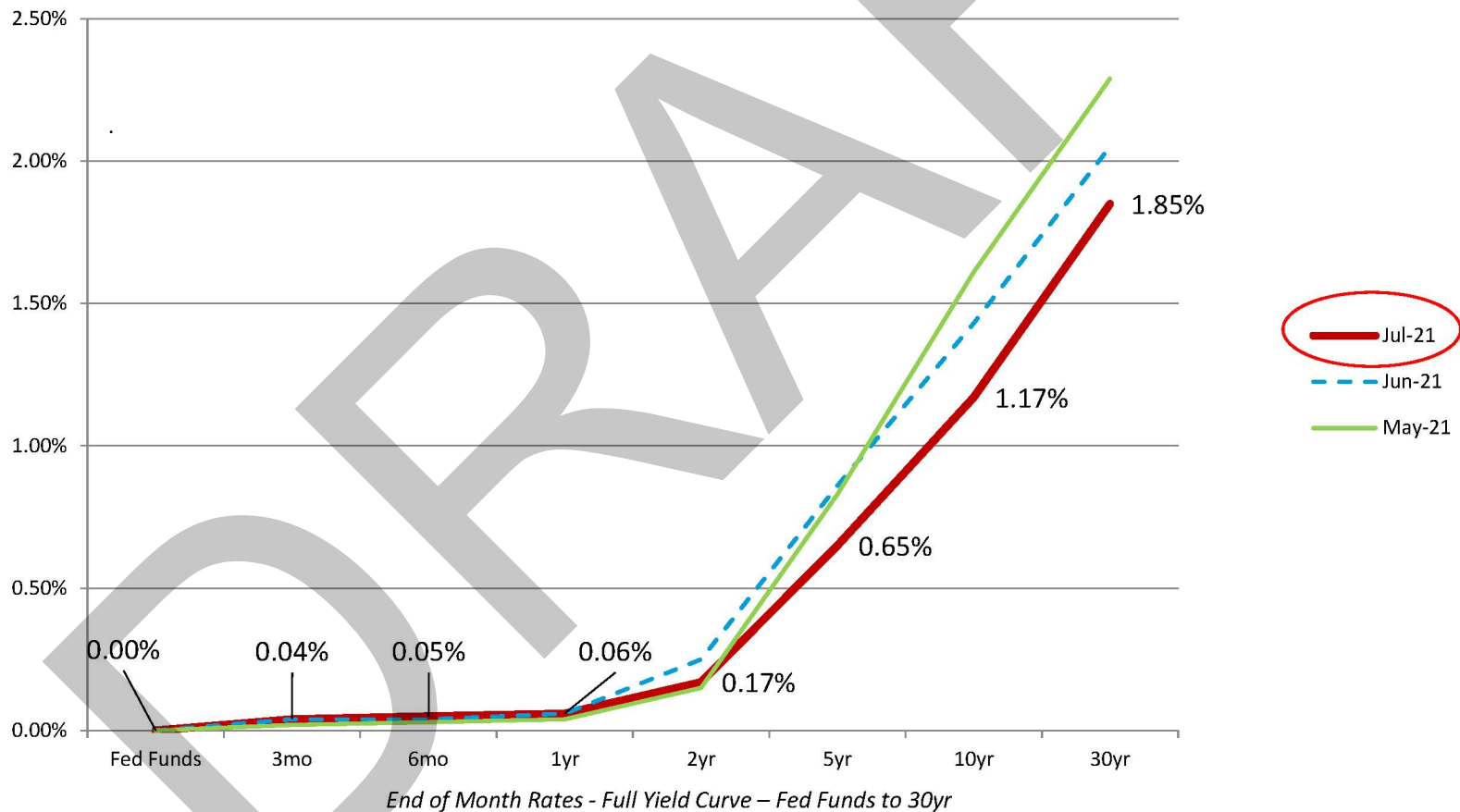
In addition, flooding the economy, and possibly altering job growth, are the stimulus packages. The latest round of stimulus checks arrived this month with the expansion of the child tax credit. The program is expected to cost \$105 billion in monthly checks in 2021. The rest will come in 2022 as a tax refund. That parallels the infrastructure package being hammered out: \$550 billion in new spending over 5 years. Aside from what is to be included policy makers are clashing over how to pay for it. A worthy question as the debt keeps climbing.

