



**2023 BUDGET WORKSHOP
and
REGULAR
BOARD OF DIRECTORS MEETING**

May 26, 2022

MEETING NOTICE & AGENDA

NOTICE & AGENDA

NOTICE & AGENDA

FILED

5/19/2022 11:22:59 AM

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY : CL DEPUTY

**NOTICE OF BUDGET WORKSHOP
and
NOTICE OF REGULAR MEETING**

**BOARD OF DIRECTORS
of the
COLLIN CENTRAL APPRAISAL DISTRICT**

(CONDUCTED ONSITE & TELEPHONICALLY)

Notice is hereby given that on the 26th day of May 2022, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a 2023 budget workshop and meeting at the Central Appraisal District Office, 250 Eldorado Pkwy., McKinney, Texas. The Board Chairman will direct the meeting from the District's office, in the Dr. Leo Fitzgerald board room. Board members and the public may attend in person or connect via the telephone number and conference ID below. The chief appraiser and selected staff will attend in person, with other members of the District's staff connecting from their individual offices or from a remote location. Board members, staff and the public will have telephonic access by dialing 1-833-304-4846, at which time they will be prompted to enter the Conference ID: 889 753 798#. Telephonic access will be available at 7:00 a.m. until the meeting is adjourned by the Board Chairman. The subjects to be discussed are listed on the agenda which is attached to and made a part of this notice. The Board's agenda packet is available on the District's public website: <https://collincad.org/boards/bod>
On this 19th day of May 2022, this notice was filed with the County Clerk of Collin County, Texas.



Bo Daffin
Chief Appraiser
Phone: (469) 742-9200

AGENDA
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT
2023 BUDGET WORKSHOP AND
REGULAR MEETING - Conducted at
CENTRAL APPRAISAL DISTRICT OFFICE
250 Eldorado Parkway, Dr. Leo Fitzgerald Board Room
McKinney, Texas 75069

7:00 a.m. Thursday, May 26, 2022

I. 2023 BUDGET WORKSHOP

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
A.		Call to order: 7:00 a.m.
	1	Announcement by presiding officer whether the public hearing has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.
B.		Conduct 2023 BUDGET WORKSHOP
C.		Adjourn 2023 BUDGET WORKSHOP

II. REGULAR MEETING

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
A.		Call to order: Immediately Following Budget Workshop
	1	Announcement by presiding officer whether the meeting has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.
B.		Executive Session (To be conducted at end of Agenda)
	1	Consultation with attorney regarding pending or contemplated litigation. Pursuant to Texas Open Meetings Act, Section 551.071.
	2	Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.

AGENDA
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

Executive Session , Agenda B, continued

- 3 Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074. Discuss chief appraiser candidates interviewed to replace the current chief appraiser at his retirement January 31, 2023, including succession structure and training schedule.

C. Action on items discussed in executive session

- 1 Action on any items pertaining to litigation, if any.
- 2 Action on any items pertaining to real property, if any.
- 3 Action on any items pertaining to chief appraiser candidates interviewed, including succession structure and training schedule, or other personnel, if any.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Chief Appraiser or any citizen.

D. Approval of minutes from April 21, 2022 special meeting.

E. Review of April 2022 bills.

F. Review of April 2022 financial reports.

G. Review and sign checks for approved purchases requiring Board signature.

H. Review report of April 2022 checks and electronic transfers greater than \$25,000.

END OF CONSENT AGENDA

I. Receive 2021 financial audit report from K. Evans & Associates, PLLC.

AGENDA
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

- J. Receive list of board member nominees from the District's member taxing entities to fill the vacated 2022-2023 board seat.**
- K. Discuss and vote on election of Board of Directors member to complete the remainder of 2022-2023 term for vacated board seat.**
- L. Discuss and vote on conducting a third 2023 budget workshop or scheduling a Public Hearing for the 2023 Proposed Budget.**

M. Reports

- 1 Taxpayer Liaison Officer report
- 2 2022 Protest filed with Appraisal Review Board (ARB) report
- 3 2022 Year-to-date Contract Labor report
- 4 Building renovations report

N. Chief Appraiser's Report

- 1 Results of May 7, 2022 Vote Homestead and Reduce Freeze Ceilings Election
- 2 Retirement System Management report from the chief appraiser, as required by Policy #1007
- 3 General Comments

II. AUDIENCE

- A. Receive public comments. Five minute limit per speaker, unless extended by Board vote.**

III. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

IV. ADJOURNMENT

CONSENT AGENDA

D.
MINUTES

April 21, 2022

MINUTES
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

Thursday, April 21, 2022
Special Meeting - Conducted telephonically and onsite at

MEETING LOCATION: Central Appraisal District Office
250 Eldorado Parkway, Dr. Leo Fitzgerald Board Room
McKinney, Texas 75069

MEMBERS PRESENT: Ronald Kelley, Brian Mantzey, Ken Maun, Gary Rodenbaugh and
Carson Underwood

MEMBERS ABSENT:

APPROVAL OF MINUTES: _____
Chairman Secretary

NATURE OF BUSINESS

I. 2023 BUDGET WORKSHOP

ITEM #	SUB #	ITEM DESCRIPTION
A.		
	1	Announcement by presiding officer whether the public hearing has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.
B.		Conducted 2023 BUDGET WORKSHOP, which began at 7:03 a.m.
C.		Adjourned 2023 BUDGET WORKSHOP, which concluded at 8:04 a.m.

II. SPECIAL MEETING

ITEM #	SUB #	ITEM DESCRIPTION
A.		Call to Order
	1	Meeting was called to order by Chairman, Gary Rodenbaugh, and he announced that the meeting had been posted in the time and manner required by law.
	2	The Chairman announced that a quorum was present.
B.		Executive Session
		No executive session was needed for this meeting.

MINUTES

**BOARD OF DIRECTORS
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C. Action on items discussed in executive session

- 1 N/A
- 2 N/A
- 3 N/A

CONSENT AGENDA

Motion by Ronald Kelley to accept reports and approve action items contained in consent agenda. Seconded by Carson Underwood. Motion carried.

D. Action taken: Board approved minutes from March 24, 2022 regular meeting.

E. Action taken: Board reviewed the March 2022 bills.

F. Action taken: Board reviewed and accepted the March 2022 financial reports.

G. Action taken: There were no checks needing to be signed by Chairman, Gary Rodenbaugh.

H. Action taken: Board reviewed and accepted the March 2022 report of checks and electronic transfers greater than \$25,000.

END OF CONSENT AGENDA

I. Chairman, Gary Rodenbaugh, read Resolution #2022-1106 naming the District's commercial conference room the Ronald Carlisle Conference Room. Brian Mantzey motioned to adopt Resolution #2022-1106 honoring Mr. Ronald Carlisle. Ken Maun seconded the motion. Motion carried.

In honor of Mr. Ronald Carlisle's twenty-eight years of service and leadership on the Collin Central Appraisal District's Board of Directors, Chairman, Rodenbaugh presented Mr. Carlisle with a framed copy of Resolution #2022-1106.

J. Chairman, Rodenbaugh read Resolution #2022-1107 naming the District's Appraisal Review Board offices and hearing rooms the L. Wayne Mayo Appraisal Review Board Suite. Ken Maun motioned to adopt Resolution #2022-1107 honoring Mr. L. Wayne Mayo. Brian Mantzey seconded the motion. Motion carried.

In honor of Mr. Mayo's thirty years of service and leadership on the Collin Central Appraisal District's Board of Directors, Chairman, Rodenbaugh presented Mrs. Mayo with a framed copy of Resolution #2022-1107.

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Chairman, Rodenbaugh announced at the conclusion of the board meeting asked the families to join in unveiling each of the Resolutions framed in the areas of the District named for Mr. Carlisle and Mr. Mayo.

- K.** The Board received a letter of resignation from Earnest R. Burke, resigning from the District's Board of Directors 2022-2023 term effective March 30, 2022. No action was needed.
- L.** Ken Maun motioned to adopt Resolution #2022 -1108, recognizing Mr. Earnest Burke's service as a member and Secretary of the District's Board of Directors. Brian Mantzey seconded the motion. Motion carried.
- M.** The Board received a report from Chief Appraiser, Bo Daffin, regarding the process to fill the vacant seat on the Board of Directors. The Board discussed the election of the Board Member vacancy to ensure a timely completion of the election. No action was needed.
- N.** The Board elected to fill the vacant Board of Directors Secretary seat from the current membership. Ken Maun motioned to elect Brian Mantzey as Board Secretary. Carson Underwood seconded the motion. Motion carried.
- O.** Ken Maun made a motion to hold a second budget workshop for discussion of the 2023 proposed budget. The meeting will be held on May 26, 2022, at 7:00 a.m., the regular board meeting will immediately follow. Motion seconded by Brian Mantzey. Motion carried.
- P.** **Reports**
- 1 Chris Nickell, Taxpayer Liaison Officer, presented the TDLR Monthly Status Report. He reported that there have been no formal written complaints to be brought before the Board of Directors. Mr. Nickell addressed the status of the Justin Jinright case which is still under review. There were no new updates received. Mr. Nickell concluded with his review of the Customer Service Survey cards, providing responses and feedback to the Board.
 - 2 Toni Bryan, Director of Operations, presented the 1st Quarter 2022 Investment Report. She noted a second investment report was inadvertently included in the board book. She clarified the amount of the correct Total Collateral Provided by ANB.

MINUTES

BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

- 3 Ms. Bryan addressed the Board regarding the 1st Quarter 2022 Collateral Report. Due to clerical error, the collateral report was left out of the board book and presentation. She stated the amount of the Market Value of the pledged securities, and would provide the Board with the report immediately following the board meeting.
- 4 Ms. Bryan presented the 1st Quarter 2022 Vendor Report.
- 5 Brian Swanson, Director of Abatements, Exemptions & Litigation, presented the 1st Quarter 2022 Litigation report.
- 6 Mr. Daffin presented the year to date (as of 3/31/2022) Litigation Cost Report.

Q. Chief Appraiser's Report

- 1 Bo Daffin presented a 2022 Notice of Appraised Value Report providing the Board with a summary of the 2022 real property value notices mailing.
- 2 Mr. Daffin presented a 2022 Preliminary Taxable Value Report.
- 3 General Comments

II.

A.

AUDIENCE

Wendy Gilliland, Director of Appraisal Research & Customer Services, thanked the Board for their support in adjusting the District's hours of operation in order to dedicate the time for processing exemption applications, and other filings.

CCAD staff in attendance:

Bo Daffin
Tamera Glass
Toni Bryan
Valerie Hyden
Marty Wright
Ryan Matthews
Stephanie Cave-Bernal
Brad Richards
Brian Swanson
Dana Wilson
Elliot Bensed
Jason Harris
Paula Bensed
Phil Greaux
Shane Cheek
Shawn Tilley
Tina Castillo
Wendy Gilliland

MINUTES
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

Eric Grusendorf
Erin Van Gundy
Jamie Worth
Chris Nickell

Public in attendance:

Sheena Jackson, City of Richardson Tax Assessor-Collector
Ron Carlisle
Sandy Carlisle
Ginger Mayo & Guests

- III.** The next meeting is to be held telephonically and onsite on the date and at the time listed below. The meeting will be held at 250 Eldorado Pkwy., Dr. Leo Fitzgerald Board Room, McKinney, Texas.
- Thursday, May 26, 2022
7:00 a.m.
- IV.** Chairman, Gary Rodenbaugh announced that the Board had concluded its business and the meeting was adjourned. The meeting adjourned at 8:49 a.m.