The drama of the debt ceiling has also returned after a 2-year reprieve. The government has enough cash for perhaps two months but then decisions and votes will have to take place. Perhaps more importantly (because they always do eventually pass it) is the discussion’s impact on voters. Another showdown could cause possible erosion in confidence on policy and policy makers and confidence is a prime factor in getting the economy rolling.



Why is the Curve Stuck?

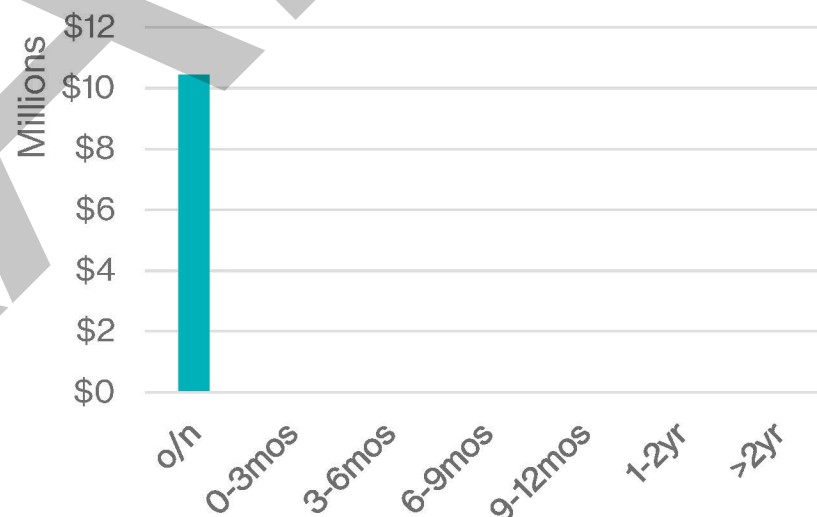
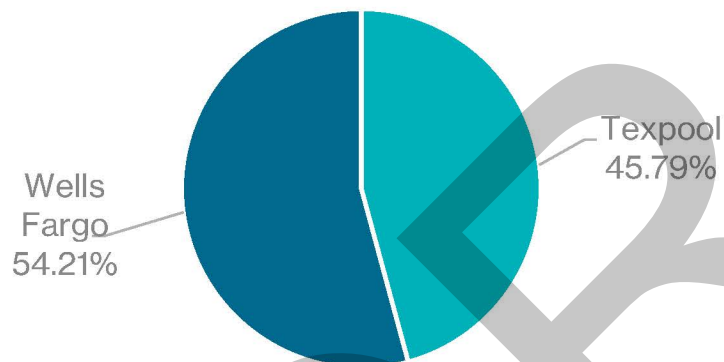
- The curve remains stubbornly flat on the front end while uncertainty reigns. Confidence, inflation and continued growth must continue in order to get it moving.
- Short-end investors remain very liquid or short with commercial paper providing the greatest value inside of 1 year.
- The inflation narrative is growing as the Fed starts to hint of possible tapering of market support.
- At some point the Fed will likely begin to taper, raining on the long end's long bull run and giving short investors a reprieve.



Portfolio Overview

As of July 31, 2021

- P&A reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. Where extensions can be made in the portfolio, it is important to make them to find available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Inside of 1 year, we continue to see value in commercial paper. Our expectation is of continuing low rates, but we look for value in your authorized sectors to extend and capture the yield available as markets change.