E.
BILLS
PAID

April 2022

BILLS PAID

BILLS PAID

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
 April 2022

Num	Date	Name	Amount
Apr 22			
ACH	04/15/2022	TCDRS	-137,907.97
ACH	04/01/2022	ADP INC	-3,037.02
ACH	04/05/2022	PITNEY BOWES RESERVE ACCOUNT	-20,000.00
ACH	04/12/2022	NATIONWIDE RETIREMENT SOLUTIONS	-5,187.50
ACH	04/22/2022	NATIONWIDE RETIREMENT SOLUTIONS	-5,187.50
8644	04/11/2022	ARCELLANA, CRISTINA M	-400.00
8645	04/11/2022	AUGUSTINE, JUDITH S	-400.00
8646	04/11/2022	BITTNER, NANCY M.	-400.00
8647	04/11/2022	CHOLLAR JR, GEORGE W	-760.00
8648	04/11/2022	CHOWDHURY, NASIMA	-400.00
8649	04/11/2022	DIVIRGILIO, RICHARD	-500.00
8650	04/11/2022	DODSON, MICHAEL	-400.00
8651	04/11/2022	FALTYS, DIANNE	-820.00
8652	04/11/2022	FERGUSON, VICTOR L.	-500.00
8653	04/11/2022	FERRILL, LAWRENCE R	-400.00
8654	04/11/2022	GUCKES, FRANCIS	-400.00
8655	04/11/2022	HANSON, THOMAS D	-400.00
8656	04/11/2022	HARDIN, MARILYN CARLEEN	-400.00
8657	04/11/2022	HARTMAN, BETTY	-400.00
8658	04/11/2022	HAWKINS, YOLANDA	-400.00
8659	04/11/2022	HUBBARD, STEVEN L.	-400.00
8660	04/11/2022	JARZABEK, DOROTA	-500.00
8661	04/11/2022	JAYE, OLIN	-640.00
8662	04/11/2022	KLICKMAN, JOHN MICHAEL	-580.00
8663	04/11/2022	LASHER, DON W.	-400.00
8664	04/11/2022	LOVELL, CRAIG E	-490.00
8665	04/11/2022	MAHER, KEVIN M	-400.00
8666	04/11/2022	MAJZNER, CHARLOTTE	-400.00
8667	04/11/2022	McANDREW, THOMAS	-400.00
8668	04/11/2022	MCGEE, BEVERLY J	-400.00
8669	04/11/2022	MOLINA, ESTELA	-400.00
8670	04/11/2022	MORTENSON, GEORGE R.	-400.00
8671	04/11/2022	MUNDER, GWENDOLYN	-400.00
8672	04/11/2022	MURPHEY, JOHN W.	-500.00
8673	04/11/2022	NEWHOUSE, DAVID W.	-400.00
8674	04/11/2022	PARKER, CHRISTI CRUMP	-520.00
8675	04/11/2022	PERRY, CRAIG N.	-400.00
8676	04/11/2022	PHILLIPS, KATHRYN H	-400.00
8677	04/11/2022	PORTER, DAVID S.	-500.00
8678	04/11/2022	PRYOR, JACK R	-490.00
8679	04/11/2022	ROBINSON, PATRICIA	-650.00
8680	04/11/2022	ROGERS, FLOYD E	-400.00
8681	04/11/2022	SADLER, BRADLEY J	-400.00
8682	04/11/2022	SMITH JR, FLOYD W	-400.00
8683	04/11/2022	SODERSTROM, DEAN C	-1,060.00
8684	04/11/2022	TON, AZALIAH S W	-400.00
8685	04/11/2022	TRAN, HUONG (RACHEL)	-400.00
8686	04/11/2022	TREWIN, JAMES	-400.00
8687	04/11/2022	TURANO, LOUIS R	-580.00
8688	04/11/2022	TURNER, KENT M	-400.00
8689	04/11/2022	TWIGG, STEPHEN G	-400.00
8690	04/11/2022	WARD, FORREST	-550.00
8691	04/11/2022	WHITT, NORMAN J	-400.00

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
April 2022

Num	Date	Name	Amount
8692	04/11/2022	WOLFSON, LEWIS H	-400.00
8693	04/11/2022	WYSASKI, JOHN	-610.00
8694	04/11/2022	YARBOROUGH, DANA	-400.00
8695	04/11/2022	ZINN, THOMAS G	-400.00
53388	04/01/2022	HARRIS GOVERN	-49,715.62
53389	04/01/2022	QUALITY PERSONNEL SERVICE	-1,080.00
53390	04/05/2022	BORTON, BRIAN K	-412.50
53391	04/05/2022	NOEL, NICHOLAS B	-412.50
53392	04/05/2022	PENSON, OLIVIA K	-425.00
53393	04/05/2022	POLK, MATTHEW	-425.00
53394	04/05/2022	THIGPEN, LESLIE MICHAEL	-425.00
53395	04/05/2022	AFFILIATED COM-NET, INC.	-1,498.86
53396	04/05/2022	AT&T (MAIN LOCAL)	-172.08
53397	04/05/2022	CAPITOL APPRAISAL GROUP, LLC	-11,270.00
53398	04/05/2022	COLORIT GRAPHICS SERVICES	-182.50
53399	04/05/2022	DALLAS MORNING NEWS	-343.53
53400	04/05/2022	DSS	-92.40
53401	04/05/2022	DSS FIRE INC	-90.00
53402	04/05/2022	ELLIOTT ELECTRIC SUPPLY	-154.68
53403	04/05/2022	GSO ARCHITECTS	-660.00
53404	04/05/2022	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,261.63
53405	04/05/2022	IN BLOOM	-91.00
53406	04/05/2022	INSIGHTS	-54.12
53407	04/05/2022	INTEX ELECTRICAL CONTRACTORS, INC	-6,215.25
53408	04/05/2022	MONA LISA MOVING CO	-1,010.00
53409	04/05/2022	PERDUE, BRANDON, FIELDER, COLLINS & MOTT	-250.00
53410	04/05/2022	PITNEY LEASE	-9,181.35
53411	04/05/2022	PLANO PEST CONTROL	-150.00
53412	04/05/2022	PRICE, FRANK	-500.00
53413	04/05/2022	PROSTAR SERVICES, INC	-93.68
53414	04/05/2022	QUALITY PERSONNEL SERVICE	-5,050.96
53415	04/05/2022	RAMIREZ, SHANNON	-460.14
53416	04/05/2022	ROBERT HALF INTERNATIONAL INC.	-425.54
53417	04/05/2022	ROCKIN G DRYWALL & CONSTRUCTION	-9,203.00
53418	04/05/2022	SAUNDERS & WALSH, PLLC	-83,355.87
53419	04/05/2022	SHRED-IT USA LLC	-239.23
53420	04/05/2022	TEXAS ARCHIVES	-90.76
53421	04/05/2022	TRUE PRODIGY TECH SOLUTIONS LLC	-1,025.00
53422	04/05/2022	VARIVERGE LLC	-384.73
53423	04/05/2022	WASTE CONNECTIONS OF TEXAS	-272.49
53424	04/11/2022	ARMSTRONG, WILLIAM	-412.50
53425	04/11/2022	DIAZ, STEPHEN ERIK	-425.00
53426	04/11/2022	NEVAREZ, ALEJANDRO	-750.00
53427	04/11/2022	PENSON, OLIVIA K	-362.50
53428	04/11/2022	AT&T (MAIN LOCAL)	-1,837.90
53429	04/11/2022	BCC SOFTWARE	-3,965.00
53430	04/11/2022	CINTAS SANI CLEAN	-619.25
53431	04/11/2022	COLORIT GRAPHICS SERVICES	-144.75
53432	04/11/2022	DEX IMAGING	-4,728.29
53433	04/11/2022	DIAZ, TIFFANY	-366.93
53434	04/11/2022	DSS	-127.00
53435	04/11/2022	HBS REAL ESTATE	-4,000.00
53436	04/11/2022	HOME DEPOT	-297.53
53437	04/11/2022	INSURICA EXPRESS	-100.00

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
April 2022

Num	Date	Name	Amount
53438	04/11/2022	MC PURE CLEANING, LLC	-6,350.00
53439	04/11/2022	TEXAS SECRETARY OF STATE	-42.00
53440	04/11/2022	WEX HEALTH INC	-160.80
53441	04/13/2022	QUALITY PERSONNEL SERVICE	-4,428.05
53442	04/14/2022	COSTAR REALTY INFORMATION INC	-5,134.00
53443	04/14/2022	DLT SOLUTIONS LLC	-1,126.28
53444	04/14/2022	JOHNSTON, CURTIS	-450.00
53445	04/14/2022	TDLR	-100.00
53446	04/14/2022	TEXAS DEPARTMENT OF PUBLIC SAFETY	-2.00
53447	04/14/2022	TRABOLD COMPANY	-2,028.60
53448	04/14/2022	VARIVERGE LLC	-1,413.97
53449	04/19/2022	HOLTON, NATHAN	-425.00
53450	04/19/2022	NOEL, NICHOLAS B	-412.50
53451	04/19/2022	PENSON, OLIVIA K	-450.00
53452	04/19/2022	THIGPEN, LESLIE MICHAEL	-425.00
53453	04/19/2022	BLUECROSS BLUESHIELD (LIFE&STLT)	-9,474.40
53454	04/19/2022	DIAZ, TIFFANY	-407.70
53455	04/19/2022	HAYNES LANDSCAPE & MAINTENANCE, INC	-615.90
53456	04/19/2022	IN BLOOM	-99.49
53457	04/19/2022	KERBY & KERBY PLLC	-250.00
53458	04/19/2022	PITNEY SUPPLIES	-845.00
53459	04/19/2022	QUALITY PERSONNEL SERVICE	-4,443.30
53460	04/19/2022	ROBERT HALF INTERNATIONAL INC.	-2,875.70
53461	04/19/2022	SUPERIOR VISION OF TEXAS	-1,429.16
53462	04/19/2022	SWINGLE COLLINS & ASSOCIATES	-3,000.00
53463	04/19/2022	UNUM LIFE INSURANCE CO OF AMERICA	-1,210.80
53464	04/21/2022	AT&T MOBILITY	-1,410.38
53465	04/21/2022	CARENOW	-225.00
53466	04/21/2022	COLORIT GRAPHICS SERVICES	-108.00
53467	04/21/2022	DSS	-2,563.00
53468	04/21/2022	INTEX ELECTRICAL CONTRACTORS, INC	-79,392.00
53469	04/21/2022	LEGAL SHIELD / ID SHIELD	-1,423.40
53470	04/21/2022	M&M FENCING AND WELDING, INC.	-160.00
53471	04/21/2022	MALIN GROUP, THE	-6,425.00
53472	04/21/2022	MP2 ENERGY TEXAS LLC	-4,474.11
53473	04/21/2022	ONE SOURCE COMMERCIAL FLOORING, INC	-48,070.51
53474	04/21/2022	PROSTAR SERVICES, INC	-1,313.65
53475	04/21/2022	ROBERT HALF INTERNATIONAL INC.	-2,352.80
53476	04/21/2022	SOUND PRODUCTIONS LLC	-831.90
53477	04/21/2022	VANGUARD CLEANING SERVICES	-500.00
53478	04/21/2022	FIRST STOP HEALTH	-1,041.40
53479	04/22/2022	HOLDER, ANGELA R	-441.66
53480	04/26/2022	ARMSTRONG, WILLIAM	-412.50
53481	04/26/2022	BORTON, BRIAN K	-825.00
53482	04/26/2022	BUNDICK, FRANK	-612.50
53483	04/26/2022	POLK, MATTHEW	-425.00
53484	04/26/2022	BLUECROSS BLUESHIELD OF TEXAS	-123,316.32
53485	04/26/2022	BLUECROSS BLUESHIELD OF TEXAS	-44.04
53486	04/26/2022	CITY OF MCKINNEY	-729.00
53487	04/26/2022	DIAZ, TIFFANY	-366.93
53488	04/26/2022	DSS FIRE INC	-3,975.00
53489	04/26/2022	IN BLOOM	-97.00
53490	04/26/2022	JOPLIN'S	-1,800.00
53491	04/26/2022	MICHAEL'S KEYS, INC.	-184.75