**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
July 31, 2021**

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	4,774,313.62	4,774,313.62	4,774,313.62	45.79	1	1	0.043
Wells Fargo Bank	5,652,389.27	5,652,389.27	5,652,389.27	54.21	1	1	0.013
Investments	10,426,702.89	10,426,702.89	10,426,702.89	100.00%	1	1	0.026

Total Earnings	July 31	Month Ending	Fiscal Year To Date
Current Year		236.96	2,113.70

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

Reporting period 07/01/2021-07/31/2021

Data Updated: SET_TCAD: 08/09/2021 14:32

Run Date: 08/09/2021 - 14:32

Portfolio TCAD

AP

PM (PRF_PM1) 7.3.0

Report Ver. 7.3.6.1

Travis Central Appraisal Dist.
Summary by Type
July 31, 2021
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: 850 EAL Holding Corp.						
Wells Fargo Bank	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: General Fund						
Texpool/Texpool Prime	2	4,774,313.62	4,774,313.62	45.79	0.043	1
Wells Fargo Bank	4	5,652,389.27	5,652,389.27	54.21	0.013	1
Subtotal	6	10,426,702.89	10,426,702.89	100.00	0.026	1
Total and Average	7	10,426,702.89	10,426,702.89	100.00	0.026	1



Travis Central Appraisal Dist.
Fund 850 - 850 EAL Holding Corp.
Investments by Fund
July 31, 2021

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
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

**Fund GEN - General Fund
Investments by Fund
July 31, 2021**

Page 2

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	2,352,575.17	2,352,575.17	2,352,575.17	0.019	0.018	0.018	1
900001A	10001	Texpool Prime	10/01/2019	2,421,738.45	2,421,738.45	2,421,738.45	0.066	0.064	0.065	1
Subtotal and Average				4,774,313.62	4,774,313.62	4,774,313.62		0.042	0.043	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	105,013.99	105,013.99	105,013.99	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	645.19	645.19	645.19	0.160	0.157	0.160	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	5,546,730.09	5,546,730.09	5,546,730.09	0.010	0.009	0.010	1
Subtotal and Average				5,652,389.27	5,652,389.27	5,652,389.27		0.013	0.013	1
Total Investments and Average				10,426,702.89	10,426,702.89	10,426,702.89		0.026	0.026	1

Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
July 1, 2021 - July 31, 2021
Yield on Average Book Value

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

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Fund												
900001	10000	GEN	RRP	2,352,575.17	2,352,537.45	2,352,539.88		0.019	0.019	37.72	0.00	37.72
900001A	10001	GEN	RRP	2,421,738.45	2,421,603.71	2,421,612.40		0.066	0.066	134.74	0.00	134.74
8477	10002	GEN	RR2	5,546,730.09	5,386,146.14	6,056,619.02		0.010	0.010	51.34	0.00	51.34
90401	10003	GEN	RR2	105,013.99	89,814.72	96,139.70		0.160	0.160	13.07	0.00	13.07
88469	10004	GEN	RR2	645.19	645.10	645.11		0.160	0.164	0.09	0.00	0.09
Subtotal				10,426,702.89	10,250,747.12	10,927,556.11			0.026	236.96	0.00	236.96
Total				10,426,702.89	10,250,747.12	10,927,556.11			0.026	236.96	0.00	236.96

Disclosure

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800.817.2442

**Past Due Jurisdictions
as of 08/28/2021**

Customer		Invoice				Total
ID	Customer Name	Due Date	Number	Invoice Date	Invoice Description	
17	Travis County WCID No. 17	8/26/2021	6602	7/27/2021	Invoice for Returned Check- #17 & #9L	4,243.58
3M	Williamson-Travis Counties MUD No. 1	7/1/2021	6520	6/1/2021	Q3 2021 Jurisdiction Invoices	474.17
3R	Travis Co. MUD No. 24	3/31/2021	6390	3/1/2021	Q2 2021 Jurisdiction Invoices	4.39
3R	Travis Co. MUD No. 24	7/1/2021	6522	6/1/2021	Q3 2021 Jurisdiction Invoices	4.39
77	Travis County ESD No. 8	3/31/2021	6437	3/1/2021	Q2 2021 Jurisdiction Invoices	2,625.71
77	Travis County ESD No. 8	7/1/2021	6569	6/1/2021	Q3 2021 Jurisdiction Invoices	2,625.71
8R	Travis County ESD No. 16	7/1/2021	6589	6/1/2021	Q3 2021 Jurisdiction Invoices	2,046.96
9L	Travis County WCID No. 17- Serene Hills DA	8/26/2021	6603	7/27/2021	Invoice for Returned Check- #17 & #9L	1,731.16

Past Due Jurisdictions
as of 08/28/2021

DRAFT

4E

CONSENT AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

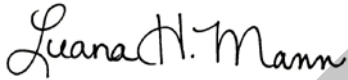
FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 28, 2021

RE: Item No. 4E- Budget Line Item Transfers

I would like to request that the Board of Directors make the following line item transfers to the 2021 budget as presented on the following page. The line item transfers do not require any additional funds from the taxing jurisdictions as the transfers do not affect the overall dollar amount of the budget.