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
April 2022

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>
53492	04/26/2022	MONA LISA MOVING CO	-1,745.43
53493	04/26/2022	ONE SOURCE COMMERCIAL FLOORING, INC	-357.14
53494	04/26/2022	QUALITY PERSONNEL SERVICE	-9,626.25
53495	04/26/2022	SHI GOVERNMENT SOLUTIONS	-3,586.96
53496	04/26/2022	STAPLES BUSINESS CREDIT	-1,990.95
53497	04/26/2022	TIME WARNER CABLE	-2,059.76
53498	04/28/2022	PLANO OFFICE SUPPLY	-72,407.30
53499	04/28/2022	AFFILIATED COMMUNITONS, INC.	-9,695.40
53500	04/28/2022	CARD SERVICE CENTER	-21,256.19
53501	04/28/2022	HYDEN, SAMUEL	-688.51
53502	04/28/2022	INTEX ELECTRICAL CONTRACTORS, INC	-575.00
53503	04/28/2022	MONA LISA MOVING CO	-683.20
53504	04/28/2022	NICKELL, CHRISTOPHER	-760.00
53505	04/28/2022	PLANO OFFICE SUPPLY	0.00
53506	04/29/2022	PLANO OFFICE SUPPLY	-1,884.78
53507	04/29/2022	ROBERT HALF INTERNATIONAL INC.	-4,312.32
53508	04/29/2022	SPRUCED INTERIORS	-700.00
53509	04/30/2022	BUNDICK, FRANK	-550.00
53510	04/30/2022	DIAZ, STEPHEN ERIK	-437.50
53511	04/30/2022	HENRY, JAMES	-425.00
53512	04/30/2022	HOLTON, NATHAN	-425.00
53513	04/30/2022	THIGPEN, LESLIE MICHAEL	-425.00
53514	04/30/2022	AT&T (FIBER)	-2,029.21
53515	04/30/2022	AT&T (U-VERSE)	-159.43
53516	04/30/2022	CINTAS FIRST AID	-53.32
53517	04/30/2022	CINTAS MAT SERVICE	-509.01
53518	04/30/2022	CINTAS SANI CLEAN	-2,477.00
53519	04/30/2022	DIAZ, TIFFANY	-163.08
53520	04/30/2022	DSS	-1,293.50
53521	04/30/2022	GARCIA, ROBERT	-6,418.50
53522	04/30/2022	MALIN GROUP, THE	-1,862.00
53523	04/30/2022	QUALITY PERSONNEL SERVICE	-7,658.75
53524	04/30/2022	ROBERT HALF INTERNATIONAL INC.	-4,692.35
53525	04/30/2022	SAM'S CLUB	-208.50
53526	04/30/2022	SHRED-IT USA LLC	-134.02
			-893,751.92

Apr 22

F.
FINANCIAL
REPORTS

April 2022

Kerby & Kerby PLLC

CERTIFIED PUBLIC ACCOUNTANTS

Frank Kerby, CPA
John W. Kerby, CPA

ACCOUNTANTS' COMPILATION REPORT

BOARD OF DIRECTORS
CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY
250 ELDORADO PKWY
MCKINNEY, TX 75069-8023

Management is responsible for the accompanying financial statements of the business-type activities of CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (a political subdivision of the State of Texas), which comprise the statement of net position as of April 30, 2022 and the related statement of revenue, expenses, and changes in fund net position and supplemental schedule for the year then ended. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's assets, liabilities, fund balance, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary budget information is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The supplementary budget information was not subject to our compilation engagement; therefore, we have not audited or reviewed the supplementary budget information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary budget information.

The Central Appraisal District is exempt from taxes as a political subdivision of the State of Texas and, accordingly, these financial statements do not reflect a provision or liability for income taxes.

We are not independent with respect to the Central Appraisal District of Collin County.



Kerby & Kerby PLLC
McKinney, TX 75070
May 11, 2022

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY
Statement Of Assets, Liabilities And Fund Balance - Cash Basis
April 30, 2022

ASSETS

CURRENT ASSETS

American National Bank -Oper	\$	22,262,355.39
American National Bank -ARB		8,816.95
Petty Cash - Admin		100.00
Petty Cash - Mapping		50.00
Prepaid Expenses		<u>185,612.71</u>

TOTAL CURRENT ASSETS **\$ 22,456,935.05**

PROPERTY AND EQUIPMENT

Furniture and Equipment-Assets	340,387.79
Telephone Equipment-Assets	92,016.23
Computer Equipment-Assets	778,380.25
Computer Software-Assets	797,859.15
Building-Assets	7,481,413.28
Land-Assets	<u>1,387,232.00</u>
Total Property And Equipment	10,877,288.70
Less Accumulated Depreciation	<u>(3,816,200.16)</u>

NET PROPERTY AND EQUIPMENT **7,061,088.54**

OTHER ASSETS

Net Pension Asset	1,870,455.00
Deferred Resource Outflows	<u>4,142,807.00</u>

TOTAL OTHER ASSETS **6,013,262.00**

TOTAL ASSETS **\$ 35,531,285.59**

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY
Statement Of Assets, Liabilities And Fund Balance - Cash Basis
April 30, 2022

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES

All Current Liabilities \$ 810,124.02

TOTAL CURRENT LIABILITIES \$ **810,124.02**

LONG-TERM LIABILITIES

Deferred Resources Inflows 1,588,790.00

TOTAL LONG-TERM LIABILITIES **1,588,790.00**

TOTAL LIABILITIES **2,398,914.02**

FUND BALANCE

Fund Balance(CashBasisRelated) 4,494,422.80

Fund Balance-Designated 5,850,000.00

Fund Balance-Undesignated 9,379,223.17

Fund Bal-Cap Assets Less Debt 7,147,810.00

Year To Date Increase or Decrease 6,260,915.60

TOTAL DESIGNATED / UNDESIGNATED FUND BALANCE **33,132,371.57**

TOTAL LIABILITIES AND FUND BALANCE \$ **35,531,285.59**

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY
Statement Of Revenue, Expenses And Change In Fund Balance - Cash Basis
1 And 4 Months Ended April 30, 2022

	2022 Budget	1 month ended Apr 30, 2022	Year to date ended Apr 30, 2022	% of Budget	Remaining Budget
REVENUE					
Entity Support Revenue	\$ 23,694,900.00	\$ 16,756.50	\$ 12,119,562.75	51.15 %	11,575,337.25
Interest-Bank Accts/Investments	0.00	14,798.45	55,327.11		(55,327.11)
BPP Rendition Penalty Revenue	0.00	30.20	15,693.45		(15,693.45)
Misc Revenue	0.00	664.80	1,457.70		(1,457.70)
TOTAL REVENUE	23,694,900.00	32,249.95	12,192,041.01	51.45 %	11,502,858.99
OPERATING EXPENSES					
Salaries Full Time	11,689,400.00	673,205.68	2,620,673.67	22.42 %	9,068,726.33
Salaries Part Time/Temp	167,600.00	1,721.66	1,721.66	1.03 %	165,878.34
Overtime	80,000.00	2,457.72	12,094.91	15.12 %	67,905.09
Auto Allowance	812,000.00	54,040.78	215,374.06	26.52 %	596,625.94
Worker's Compensation	60,000.00	3,532.00	11,678.00	19.46 %	48,322.00
Employee Group Insurance	2,585,000.00	156,355.89	619,812.03	23.98 %	1,965,187.97
FICA Tax	173,100.00	10,587.13	41,062.03	23.72 %	132,037.97
Employee Retirement	1,641,400.00	92,437.52	361,130.73	22.00 %	1,280,269.27
Retirement-UAAL Buy Down	400,000.00	0.00	0.00	0.00 %	400,000.00
Unemployment Compensation	25,000.00	0.00	127.40	0.51 %	24,872.60
Legal	1,900,000.00	96,392.87	425,212.61	22.38 %	1,474,787.39
Accounting & Audit	16,000.00	250.00	13,070.00	81.69 %	2,930.00
Insurance	50,000.00	4,103.00	16,412.00	32.82 %	33,588.00
Legal Notices & Advertising	37,000.00	0.00	5,428.00	14.67 %	31,572.00
Appraisal Review Board	650,000.00	27,593.53	56,173.70	8.64 %	593,826.30
Telephone, Internet, Data Cloud	350,000.00	11,173.78	56,622.90	16.18 %	293,377.10
Utilities	160,900.00	6,008.28	36,829.90	22.89 %	124,070.10
Equipment Rent	95,000.00	11,620.82	28,016.50	29.49 %	66,983.50
Equipment Maintenance	50,000.00	1,567.82	6,179.17	12.36 %	43,820.83
Postage	500,000.00	21,377.98	212,273.91	42.45 %	287,726.09
Aerial Photography	430,000.00	0.00	0.00	0.00 %	430,000.00
Supplies	510,000.00	16,954.25	118,743.61	23.28 %	391,256.39
Registration & Dues	45,000.00	422.00	6,861.60	15.25 %	38,138.40
Travel & Education	175,000.00	1,490.14	17,845.99	10.20 %	157,154.01
Board of Directors Meetings	7,000.00	1,579.54	1,769.98	25.29 %	5,230.02
Miscellaneous Expenses	500.00	0.00	0.00	0.00 %	500.00
Contract Services	115,000.00	2,895.15	14,251.32	12.39 %	100,748.68
Professional Services	250,000.00	63,977.68	163,039.98	65.22 %	86,960.02
Security	165,000.00	10,300.00	33,875.00	20.53 %	131,125.00
Building Maintenance	195,000.00	20,004.19	67,514.87	34.62 %	127,485.13
Building Repair/Modifications	320,000.00	242,126.07	504,186.87	157.56 %	(184,186.87)
Depreciation	0.00	21,680.59	86,722.36		(86,722.36)
Furniture & Equipment	65,000.00	0.00	0.00	0.00 %	65,000.00
ComputerHardware&Computer Equip	300,000.00	5,328.00	12,664.54	4.22 %	287,335.46
ComputerSoftwareLicens&Subscrip	600,000.00	7,005.86	50,085.30	8.35 %	549,914.70
Computer Hardware Maintenance	50,000.00	0.00	0.00	0.00 %	50,000.00
Software Development	200,000.00	0.00	0.00	0.00 %	200,000.00
Computer Software Maintenance	325,000.00	55,972.62	113,670.81	34.98 %	211,329.19
Contingency	200,000.00	0.00	0.00	0.00 %	200,000.00
TOTAL OPERATING EXPENSES	25,394,900.00	1,624,162.55	5,931,125.41	23.36 %	19,463,774.59
EXCESS(DEFICIT) INCOME & EXPENSES	\$ (1,700,000.00)	\$ (1,591,912.60)	6,260,915.60	(368.29)%	(7,960,915.60)
BEGINNING FUND BALANCE			26,871,455.97		
ENDING FUND BALANCE			\$ 33,132,371.57		

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY

Supplemental Schedules

April 30, 2022

ACCUMULATED DEPRECIATION

Accum Depr-Furniture & Equip	\$	(276,256.48)
Accum Depr-Telephone Equipment		(71,681.62)
Accum Depr-Computer Equipment		(535,491.22)
Accum Depr-Computer Software		(579,640.39)
Accum Depr-Building		<u>(2,353,130.45)</u>

TOTAL ACCUMULATED DEPRECIATION \$ **(3,816,200.16)**

OTHER CURRENT LIABILITIES

Employee Savings		8,180.37
Accrued Wages Payable		172,461.75
Accrued Other Curr Liabilities		70,000.00
Employee Payable		3,914.71
Retiree Payable		798.21
Cobra Payable		2,540.28
Retirement Payable		139,496.62
Compensated Absences Payable		<u>412,732.08</u>

TOTAL OTHER CURRENT LIABILITIES \$ **810,124.02**

G.

FUNDED ITEMS

BOARD OFFICER'S SIGNATURE REQUIRED



Collin Central Appraisal District

Date: 5/19/22

To: Board of Directors

From: Bo Daffin, Chief Appraiser *Bo Daffin*

Subject: Budgeted expenditures requiring signature of Board Officer

ITEM	DESCRIPTION	\$ AMOUNT
------	-------------	-----------

As of this date, there are no budgeted expenditures that require the signature of a Board Officer.

H.
LARGE EXPENDITURES
(GREATER THAN \$25,000)

***APPROVED BY CHIEF APPRAISER, AS
AUTHORIZED BY BOARD POLICY***

April 2022



Collin Central Appraisal District

Date: 5/19/22

To: Board of Directors

From: Bo Daffin, Chief Appraiser *Bo Daffin*

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser
For: April 2022

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH	4/7/22	ADP (payroll and taxes)	\$367,586.28
ACH	4/18/22	TCDRS	\$137,907.97
ACH	4/21/22	ACP (payroll and taxes)	\$335,981.92
Ck #53356	4/6/22	Blue Cross and Blue Shield	\$120,337.52
Ck #53388	4/5/22	Harris Govern	\$49,715.62
Ck #53418	4/18/22	Saunders & Walsh	\$83,355.87
Ck #53473	4/27/22	One Source Commercial Flooring	\$48,070.51

I.

2021 Audit Report



March 31, 2022

To the Board of Directors
Collin Central Appraisal District

We have audited the financial statements of the business-type activities of Central Appraisal District of Collin County for the year ended December 31, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 6, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Central Appraisal District of Collin County are described in the first note to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2021. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. We evaluated the key factors and assumptions used to develop the accounting estimates and determined that they were reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 31, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

This information is intended solely for the use of Board of Directors and management of Central Appraisal District of Collin County and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "K. Evans & Associates".

K. Evans & Associates, CPA's
Frisco, TX

**CENTRAL APPRAISAL DISTRICT
OF COLLIN COUNTY**

Financial Statements
(With Auditor's Report Thereon)

December 31, 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Central Appraisal District of Collin County
250 Eldorado Parkway
McKinney, Texas 75069

We have audited the accompanying financial statements of the business-type activities of Central Appraisal District of Collin County, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Central Appraisal District of Collin County, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

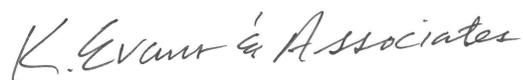
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Central Appraisal District of Collin County's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



K. Evans & Associates, PLLC
Frisco, TX
March 31, 2022

Management's Discussion and Analysis

As management of the Central Appraisal District of Collin County, we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended . All amounts, unless otherwise indicated, are expressed in actual dollars.

Financial Highlights

The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$26,844,420 (Net Position). Of this amount, \$19,696,610, (Unrestricted Net Position) may be used to meet the District's ongoing obligations to citizens and creditors.

The District's Total Net Position increased by \$4,467,386. The increase is mainly attributable to sustained revenue and decreased expenses.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the District's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the District that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The business-type activity of the District is an appraisal service.

The government-wide financial statements include only the District itself (known as the primary government).

The government-wide financial statements can be found on pages 8-9 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The only fund of the District is a proprietary fund.

Proprietary Fund. The District maintains one proprietary fund. The proprietary fund is used to report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the appraisal service, which is considered to be a major fund.

The basic proprietary fund financial statements can be found on pages 10-12 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 13-20 of this report.

Other Information. The individual fund statement provides a budgetary comparison statement for the proprietary fund. This statement can be found on pages 22-23 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. In the case of the District, assets exceeded liabilities by \$26,844,420 at the close of the most recent fiscal year.

A portion of the District’s net position (27 percent) reflects its investment in capital assets (e.g. computers, furniture, and equipment) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The remaining balance of *unrestricted net position* \$19,696,610 may be used to meet the governments ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the District is able to report positive balances in both categories of net position for the government as a whole.

COLLIN CENTRAL APPRAISAL DISTRICT – Net Position

	2021	2020
Current & Other Assets	\$ 24,278,245	\$ 20,769,564
Capital Assets	7,147,810	7,046,917
Total Assets	31,426,055	27,816,481
Deferred Outflows of Resources	4,142,807	2,000,344
Other Liabilities	816,999	802,860
Total Liabilities	816,999	802,860
Deferred Inflows of Resources	7,907,443	6,636,931
Net Position:		
Net Investment in Capital Assets	7,147,810	7,046,917
Unrestricted	19,696,610	15,330,117
Total Net Position	<u>\$ 26,844,420</u>	<u>\$ 22,377,034</u>

COLLIN CENTRAL APPRAISAL DISTRICT - Change in Net Position

	2021	2020
Revenue:		
Program Revenue:		
Charges for Services	\$ 21,759,400	\$ 21,759,400
General Revenue:		
Investment Earnings	138,288	203,274
Miscellaneous	80,582	55,968
Total Revenue	<u>21,978,270</u>	<u>22,018,642</u>
Expense:		
Appraisal Service	<u>17,110,884</u>	<u>17,737,401</u>
Total Expense	17,110,884	17,737,401
Extraordinary Items:		
Buy Down of Unfunded Pension Costs	<u>(400,000)</u>	<u>(300,000)</u>
Increase (Decrease) in Net Position	4,467,386	3,981,241
Net Position - Beginning	<u>22,377,034</u>	<u>18,395,793</u>
Net Position - Ending	<u>\$ 26,844,420</u>	<u>\$ 22,377,034</u>

The following key elements influenced the changes in Net Position from the prior year:

Business-Type Activities

Business-type activities increased the District's Net Position by \$4,467,386.

Operating expenses decreased by \$626,517 from the previous year. Salaries and Benefits decreased by \$153,749.

Buy down of Unfunded Pension Costs decreased Net Position by \$400,000.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Proprietary Fund. The District's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

Net Position of the Proprietary Fund at the end of the year amounted to \$26,844,420. The total increase in Net Position of the Proprietary Fund was \$4,467,386. The factors concerning the finances of this fund have already been addressed in the discussion of the District's business type activities.

Capital Assets & Debt Administration

Capital Assets: The District's investment in capital assets for its business-type activities as of December 31, 2021, amounts to \$7,147,810 (net of accumulated depreciation). This investment in capital assets includes computers, software, furniture, equipment, land, and building.

Major capital asset events during the current fiscal year included the following:

- Building improvement of \$19,321 for replacing compressor and AC unit replacement, Computer equipment of \$186,868 for purchase of servers and other computer equipment, and computer software amounting \$229,706 for purchase of server licenses.

Additional information on the District's capital assets can be found on page 16 of the notes to the financial statements.

Additional information on the District's long-term debt can be found on page 17 of the notes to the financial statements.

Economic Factors and Next Year's Budgets & Rates

- The 2022 adopted budget will increase by \$1,874,000 representing an increase of 7.97% compared to the 2021 budget.
- The 2022 designated funds utilized to buy down the budget is \$1,700,000, which is a decrease of 3.47% compared to the 2020 budget buy down.
- Salary/wage expenses for 2022 fulltime and part-time line items are increasing a total of 8.86% to allow for salary/wage performance reviews and eight (8) new fulltime positions. A reduction of two Appraisal staff positions, the adding of one Support staff position, two Customer Service positions, four ARB, Agent and Research positions, one Information Service & Technology position, and two Mapping staff positions.
- Employee Group Insurance is budgeted to increase 2.78%.
- Employee Retirement cost is increasing by 15.18%.
- Retirement, Unfunded Liability & Retiree Cola Funding is budgeted to remain unchanged at \$400,000.
- Auto Allowance is increasing by 5.73%.
- Legal Services are budgeted to increase by 5.56%.
- General Insurance is budgeted to increase by \$5,000, which is an 11.11% increase.
- Appraisal Review Board expenses, for hearing taxpayer protests, are budgeted to remain unchanged at \$650,000.
- Equipment Maintenance is budgeted to increase by \$5,000, which is an 11.11% increase.
- Postage is budgeted to increase by 11.11%
- Telephone, Internet, and Data Cloud services is budgeted to remain unchanged at \$350,000
- Supplies and Materials expenses are budgeted to increase 20.00%.
- Pictometry, the aerial photography service, is budgeted to remain unchanged at \$430,000
- Professional Services is budgeted to increase by 47.06%.
- Contract Services is budgeted to increase by 22.78%
- Computer Software Licensing & Subscriptions is budgeted to remain unchanged at \$600,000
- Software Development is budgeted to decrease by 33.33%
- Computer Software Maintenance costs are budgeted to remain unchanged at \$325,000
- Computer Hardware & Computer Equipment costs are budgeted to increase by 20.00%.
- Computer Hardware Maintenance is budgeted to increase by 19.05%
- Building Repair & Modifications and Building Maintenance costs are budgeted to increase by 74.58%

All of these factors were considered in preparing the District's budget for the 2022 fiscal year.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Appraiser, 250 Eldorado Parkway, McKinney, Texas 75069.