Respectfully submitted,



Leana H. Mann, CGFO
Deputy Chief of Operations

Increases			Decreases		
<u>GL Code</u>	<u>GL Description</u>	<u>Amount</u>	<u>GL Code</u>	<u>GL Description</u>	<u>Amount</u>
40108	Temporary Staffing	\$ 70,500	40101	Salaries	\$ (74,500)
40107	Overtime	4,000			
Total Increases		\$ 74,500	Total Decreases		\$ (74,500)

4F

CONSENT AGENDA

Personnel Changes:				
Name	Action	Date	Job Title	Division
Andre Nieto	Separation	5/28/2021	Appraiser	Residential
Nichol McGaughy	New Hire	6/7/2021	Appraiser	Commercial
Savannah South	New Hire	6/7/2021	Appraiser	Residential
Dany Uzer	New Hire	6/16/2021	Appraiser	Residential
Jennifer Phung	Separation	6/23/2021	Clerk	Appraisal Support
Hannah Hurley	Separation	6/25/2021	Clerk	Appraisal Support
Monica Huereca	New Hire	6/28/2021	Help Desk	IT
Elizabeth Sanford	New Hire	6/28/2021	Appraiser	Residential
Preston Burdette	Separation	7/6/2021	Appraiser	Residential
Katharine Alexander	Separation	8/13/2021	Deputy Chief of Intergovernmental Relations	Admin
Adrianna Martinez	Separation	8/23/2021	Clerk	Appraisal Support

Current Openings:

Job Posting#	Date Posted	Position	Division	# of Positions
2020145301-06	1/7/2020	Appraiser	Residential Appraisal	3
Temp Service	1/15/2021	CSR	Customer Service	5
Temp Service	6/11/2021	Clerk	Appraisal Support	3
20210727-01	7/27/2021	Team Lead	Residential Appraisal	1
20210727-02	7/27/2021	Exec Admin Asst	Administraton	1

REGULAR AGENDA

5A

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

RESOLUTION 20210830-5A

TRAVIS CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
COUNTY OF TRAVIS

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT FOR THE ADOPTION OF THE PROPOSED BUDGET FOR FISCAL YEAR 2022.

WHEREAS, the Board of Directors of the Travis Central Appraisal District has appointed Marya Crigler, Chief Appraiser, to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, Marya Crigler, Chief Appraiser, has submitted a proposed budget to this governing body on August 30, 2021, for its consideration, and;

WHEREAS, upon due and proper notice, published in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on August 30, 2021, and interested property owners and taxing entities were given the opportunity to file or register any objections to said proposed budget, and;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of Travis Central Appraisal District:

Section 1: That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Travis Central Appraisal District for the year stated above.

Section 2: That the budget hereby approved and adopted shall be made part of the public records of the Travis Central Appraisal District.

Section 3: That all provisions of the resolutions of the Travis Central Appraisal District in conflict with the provisions of this Resolution are, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

Section 4: That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or constitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Travis Central Appraisal District
on this 30th day of August, 2021.