FINANCIAL STATEMENTS

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

December 31, 2021

	<u>Primary Government</u> <u>Business-Type</u> <u>Activities</u>
Assets	
Cash & Cash Equivalents	\$ 22,312,480
Other Receivable	3,675
Prepaid Items	91,635
Land	1,387,232
Building	5,174,899
Computer Equipment	491,157
Furniture & Equipment	94,522
Net Pension Asset	<u>1,870,455</u>
Total Assets	<u>31,426,055</u>
Deferred Outflow of Resources	
Deferred Outflow Related to TCDRS	<u>4,142,807</u>
Total Assets & Deferred Outflow of Resources	<u><u>35,568,862</u></u>
Liabilities	
Accounts Payable	\$ 231,805
Accrued Wages Payable	172,462
Noncurrent Liabilities:	
Due Within One Year	<u>412,732</u>
Total Liabilities	<u>816,999</u>
Deferred Inflow of Resources	
Payments for future Appraisal Service Rendered	6,318,653
Deferred Inflow Related to TCDRS	<u>1,588,790</u>
Total Deferred Inflows of Resources	<u>7,907,443</u>
Total Liabilities & Deferred Inflow of Resources	<u>8,724,442</u>
Net Position	
Net Investment in Capital Assets	7,147,810
Unrestricted	<u>19,696,610</u>
Total Net Position	<u><u>\$ 26,844,420</u></u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Activities

For the Year Ended December 31, 2021

	<u>Expenses</u>	<u>Program Revenue Charges For Services</u>	<u>Net (Expense) Revenue and Changes in Net Position Primary Government Business-Type Activities</u>
Functions/Programs			
Primary Government:			
Business-Type Activities:			
Appraisal Service	\$ 17,110,884	\$ 21,759,400	\$ 4,648,516
Total Business-Type Activities	<u>17,110,884</u>	<u>21,759,400</u>	<u>4,648,516</u>
Total Primary Government	<u>\$ 17,110,884</u>	<u>\$ 21,759,400</u>	<u>4,648,516</u>
General Revenues:			
Unrestricted Investment Earnings			138,288
Miscellaneous Revenue			<u>80,582</u>
Total General Revenues			<u>218,870</u>
Extraordinary Items:			
Buydown of Pension Unfunded Actuarial Liability			<u>(400,000)</u>
Total Extraordinary Items			<u>(400,000)</u>
Change in Net Position			4,467,386
Net Position - Beginning			<u>22,377,034</u>
Net Position - Ending			<u>\$ 26,844,420</u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

Proprietary Fund

Assets

Current Assets:

Cash & Cash Equivalents	\$ 22,312,480
Other Receivable	3,675
Prepaid Items	91,635
Total Current Assets	<u>22,407,790</u>

Noncurrent Assets:

Land	1,387,232
Building	7,481,413
Computer Equipment	778,380
Furniture & Equipment	432,404
Software	797,859
Less Accumulated Depreciation	(3,729,478)
Net Pension Asset	1,870,455
Total Noncurrent Assets	<u>9,018,265</u>

Total Assets	<u>31,426,055</u>
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Deferred Outflows of Resources

Deferred Outflow Related to TCDRS	<u>4,142,807</u>
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Liabilities

Current Liabilities:

Accounts Payable	231,805
Accrued Wages Payable	172,462
Compensated Absences Payable	412,732
Total Current Liabilities	<u>816,999</u>

Total Liabilities	<u>816,999</u>
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Deferred Inflow of Resources

Payments for future Appraisal Service Rendered	6,318,653
Deferred Inflow Related to TCDRS	1,588,790
Total Deferred Inflows of Resources	<u>7,907,443</u>

Net Position

Net Investment in Capital Assets	7,147,810
Unrestricted - Designated	7,550,000
Unrestricted - Undesignated	12,146,610
Total Net Position	<u>\$ 26,844,420</u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Revenue, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2021

	Business-Type Activities
Operating Revenues	
Local Support	\$ 21,759,400
Miscellaneous Revenue	80,582
Total Revenues	21,839,982
Operating Expenses	
Salaries	8,792,622
Overtime	98,688
Payroll Taxes	142,638
Auto Allowance	736,041
Workman's Compensation	34,818
Group Insurance	1,609,579
Employee Retirement	306,559
Aerial Photography	369,600
Appraisal Review Board	530,970
Audit & Accounting	12,800
Board of Directors Meeting	845
Building Maintenance & Repairs	308,081
Computer Maintenance	234,854
Contract Services	98,934
Equipment Repair & Maintenance	36,282
General Insurance	46,389
Legal Notices & Advertising	19,123
Legal Services	1,647,212
Postage	377,876
Professional Services	156,077
Registration & Dues	25,717
Rent-Equipment	62,202
Security	95,748
Supplies & Materials	374,354
Telephone, Internet, Data Cloud	155,748
Travel & Education	70,201
Utilities	81,907
Equipment & Software - Non-Capital	350,017
Depreciation	335,002
Total Operating Expenses	17,110,884
Operating Income (Loss)	4,729,098
Nonoperating Revenues (Expenses)	
Interest Income	138,288
Total Nonoperating Revenues & Expenses	138,288
Extraordinary Items	
Buydown of Pension Unfunded Actuarial Liability	(400,000)
Change in Net Position	4,467,386
Net Position, January 1	22,377,034
Net Position, December 31	\$ 26,844,420

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Cash Flows

Proprietary Fund

December 31, 2021

Cash Flows from Operating Activities:	
Cash Received from Customers	\$ 23,213,272
Cash Paid to Suppliers	(7,169,483)
Cash Paid to Employees	(9,613,516)
Net Cash Provided by/(Used in) Operating Activities	<u>6,430,273</u>
Cash Flows from Capital and Financing Activities:	
Acquisition of Capital Assets	(435,895)
Buydown of Actuarial Pension Liability	(400,000)
Net Cash Provided by/(Used in) Capital Activities	<u>(835,895)</u>
Cash Flows from Investing Activities:	
Proceeds from Maturities of Investments	501,502
Interest on Deposits	138,288
Net Cash Provided by/(Used in) Investing Activities	<u>639,790</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	6,234,168
Cash and Cash Equivalents, Beginning of Year	<u>16,078,312</u>
Cash and Cash Equivalents, End of Year	<u>\$ 22,312,480</u>

Reconciliation of Operating Income (Loss) to Net Cash Provided by/(Used in) Operating Activities

Operating Income (Loss)	\$ 4,729,098
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by/(Used in) Operating Activities	
Depreciation	335,002
(Increase)/Decrease in Other Receivables	1,373,290
(Increase)/Decrease in Prepays	35,641
(Increase)/Decrease in Net Pension Asset	815,054
(Increase)/Decrease in Deferred Outflows of Resources	(2,142,463)
Increase/(Decrease) in Accounts Payable	304
Increase/(Decrease) in Wages Payable	24,179
Increase/(Decrease) in Compensated Absences Payable	(10,344)
Increase/(Decrease) in Deferred Inflows of Resources	1,270,512
Net Cash Provided by/(Used in) Operating Activities	<u>\$ 6,430,273</u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2021

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Central Appraisal District of Collin County have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

Reporting Entity

The Central Appraisal District of Collin County (District) is a political subdivision of the State of Texas created on January 1, 1980, by authority of the 1979 State Legislature, to provide uniform ad valorem appraisals to the various taxing entities within Collin County. Operations began on April 1, 1980. All cities, school districts, special districts such as hospitals, community college districts, etc. within Collin County which levy an ad valorem tax are required to fund the annual budget of the District. Senate Bill 621 specifies that the formula for determining each member's contribution to the District's budget will be based on the percent of tax levy each unit collects to the total tax levy of the county.

Government-Wide & Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. *Business-type activities* rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Interest and other items not properly included among program revenues are reported instead as *general revenues*.

Separate fund financial statements are provided for proprietary funds.

Measurement Focus, Basis of Accounting & Financial Statement Presentation

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The District has no governmental funds.

The District reports the following proprietary fund:

The *Proprietary fund* is used to account for those operations that are financed and operated in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District's proprietary fund is for appraisal service.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2021

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Measurement Focus, Basis of Accounting & Financial Statement Presentation (continued)

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of Governmental Accounting Standards Board. Governments also have the *option* of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

Amounts reported as *program revenues* include charges to customers for services provided.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary fund are charges to customers for services. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Liabilities & Net Position or Equity

Deposits & Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity date within three months of the date acquired by the government. Other short-term investments are included in investments. Investments are stated at cost.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond year end are recorded as prepaid items.

Capital Assets

Property and equipment is recorded at cost. The District capitalizes all assets with a cost greater than \$5,000. Depreciation is provided over the estimated useful lives of the respective assets on a straight-line basis beginning when the asset is placed in service as follows:

<u>Class of Property</u>	<u>Estimated Life</u>
Furniture and Equipment	5-20 Years
Building	10-40 Years
Computer Equipment	5 Years
Software	2-5 Years

Income Taxes

The District, a political subdivision of the State of Texas, is exempt from Federal Income Taxes.

Unearned Revenues

Unearned revenues represent payments by users for services to be rendered during the next fiscal year that were received by the District prior to the current year end.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2021

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Assets, Liabilities & Net Position or Equity *(continued)*

Compensated Absences

It is the District's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the District does not have a policy to pay any amounts when employees separate from service with the government. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activity, or proprietary fund type statement of net position.

Designated Net Position

Designated Net Position represents tentative plans for future use of financial resources.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

STEWARDSHIP, COMPLIANCE & ACCOUNTABILITY

Budgetary Information

The District adopts an annual budget on the cash basis of accounting. This departs from accounting principles generally accepted in the United States of America by not budgeting depreciation expense and by budgeting for capital assets.

The budget process begins in April each year and the budget is formally approved by the Board in June for the following fiscal year. The budget was not amended during the year.

DEPOSITS & INVESTMENTS

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits, for safekeeping and trust with the District's agent bank, approved pledged securities in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") Insurance.

At December 31, 2021, the District's bank balance was \$22,471,685. Of the bank balance, \$500,000 was covered by federal depository insurance and the remaining balance was covered by collateral held by the pledging financial institution's trust department or agent in the District's name.

In compliance with the Public Funds Investment Act, the District has adopted a deposit and investment policy. That policy addresses the following risks:

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2021

DEPOSITS & INVESTMENTS *(continued)*

Credit Risk is the risk that a security issuer may default on an interest or principal payment. The District is not exposed to credit risk for its investments.

Custodial Credit Risk is the risk that, in the event of the failure of a depository financial institution or counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover its deposits, value of its investments, or collateral securities that are in the possession of an outside party. The PFIA, the government's investment policy, and Government Code Chapter 2257 "Collateral for Public Funds" contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits and investments. The District is not exposed to custodial risk, as all funds are deposited and invested under terms of a depository contract with amounts greater than the FDIC insurance coverage protected by approved pledged securities held on behalf of the District.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the District's investment in a single issuer (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent or more in the securities of a single issuer. It is the District's policy to not allow for a concentration of credit risk. Investments issued by the U. S. Government and investments in investment pools are excluded from the 5 percent disclosure requirement. The government is not exposed to concentration of credit risk.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the District manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than one year from the time of purchase. The weighted average maturity for the District's investment in external investment pools is less than 60 days.

Foreign Currency Risk is the potential for loss due to fluctuations in exchange rates. The District's policy does not allow for any direct foreign investments, and therefore the District is not exposed to foreign currency risk.

CAPITAL ASSETS

A summary of changes in capital assets follows:

	<u>12/31/20</u>	<u>Additions</u>	<u>Retirements</u>	<u>12/31/21</u>
Capital Assets Not Being Depreciated:				
Land	<u>\$ 1,387,232</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,387,232</u>
Total Capital Assets Not Being Depreciated	<u>1,387,232</u>	<u>-</u>	<u>-</u>	<u>1,387,232</u>
Capital Assets Being Depreciated:				
Building	7,462,092	19,321	-	7,481,413
Computer Equipment	895,816	186,868	(304,304)	778,380
Furniture & Equipment	844,783	-	(412,379)	432,404
Software	651,788	229,706	(83,635)	797,859
Less: Accumulated Depreciation	<u>(4,194,794)</u>	<u>(335,002)</u>	<u>800,318</u>	<u>(3,729,478)</u>
Total Capital Assets Being Depreciated	<u>5,659,685</u>	<u>100,893</u>	<u>-</u>	<u>5,760,578</u>
Total Capital Assets	<u>\$ 7,046,917</u>	<u>\$ 100,893</u>	<u>\$ -</u>	<u>\$ 7,147,810</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended

COMPENSATED ABSENCES

A summary of changes in compensated absences follows:

	<u>12/31/20</u>	<u>Additions</u>	<u>Retirements</u>	<u>12/31/21</u>
Compensated Absences	\$ 423,076	\$ 299,106	\$ (309,450)	\$ 412,732

DESIGNATED NET POSITION

Net Position has been designated for the following purposes:

	<u>Authorized Designations</u>	<u>Current Year Activity</u>	<u>Designated Balance</u>
Building Capital	\$ 3,100,000	\$ -	\$ 3,100,000
Unfunded Actuarial Accrued Liability	6,014,759	(6,014,759)	-
Litigation	1,800,000	-	1,800,000
Technology	350,000	-	350,000
Ongoing Operations & Disaster Recovery	400,000	-	400,000
Insurance	200,000	-	200,000
2021 Budget Buy Down	1,761,100	(1,761,100)	-
2022 Budget Buy Down	1,700,000	-	1,700,000
Total Designated Net Position	<u>\$ 15,325,859</u>	<u>\$ (7,775,859)</u>	<u>\$ 7,550,000</u>

RETIREMENT PLAN

Plan Description - The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of nearly 800 nontraditional defined benefit pension plans. TCDRS in the aggregate issues a comprehensive annual financial report on a calendar year basis. The annual financial report is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the employer, within the options available in the Texas State statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 8 or more years of service, with 30 years of service regardless of age, or when the sum of their age and years of service equals 75 or more. Members are vested after 8 years of service but must leave their accumulated contributions in the plan to receive any employer financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by their employer.

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2021

RETIREMENT PLAN – Plan Description *(continued)*

Funding Policy - The employer has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members.

Contributions – Employees of the District were required to contribute 7.00% of their annual gross earnings during the fiscal year. The contribution rates for the District were 13.00% and 12.25% in calendar year 2021 and 2020, respectively. The District’s contributions to TCDRS for the year ended December 31, 2021 were \$1,521,275 and were equal to the required contributions. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually. The employee contribution rate and the employer contribution rate may be changed by the governing body of the employer within the options available in the TCDRS Act.

The required contribution was determined as part of the December 31, 2020 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2020 included (a) 8.0 percent investment rate of return (net of administrative expenses), and (b) projected salary increases of 4.9 percent. Both (a) and (b) included an inflation component of 2.75 percent. The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a ten-year period. The unfunded actuarial accrued liability is being amortized as a level percentage of payroll on a closed basis.

Actuarial Valuation Information

Actuarial Valuation Date	12/31/2017	12/31/2018	12/31/2019	12/31/2020
Actuarial Cost Method	Entry Age	Entry Age	Entry Age	Entry Age
Actuarial Method	Level % Of Payroll, Closed			
Remaining Amortization	0 Years	0 Years	0 Years	0 Years
Asset Valuation Method	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market
Actuarial Assumptions				
Investment Return*	8.00%	8.00%	8.00%	8.00%
Projected Salary Increases*	4.90%	4.90%	4.90%	4.90%
Inflation	2.75%	2.75%	2.75%	2.75%

* Includes inflation at the stated rate.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements

For the Year Ended December 31, 2021

RETIREMENT PLAN *(continued)*

Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances as of December 31, 2019	\$ 41,876,052	\$ 44,561,561	\$ (2,685,509)
Changes for the year:			
Service cost	1,337,928	-	1,337,928
Interest	3,421,845	-	3,421,845
Difference between expected/actual experience	80,263	-	80,263
Changes of assumptions	2,572,581	-	2,572,581
Contributions - employer	-	1,397,166	(1,397,166)
Contributions - employee	-	626,952	(626,952)
Net Investment Income	-	4,603,606	(4,603,606)
Benefit payments, including refunds of employee contributions	(1,976,434)	(1,976,434)	-
Administrative expenses	-	(35,988)	35,988
Other charges	-	5,827	(5,827)
Net changes	<u>5,436,183</u>	<u>4,621,129</u>	<u>815,054</u>
Balances as of December 31, 2020	<u>\$ 47,312,235</u>	<u>\$ 49,182,690</u>	<u>\$ (1,870,455)</u>

Sensitivity of the Net Pension Liability to Change in the Discount Rate - The following presents the net pension liability of the District, calculated using the discount rate of 8.1%, as well as what the District's net pension liability would have been if it were calculated using a discount rate that is 1 percentage point lower (7.1%) or 1 percentage point higher (9.1%) than the current rate.

	1% Decrease (7.1%)	Discount Rate (8.1%)	1% Increase (9.1%)
District's net pension liability (asset)	<u>\$ 4,156,605</u>	<u>\$ (1,870,455)</u>	<u>\$ (6,956,605)</u>

Pension Expense & Deferred Outflows of Resources - For the year ended December 31, 2021, the District recognized pension expense in the amount of \$702,425. At December 31, 2021, the District reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of	Deferred Inflows of Resources
Differences between expected and actual economic experience (net of current year amortization)	\$ 354,187	\$ 12,380
Changes in actuarial assumptions	2,267,345	-
Net differences between projected and actual investment earnings (net of current year amortization)	-	1,576,410
Contributions subsequent to the measurement date	<u>1,521,275</u>	<u>-</u>
Total	<u>\$ 4,142,807</u>	<u>\$ 1,588,790</u>

\$1,521,275 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending December 31, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2021

RETIREMENT PLAN – Pension Expense & Deferred Outflows of Resources *(continued)*

Year ended December 31,	
2021	\$ 74,173
2022	501,329
2023	(272,781)
2024	287,882
2025	442,139
Thereafter	-
	<u>\$ 1,032,742</u>

EXTRAORDINARY ITEM

During the year, the District voluntarily reduced their unfunded pension liability by \$400,000.

EVALUATION OF SUBSEQUENT EVENTS

The District has evaluated subsequent events through March 31, 2022, the date which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Revenues, Expenses and Changes in Fund Net Position
Budgeted and Actual – Proprietary Fund
For the Year Ended

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
OPERATING REVENUES				
Local Support	\$ 21,759,400	\$ 21,759,400	\$ 21,759,400	\$ -
Miscellaneous Revenue	-	-	80,582	80,582
Total Revenues	<u>21,759,400</u>	<u>21,759,400</u>	<u>21,839,982</u>	<u>80,582</u>
OPERATING EXPENSES				
Salaries	10,928,000	10,928,000	8,792,622	2,135,378
Overtime	114,794	114,794	98,688	16,106
Payroll Taxes	159,000	159,000	142,638	16,362
Auto Allowance	768,000	768,000	736,041	31,959
Workman's Compensation	40,000	40,000	34,818	5,182
Group Insurance	2,515,000	2,515,000	1,609,579	905,421
Employee Retirement	1,425,100	1,425,100	306,559	1,118,541
Aerial Photography	430,000	430,000	369,600	60,400
Appraisal Review Board	650,000	650,000	530,970	119,030
Audit & Accounting	16,000	16,000	12,800	3,200
Board of Directors Meeting	7,000	7,000	845	6,155
Building Maintenance & Repairs	326,787	326,787	308,081	18,706
Computer Maintenance	367,000	367,000	234,854	132,146
Contract Services	99,319	99,319	98,934	385
Equipment Repair & Maintenance	45,000	45,000	36,282	8,718
General Insurance	51,000	51,000	46,389	4,611
Legal Notices & Advertising	37,000	37,000	19,123	17,877
Legal Services	1,800,000	1,800,000	1,647,212	152,788
Postage	450,000	450,000	377,876	72,124
Professional Services	170,000	170,000	156,077	13,923
Registration and Dues	45,000	45,000	25,717	19,283
Rent-Equipment	95,000	95,000	62,202	32,798
Security	165,000	165,000	95,748	69,252
Supplies and Materials	425,000	425,000	374,354	50,646
Telephone, Internet, Data Cloud	350,000	350,000	155,748	194,252
Travel and Education	160,900	160,900	70,201	90,699
Utilities	175,000	175,000	81,907	93,093
Non-Capital - Computer Equipment	250,000	250,000	43,773	206,227
Non-Capital - Computer Software	900,000	900,000	252,639	647,361
Non-Capital - Furniture & Equipment	65,000	65,000	53,605	11,395
Miscellaneous Expense	500	500	-	500
Contingency	90,100	90,100	-	90,100
Total Expenses	<u>23,120,500</u>	<u>23,120,500</u>	<u>16,775,882</u>	<u>6,344,618</u>
Operating Income (Loss)	<u>(1,361,100)</u>	<u>(1,361,100)</u>	<u>5,064,100</u>	<u>6,425,200</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Revenues, Expenses and Changes in Fund Net Position
Budgeted and Actual – Proprietary Fund
For the Year Ended
(Continued)

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
NONOPERATING REVENUES & EXPENSES				
Interest Income	-	-	138,288	138,288
Interest Expense	-	-	-	-
Total Nonoperating Revenues	<u>-</u>	<u>-</u>	<u>138,288</u>	<u>138,288</u>
EXTRAORDINARY ITEM				
Buy Down of Pension Unfunded Actuarial Liability	<u>(400,000)</u>	<u>(400,000)</u>	<u>(400,000)</u>	<u>-</u>
Changes in Net Position	<u>(1,761,100)</u>	<u>(1,761,100)</u>	<u>4,802,388</u>	<u>6,563,488</u>
Net Position, Beginning	<u>22,377,034</u>	<u>22,377,034</u>	<u>22,377,034</u>	
Net Position, Ending	<u>\$ 20,615,934</u>	<u>\$ 20,615,934</u>	<u>\$ 27,179,422</u>	<u>\$ 6,563,488</u>