TRAVIS CENTRAL APPRAISAL DISTRICT

James Valadez, Chairman
Board of Directors

ATTEST:

Bruce Grube, Vice Chairman
Board of Directors

5B

REGULAR AGENDA

Protest Status Update

TRAVIS COUNTY	Current Status	Est 8/30 Status
Grand Total Market Value	\$ 314,701,176,311	\$ 314,701,176,311
Value required for Certification	\$ 283,231,058,680	\$ 314,701,176,311
Number of accounts protested	141,173	141,173
Value Protested Under Review	\$ 9,568,396,613	\$ 9,568,396,613
Scheduled		\$ 7,508,253,590
Affidavits		\$ 46,385,661
Joint Motions		\$ 11,966,972
Pending Data Entry		\$ 385,633,024
Pending Data Entry - ARB review		\$ 90,547,096
Unfinished Docket - 4 day		\$ 4,522,389,037
Value Protested Remaining	\$ 9,568,396,613	\$ 6,047,999,307
Value <u>not</u> Under Review	\$ 305,132,779,698	\$ 308,653,177,004
Value needed	\$ (21,901,721,018)	\$ 6,047,999,307
Certification Percentage	96.96%	98.08%

EfileStatus		
Status	Count	Value
EFiled_Agent	107,361	\$ 147,521,906,768
EFiled_Owner	17,357	\$ 10,271,711,329
Paper_Agent	7,134	\$ 11,291,443,148
Paper_Owner	9,320	\$ 6,493,560,191
	141,172	\$ 175,578,621,436

Open Protests		
Portfolio	Count	Value
BPP	778	\$ 563,905,358
Comm_Hotels	5	\$ 39,138,435
Comm_Industrial	161	\$ 390,490,496
Comm_Land	337	\$ 296,266,799
Comm_MultiFamily	54	\$ 475,234,647
Comm_Office	225	\$ 286,707,718
Comm_Retail	185	\$ 346,181,333
Comm_Specialty	5	\$ 2,159,992
Residential	16,644	\$ 6,642,406,371
	18,394	\$ 9,042,491,149

Informals Held		
Status	Count	Value
Informals Held	70,710	\$ 99,111,903,369
Efile Offer Made	110,433	\$ 124,414,846,006
Total Offers Made	119,665	\$ 131,870,457,364

Informal/ Formal		
Status	Count	Value
Informals	31,944	\$ 22,001,051,167
TopLine	63,611	\$ 96,441,146,583
ARB Hearings	30,046	\$ 49,153,724,874
	125,601	\$ 167,595,922,624

Formal Venue		
Venue	Count	Market
Telephone	3,838	\$ 3,016,093,585
No Preference	132,385	\$ 167,238,684,434
In Person Agent	983	\$ 2,239,954,982
In Person Owner	4,111	\$ 3,260,649,938
	141,317	\$ 175,755,382,939

Unscheduled Protests		
Portfolio	Count	Value
BPP	74	\$ 132,558,930
Comm_Industrial	8	\$ 17,514,831
Comm_Land	16	\$ 12,765,926
Comm_MultiFamily	4	\$ 36,638,129
Comm_Office	14	\$ 13,279,683
Comm_Retail	4	\$ 13,291,760
Residential	1,320	\$ 751,663,412
	1,440	\$ 977,712,671

5C

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 26, 2021

RE: Item No. 5C- Adjustment to 2021 Pay Schedule

The District has experienced a significant challenge in finding qualified applicants and filling positions. With the cost of living in Austin and the surrounding areas increasing exponentially over the past few years, our pay rates are lower than competing jobs, especially in the clerical sector. With large scale businesses such as Tesla and Amazon moving to Austin, the local pay rate for clerical positions will continue to increase as the demand for these positions increases.

In a recent article, Amazon stated that they will provide workers with an average starting salary of \$17 per hour and a \$1,000 sign-on bonus, depending on the location. McDonald's and Chipotle have both stated they are raising the hourly wages for employees across the U.S. According to a statement issued by McDonald's in May, "These increases, which have already begun, will be rolled out over the next several months and include shifting the entry level range for crew to at least \$11-\$17 an hour." The fast food giant also added that shift managers would be paid at least \$15 an hour.

In the 2022 proposed budget, the District is proposing to increase the pay schedule from 12% in clerical and support positions to 3% in executive and management level positions. Agenda item 5C is a request for the Board of Directors to make this adjustment to the 2021 pay schedule to attract more qualified applicants and fill the open positions. The chart below shows the percentage of the workforce and the total number of positions that would be affected by each proposed adjustment. 91.47% of the TCAD workforce will receive at least a 7% adjustment, with clerical staff (32.56% of total workforce) receiving the highest percentage adjustment of 12%.