Budget / GAAP Reconciliation

The following schedule reconciles the amounts of the Statement of Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual amounts to the amounts on the Statement of Revenues, Expenses, and Changes in Fund Net Position - Proprietary Fund:

Net Position (Budget)	\$ 27,179,422
Depreciation	<u>(335,002)</u>
Net Position (GAAP)	<u>\$ 26,844,420</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Net Pension Liability and Related Ratios
For the Year Ended

	Plan Year Ended December 31,		
	2020	2019	2018
Total Pension Liability			
Service cost	\$ 1,337,928	\$ 1,228,042	\$ 1,210,442
Interest (on the total pension liability)	3,421,845	3,193,400	2,973,543
Changes of benefit terms	-	-	271,383
Difference between expected and actual experience	80,263	266,539	24,590
Change of assumptions	2,572,581	-	-
Benefit payments, including refunds of employee contributions	<u>(1,976,434)</u>	<u>(1,978,642)</u>	<u>(1,595,367)</u>
Net Change in Total Pension Liability	<u>5,436,183</u>	<u>2,709,339</u>	<u>2,884,591</u>
Total Pension Liability - Beginning	<u>41,876,052</u>	<u>39,166,713</u>	<u>36,282,122</u>
Total Pension Liability - Ending (a)	<u>\$47,312,235</u>	<u>\$ 41,876,052</u>	<u>\$ 39,166,713</u>
Plan Fiduciary Net Position			
Contributions - employer	\$ 1,397,166	\$ 1,378,171	\$ 1,352,077
Contributions - employee	626,952	570,600	533,163
Net investment income	4,603,606	6,293,963	(719,110)
Benefit payments, including refunds of employee contributions	(1,976,434)	(1,978,642)	(1,595,366)
Administrative expense	(35,988)	(33,958)	(30,784)
Other	5,827	5,186	12,531
Net Change in Plan Fiduciary Net Position	<u>4,621,129</u>	<u>6,235,320</u>	<u>(447,489)</u>
Plan Fiduciary Net Position - Beginning	<u>44,561,561</u>	<u>38,326,241</u>	<u>38,773,730</u>
Plan Fiduciary Net Position - Ending (b)	<u>\$49,182,690</u>	<u>\$ 44,561,561</u>	<u>\$ 38,326,241</u>
Net Pension Liability - Ending (a) - (b)	<u>\$ (1,870,455)</u>	<u>\$ (2,685,509)</u>	<u>\$ 840,472</u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	103.95%	106.41%	97.85%
Covered Employee Payroll	\$ 8,956,454	\$ 8,151,427	\$ 7,616,616
Net Pension Liability as a Percentage of Covered Employee Payroll	-20.88%	-32.95%	11.03%

<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 1,100,051	\$ 1,059,166	\$ 997,345	\$ 904,660
2,735,976	2,520,480	2,561,819	2,375,841
-	-	(2,951,134)	-
227,064	(74,285)	(223,224)	54,437
288,228	-	421,295	-
<u>(1,464,728)</u>	<u>(1,388,158)</u>	<u>(1,187,991)</u>	<u>(1,103,647)</u>
2,886,591	2,117,203	(381,890)	2,231,291
<u>33,395,531</u>	<u>31,278,328</u>	<u>31,660,218</u>	<u>29,428,927</u>
<u>\$ 36,282,122</u>	<u>\$ 33,395,531</u>	<u>\$ 31,278,328</u>	<u>\$ 31,660,218</u>
\$ 2,504,666	\$ 942,682	\$ 979,369	\$ 923,493
495,639	447,815	408,658	377,997
4,765,385	2,235,667	(550,810)	1,914,871
(1,464,728)	(1,388,158)	(1,187,991)	(1,103,647)
(25,786)	(24,281)	(21,841)	(22,756)
<u>20,336</u>	<u>64,986</u>	<u>66,973</u>	<u>(127,224)</u>
6,295,512	2,278,711	(305,642)	1,962,734
<u>32,478,218</u>	<u>30,199,507</u>	<u>30,505,149</u>	<u>28,542,415</u>
<u>\$ 38,773,730</u>	<u>\$ 32,478,218</u>	<u>\$ 30,199,507</u>	<u>\$ 30,505,149</u>
<u>\$ (2,491,608)</u>	<u>\$ 917,313</u>	<u>\$ 1,078,821</u>	<u>\$ 1,155,069</u>
106.87%	97.25%	96.55%	96.35%
\$ 7,080,551	\$ 6,397,353	\$ 5,837,971	\$ 5,399,957
-35.19%	14.34%	18.48%	21.39%

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Pension Contributions
For the Year Ended

	Fiscal Year Ended December 31,		
	2021	2020	2019
Actuarially determined contribution	\$ 1,521,275	\$ 1,397,166	\$ 1,378,171
Contributions in relation to actuarially determined contribution	<u>(1,521,275)</u>	<u>(1,397,166)</u>	<u>(1,378,171)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 8,625,191	\$ 8,956,454	\$ 8,151,427
Contributions as a percentage of covered employee payroll	17.64%	15.60%	16.91%

<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 1,352,077	\$ 2,504,665	\$ 942,683	\$ 979,369
<u>(1,352,077)</u>	<u>(2,504,665)</u>	<u>(942,683)</u>	<u>(979,369)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 7,616,616	\$ 7,080,551	\$ 6,397,353	\$ 5,837,971
17.75%	35.37%	14.74%	16.78%

J.

Board of Directors

Nominees



Collin Central Appraisal District

April 7, 2022

«FNAME» «LNAME», «TITLE»
«COMPANY»
«ADRS2»
«ADRS3»
«CITY», «ST» «ZIP»

RE: Board of Directors Vacancy

Dear «SALUTE»:

Please be advised that the District's board of directors now has a vacancy, and this letter is the first step in filling the vacancy. The details of the vacancy are as follows.

Name: Earnest R. Burke

Nature of Resignation: Medical

Date of Resignation: March 30, 2022

Original Term of Office: January 1, 2022 – December 31, 2023

Vacated Board Term to Complete: Election Date (May 2022 est.) - December 31, 2023

Property Tax Code Section 6.03(L)

If a vacancy occurs on the board of directors other than a vacancy in the position held by a county assessor-collector serving as a nonvoting director, each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy.

Mr. Burke's Election Information

Nominating Entity: Plano ISD

Entities Casting Votes for Mr. Burke: Collin College, McKinney ISD, Plano ISD, City of Richardson & City of Sachse

Step 1: Nominations

A taxing unit's nomination must be made in an open meeting and a written resolution from the presiding officer of your governing body must be submitted to the Chief Appraiser by May 23, 2022. The resolution should include the name and address of the candidate nominated. To be eligible to serve on the board, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date they take office.

Step 2: Election of Board Member (vacancy)

By May 28, 2022, the chief appraiser must submit a list of nominees to the board of directors. The board of directors, by a majority vote, will elect one of the nominees to fill the vacancy.

Step 3: Election Results

The chief appraiser will notify the taxing units regarding the board's election of the member to complete Mr. Burke's vacated term.

Notes:

The process for filling a vacancy on District's Board of Directors is outlined in the Texas Property Tax Code, § 6.03(L) and differs from the original election of board members. The role of our taxing units in filling a vacancy is to nominate and each taxing unit is entitled to nominate only one candidate. In this election the board of directors elects the new board member to fill the vacancy. Therefore, there is not an allocation of votes or a ballot.

Sincerely,

Gary Rodenbaugh
Chairman

Brian Mantzey
Secretary

CC: Bo Daffin, Chief Appraiser



Collin Central Appraisal District

May 18, 2022

TO: Board of Directors

FROM: Bo Daffin, Chief Appraiser *Bo Daffin*

RE: Nominees To Fill Vacant Board Seat

The listing below is complete as of May 18, 2022, and the final day for our taxing entities to submit a nomination is May 23, 2022. All nominations must be made by a formal Resolution adopted in a public meeting of the nominating entity.

I will submit additional nominations, as received, by email to each board member. At your May 26, 2022 board meeting I will confirm the full listing of nominees.

NAME	NOMINATING ENTITY
Ron Carlisle	Frisco City
Michelle Howarth	Sachse City
Zewge Kagnev	Wylie City
Bill Lisle	Plano City
William Roland	Plano ISD
Ed Standridge	Parker City
Stephen Terrell	Allen City

REPORTS

REPORTS

REPORTS

Agenda Item Reference: M.1

Report Title

TAXPAYER LIAISON OFFICER REPORT



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: May 26, 2022

1)As of this date there have been no new written complaints filed to be brought before the Board of Directors.

2) To date we have had no new updates from the TDLR on the open Justin Jinright case. It is still under review at this time.

Agenda Item Reference: M.2

Report Title

2022 ARB PROTESTS



Collin Central Appraisal District

May 19, 2022

TO: Board of Directors

FROM: Stephanie Cave-Bernal, Deputy Chief Appraiser, ARB, Customer Service, & Research

RE: 2022 Protest Report

- There have been 92,265 protests filed as of May 19, 2022, which is up 16% from 2021.
- The Appraisal Review Board is scheduled to run 12 panels concurrently through July 8th.
- The total assessed value of the properties under appeal is approximately \$96 billion or 40% of the appraisal roll.
- As required by Texas Property Tax Code Section 25.22, Mr. Daffin is scheduled to turn the Real Property records over to the ARB on May 23, 2022.
- Target date for the ARB to approve the records is July 8, 2022.

COLLIN CENTRAL APPRAISAL DISTRICT

2022 INQUIRY / PROTEST / HEARING STATS

May 19, 2022	2018	2019	2020	2021	2022	2022 MORE INFO
<u>INQUIRY STATS</u>						Per Day
PHONE	2,142	2,519	1,014	498	389	13
CHANGE FROM PRIOR YR	4.95%	17.60%	-59.75%	-50.89%	-21.89%	
COUNTER (INCLUDES KIOSK)	11,791	13,198	332	205	643	21
TOTAL INQUIRIES	13,933	15,717	1,346	703	1,032	329 <i>more inquiries</i>
CHANGE FROM PRIOR YR	14.48%	12.80%	-91.44%	-47.77%	46.80%	
<u>EFILE PROTEST STATS</u>						
ELIGIBLE PROPERTIES	252,678	259,816	315,655	324,032	335,837	
EFILE PROTESTS	17,561	20,592	21,953	20,896	24,409	
CHANGE FROM PRIOR YR	3.43%	17.26%	6.61%	-4.81%	16.81%	
% OF EFILE TO ELIGIBLE	6.95%	7.93%	6.95%	6.45%	7.27%	
<u>PROTEST STATS</u>						
TAXPAYER PROTESTS	27,263	30,024	29,896	26,721	31,354	
AGENT PROTESTS	44,930	48,908	51,832	52,712	60,911	Yr-over-Yr
TOTAL PROTESTS	72,193	78,932	81,728	79,433	92,265	12,832 <i>more protest</i>
CHANGE FROM PRIOR YR	8.78%	9.33%	3.54%	-2.81%	16.15%	
<u>ARB HEARING STATS</u>						
TAXPAYER HEARINGS	4,924	6,482	4,426	4,055	-	
WITHDRAWALS-PFWD	760	1,136	579	1,521	945	
S&W's	17,697	12,717	17,222	14,818	4,197	
NO-SHOWS	7,350	7,913	5,548	5,520	-	
PHONE HEARINGS (TP and AGT)	9	8	6,406	7,259	-	
AGENT HEARINGS	11,197	13,653	18,898	23,176	-	
WITHDRAWALS-PFWD	9,108	12,501	10,366	8,884	203	
S&W's	16,946	18,912	19,271	16,678	686	ARB Hearings
NO-SHOWS	5,284	1,908	1,384	1,436	-	
TOPLINES	-	-	14,331	15,663	-	
TOTAL HEARINGS	16,121	20,135	23,324	27,231	-	<i>of protest</i>
CHANGE FROM PRIOR YR	25.64%	24.90%	15.84%	16.75%	-100.00%	<i>had a hearing</i>
TOTAL NO-SHOW RATE	43.94%	32.78%	22.91%	20.35%	#DIV/0!	