	Grades	Proposed Increase	# of Positions Affected	% of Total Workforce
Clerical	1-4	12%	42	32.56%
Appraisers	5-7	7%	65	50.39%
Salary Professionals	8-12	7%	11	8.53%
Management & Executives	13-22	3%	10	7.75%

We have prepared three options for consideration by the Board of Directors. The District is currently running budget surplus in salaries and benefits and can accommodate this salary change within our 2021 budgeted funds. The position vacancies have also required the current staff to work more in order to complete our mission-critical tasks, spreading

the required work load over few staff members. If not for the hard work and dedication of our current staff, the District would not have been able to certify the appraisal roll by the July 25th deadline.

Option 1: Increase all current employees effective September 3, 2021.

Option 1, which is the District's recommendation to the Board of Directors, would increase all current staff to the proposed rate effective September 3, 2021. All open positions would be advertised and hired at the new rate. While this option has a slightly higher cost, the benefit of consistency and having every staff member receive an increase at the same time far outweighs the additional cost.

Current Employees Estimated Cost	\$ 146,111.54
Open positions @ new rate (estimated)	\$ 18,190.22
	<u>\$ 164,301.77</u>
% of Total Salary Budget	1.91%

Option 2: Increase all current employees effective October 1, 2021.

Option 2 is similar to option 1, but delays pay increases until October 1.

Current Employees Estimated Cost	\$ 113,642.31
Open positions @ new rate (estimated)	\$ 16,986.86
	<u>\$ 130,629.18</u>
% of Total Salary Budget	1.52%

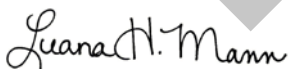
Option 3: Phased Approach by Grade

Option 3 would be a phased approach by grade where the clerical positions (grades 1-4) receive a 12% increase effective September 3, 2021, appraisers and professional positions (grades 5-12) receive a 7% increase effective October 1, 2021, and all other positions (grades 13-21) receive a 3% increase effective November 12, 2021. All open positions would be advertised and filled at the increased rate.

Current Employees Estimated Cost	\$ 118,660.90
Open positions @ new rate (estimated)	\$ 16,986.86
	<u>\$ 135,647.77</u>
% of Total Salary Budget	1.58%

This option would be our least desirable option as we anticipate it would cause morale issues between the different departments in the District as well as between the different groups of staff (clerical, appraisers, professional, etc.). It could also create morale issues between existing employees and new hires.

Respectfully submitted,



Leana H. Mann, CGFO
Deputy Chief of Operations

5D

REGULAR AGENDA

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT AUTHORIZING THE CHIEF APPRAISER TO APPEAL ORDERS OF THE APPRAISAL REVIEW BOARD.

WHEREAS, the Travis Central Appraisal District is responsible for appraising all taxable property within its boundaries as required by the Texas Constitution and Texas Property Tax Code;

WHEREAS, the Board of Directors of the Travis Central Appraisal District is responsible for setting policies and ensuring compliance with applicable law regarding District administration;

WHEREAS, the Appraisal Review Board of the Travis Central Appraisal District hears and determines several thousand protests annually;

WHEREAS, the Chief Appraiser of the Travis Central Appraisal District is entitled, pursuant to Texas Property Tax Code 42.02(a), to appeal certain orders of the Appraisal Review Board upon written approval by the Board of Directors;

WHEREAS, the Chief Appraiser must file notice of any such appeals with the Appraisal Review Board within 15 days after receiving the statutory notice of the relevant orders and must notify the property owners involved within 10 days thereof;

WHEREAS, the Chief Appraiser may not communicate with a member of the Board of Directors regarding appraisal matters except during a regular or called meeting or other public forum;

WHEREAS, the Board of Directors finds it expedient and appropriate to authorize the Chief Appraiser to appeal those orders of the Appraisal Review Board that the Chief Appraiser determines are appropriate and consistent with the responsibilities of the Travis Central Appraisal District to appeal;

BE IT THEREFORE RESOLVED that the Board of Directors of the Travis Central Appraisal District authorizes the Chief Appraiser to appeal such orders of the Appraisal Review Board of Travis Central Appraisal District that the Chief Appraiser determines are appropriate pursuant to Texas Tax Code Section 42.02(a); to engage counsel as needed to accomplish tasks necessary for such appeals; and to take such other appropriate actions as are necessary to further the intent of this resolution.

BE IT FURTHER RESOLVED that the Chief Appraiser report from time to time at Board meetings concerning such appeals.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT on the 30th day of MAY, 2017.

ATTEST:

By: 

Ed Keller
Board Secretary/Treasurer

TRAVIS CENTRAL APPRAISAL DISTRICT

By: 

Richard Lavine
Board Chairperson

TCAD BOD Authorizing the Chief Appraiser to Appeal Orders of the Appraisal Review Board.

87th Legislature: Committee Testimony or Card from TCAD

SB 334

Relating to disclosure under the public information law of certain records of an appraisal district.

Sen. Johnson filed this bill at the request of TCAD and Rep. Goodwin filed the companion. Marya Crigler testified on behalf of TCAD in support of the bill in both Senate Local Government Committee and House Ways and Means.

SB 1449

Relating to the exemption from ad valorem taxation of income-producing tangible personal property having a value of less than a certain amount.

At the request of Sen. Bettencourt, Marya Crigler testified in support of the bill in Senate Finance. She also testified in support in House Ways and Means at the request of Rep. Murphy.

SB 1434

Relating to public notice of the availability on the Internet of property-tax-related information.

Marya Crigler testified on behalf of the Texas Association of Appraisal Districts in support of the bill in the Senate Local Government Committee.

SB 916

Relating to certain information regarding appraisal district noncompliance and property values in the Texas Department of Licensing and Regulation records of a professional property tax appraiser serving as chief appraiser for the district.

Marya Crigler testified on behalf of the Texas Association of Appraisal Districts in support of the agreed-to committee substitute in the Senate Local Government Committee.

SB 1427

Relating to the applicability of the temporary exemption from ad valorem taxation of a portion of the appraised value of certain property damaged by a disaster.

Marya Crigler testified on behalf of TCAD and TAAD in support of the bill in House Ways and Means.

HB 115

Relating to the exemption from ad valorem taxation of certain property owned by a charitable organization and used in providing housing and related services to certain homeless individuals.

Rep. Rodriguez asked TCAD to support the bill in House Ways and Means. Kate Alexander submitted a card in support on behalf of TCAD. In Senate Finance, Marya Crigler submitted a card on behalf of TCAD in support, per the request of Sen. Seliger.

HB 988

Relating to ad valorem taxation; creating a criminal offense.

The Texas Association of Appraisal Districts negotiated agreed-to language for a committee substitute to HB 988. Rep. Shine requested that the appraisal districts support the bill in committee. Williamson CAD Chief Appraiser Alvin Lankford testified on behalf of TAAD in support of the bill in the House Ways and Means Committee. Kate Alexander submitted a card on behalf of TCAD in support of the bill.

Floor amendments in House changed HB 988 substantially with the addition of language from two major property tax-related bills: HB 2014 and HB 4179. In the Senate, the Texas Association of Appraisal Districts testified on the bill in the Local Government Committee as we negotiated changes related to the mandatory informal settlement conferences. That revised language was part of the final bill.

87th Legislature Special Session 1: Committee Testimony or Card from TCAD**SB 8**

Relating to the authority of a person who acquires a residence homestead to receive an ad valorem tax exemption for the homestead in the year in which the property is acquired and to the protection of school districts against the resulting loss in revenue.

At the request of Senator Bettencourt, Marya was available as a resource witness in the Senate Local Government Committee. She assisted the committee by providing testimony that clarified current provisions under the law.

SB12

Relating to the reduction of the amount of a limitation on the total amount of ad valorem taxes that may be imposed by a school district on the residence homestead of an individual who is elderly or disabled to reflect any reduction from the preceding tax year in the district's maximum compressed rate and to the protection of school districts against the resulting loss in local revenue.

At the request of Senator Bettencourt, Marya Crigler testified on behalf of the Texas Association of Appraisal Districts in support of the agreed-to committee substitute in the Senate Local Government Committee.