Agenda Item Reference: M.3

Report Title

2022 CONTRACT LABOR

COST YEAR-TO-DATE

Because of the current hiring environment, CCAD has had a difficult time recruiting permanent and temporary employees. Because of this, we have enlisted the services of two staffing agencies. Had CCAD been able to hire staff on our own, the employees would have become W-2 employees and the expense would have been coded to the Payroll Expense Line Items (full-time, part-time, or temp). However, since we have been using employment agencies, the expenses are not being coded as "payroll expenses", but rather, "Professional Services - Payroll". Below is a summary of the YTD total cost in this GL account.

**DETAILED SCHEDULE FOR GENERAL LEDGER ACCOUNT
PROFESSIONAL SERVICES - PAYROLL (GL#5623)
FOR THE PERIOD 1/1/22 thru 5/19/22**

	Quality Personnel Services	Robert Half Staffing	TOTAL	GL Acct Would Have Been
<u>Employment Agency:</u>				
<i>Contract-To-Hire</i>				
Customer Service	\$69,150	\$10,361	\$79,511	5002
Mapping	\$26,717		\$26,717	5004
ARB Staff	\$10,469		\$10,469	5007
	\$106,336	\$10,361	\$116,697	
<i>Seasonal Temps</i>				
BPP Support	\$6,654	\$8,182	\$14,836	5046
ARB Support	\$2,853	\$26,428	\$29,281	5047
	\$9,507	\$34,609	\$44,117	
Subtotal for employment agencies	\$115,843	\$44,970	\$160,813	
<u>Direct Hire Temps:</u>				
Mapping Contract Labor			\$7,712	5004
Appraisal Contract Labor			\$3,104	5003
			\$10,816	
Total for all non-W2 employees *			\$171,630	
ADP payroll processing fees			\$9,833	
TOTAL FOR GL #5623 (1/1/22-5/13/22)			\$181,463	

* Note: CCAD has a few W-2, ARB seasonal temps. Because they are W-2 employees, their costs are included in the Salaries portion of the budget (GL #5046 and 5047).

Agenda Item Reference: M.4

Report Title

BUILDING RENNOVATIONS

COST ESTIMATES FOR 2021/2022 REMODEL PROJECT
CUSTOMER SERVICE | MAPPING | PUBLIC WAITING AREA
As of 5/19/2022

PROJECT DESCRIPTION	ESTIMATE	PROJECTED			DIFFERENCE
	(PRESENTED IN DEC BOD MTG)	ACTUAL	REMAINING	FINAL	
GSO & MEP (Architect & Mechanical/Electric/Plumbing engineer)	\$18,000	\$25,379	\$500	\$25,879	\$7,879
Construction Manager fee	\$20,000	\$13,200	\$0	\$13,200	-\$6,800
	<u>\$38,000</u>	<u>\$38,579</u>	<u>\$500</u>	<u>\$39,079</u>	<u>\$1,079</u>
Off-site storage, PODS, movers, trash disposal, etc.	\$12,000	\$15,369	\$4,000	\$19,369	\$7,369
	<u>\$12,000</u>	<u>\$15,369</u>	<u>\$4,000</u>	<u>\$19,369</u>	<u>\$7,369</u>
Rockin G Drywall (including General Contractor fee)	\$190,000	\$215,642	\$16,874	\$232,516	\$42,516
Intex Electrical	\$56,000	\$86,596	\$0	\$86,596	\$30,596
Joplin's HVAC	\$44,500	\$74,813	\$0	\$74,813	\$30,313
DSS Fireguard (sprinkler system) and DSS Fire (strobes, sensors)	\$15,000	\$3,975	\$0	\$3,975	-\$11,025
One Source Floors	\$35,000	\$48,428	\$0	\$48,428	\$13,428
City of McKinney (Permits)	\$6,500	\$6,094	\$0	\$6,094	-\$406
	<u>\$347,000</u>	<u>\$435,547</u>	<u>\$16,874</u>	<u>\$452,421</u>	<u>\$105,421</u>
Affiliated Communications	\$25,000	\$9,695	\$1,200	\$10,895	-\$14,105
Plano Office Supply (cubicles, furniture, blinds, etc.)	\$135,000	\$74,498	\$20,000	\$94,498	-\$40,502
DSS security	\$30,000	\$2,563	\$0	\$2,563	-\$27,437
Dell, CWD-G, or other equipment	\$50,000	\$0	\$12,000	\$12,000	-\$38,000
	<u>\$240,000</u>	<u>\$86,757</u>	<u>\$33,200</u>	<u>\$119,957</u>	<u>-\$120,043</u>
Security booth (bullet proof)	\$15,000	\$0	\$10,000	\$10,000	-\$5,000
	<u>\$15,000</u>	<u>\$0</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>-\$5,000</u>
SUB-TOTAL BEFORE CONTINGENCY (if needed)	\$652,000	\$576,252	\$64,574	\$640,826	-\$11,174
Contractor's project contingency @ 18% of Sub Total	\$117,360				
TOTAL PROJECT ESTIMATE BEFORE CCAD CONTINGENCY	\$769,360				
Collin CAD's project contingency @ 10% of Sub Total	\$65,200				
GRAND TOTAL PROJECT ESTIMATE INCLUDING CCAD CONTINGENCY	\$834,560				
BUILDING CAPITAL DESIGNATED FUNDS BUDGETED BELOW-THE-LINE	\$3,100,000				

Explanation of remaining items:

- 1) GSO - request for revised DWG file after recent remodel
- 2) CubeSmart, PODS, and movers - 2 additional months needed in order to downsize off-site storage (taken from warehouse at the beginning of the project)
- 3) Rocking G Drywall - 2 sidewalks from new exterior doors on South end of building, as well as a few minor pending items
- 4) Affiliated Communications - potential work in Customer Service expanded area & Appraisal Research new office
- 5) Office furniture vendor - 6 additional workspaces for Customer Service expanded area & Appraisal Research new office
- 6) Office computers and other office equipment - this item is pending for final Customer Service expanded area finish-out
- 7) Security booth - this item is to fortify the existing cubicle (base and glass)

CHIEF APPRAISER'S REPORT

CHIEF'S REPORT

CHIEF'S REPORT

Agenda Item Reference: N.1

Report Title

**MAY 7, 2022 ELECTION
SCHOOL HOMESTEAD EXEMPTION &
REDUCED FREEZE CEILING**



Collin Central Appraisal District

SCHOOL DISTRICT GENERAL HOMESTEAD EXEMPTION INCREASED FOR 2022

On May 7, 2022, Texas voters approved a constitutional amendment to Section 1-b(c), Article VIII increasing the General Homestead exemption amount from \$25,000 to \$40,000. The increased exemption amount only applies to school districts.

If you are currently receiving the General Homestead exemption you do NOT need to reapply to receive the increased exemption amount for your school district. Our software vendor has updated our exemption administration tables with the increased amount, and our 2022 Certified Appraisal Roll, to be completed in July, will include the \$40,000 exemption for your school district tax statement.

Our 2022 Notices of Appraised Value did not include the \$40,000 exemption amount because it required a vote to change the Texas Constitution, and the May 7, 2022, vote was after the date we were required to mail our 2022 Notices of Appraised Value.

Exemption Increase Effective Date: January 1, 2022.

Link to collincad.org:

<https://www.collincad.org/>

Link to general homestead increase announcement:

[Collin CAD - School District General Homestead Exemption Increased for 2022](#)



Collin Central Appraisal District

SCHOOL DISTRICT TAX LIMITATION (FREEZE CEILING) FOR ELDERLY OR DISABLED PERSONS FOR 2023

On May 7, 2022, Texas voters approved a constitutional amendment to Section 1-b, Article VIII, Subsection (d-2), reducing the limitation (freeze ceiling) amount based on the reduction in a school district's Maintenance & Operations (M&O) rate due to any statutory M&O tax rate compression. The calculation of the statutory compression of the M&O rate will begin comparing the tier one 2018 M&O rate to 2019 compressed M&O rate. A year-to-year comparison will be made for 2019 to 2020, 2020 to 2021 and 2021 to 2022, to calculate the total amount the limitation (freeze ceiling) is to be lowered.

This reduction in frozen taxes (limitation) is **effective January 1, 2023**, therefore the reduction will not be reflected in the 2022 tax bills, generally mailed by the Tax Assessor/Collector in October.

This is a multiple step calculation on each individual property that has a "frozen levy". We are working with our software vendor to make the appropriate changes by the January 1, 2023, effective date. The level of M&O tax rate compression will vary by school district, therefore the impact on frozen taxes will vary by school district. Additionally, for those beginning their tax freeze ceiling (limitation) after 2019, the calculation will be adjusted to calculate from their qualification year forward.

In brief, for those with frozen taxes at your school district, you will see your "frozen tax ceiling" reduced in 2023, if the school district's M&O tax rate was compressed during the time frame listed above.

Tax Limitation (freeze ceiling) Effective Date: January 1, 2023

Link to collincad.org:

<https://www.collincad.org/>

Link to reducing ceiling taxes announcement:

[Collin CAD - School District Tax Limitation \(Freeze Ceiling\) for Elderly or Disabled Persons for 2023](#)

Agenda Item Reference: N.2

Report Title

RETIREMENT SYSTEM MANAGEMENT

POLICY #1007 REPORT

**COLLIN CENTRAL APPRAISAL DISTRICT
POLICY #1007 REPORT FOR 2023 BUDGET
INVESTMENT PERFORMANCE & CPI-U**

POLICY #1007 INVESTMENT PERFORMANCE GUIDELINES & BUDGET REQUIREMENTS

<u>PERFORMANCE GUIDELINES & BUDGET REQUIREMENT TESTS:</u>	<u>ANSWERS</u>
1a. Three of four years met or exceeded 7.50% investment performance target. OR 1b. Average annualized investment return over the 4 year period >= 7.50%.	MEETS THE TEST OF BOTH 1a. & 1b
2. Factoring COLA to match to performance level below 7.50% target.	NO, SINCE 1a MEETS TEST
3. CCAD current budget year must have funds to contribute to offset effects on UAAL of granting COLA.	YES, \$400,000
4. CCAD current employees, based on budget, are eligible to receive wage/salary increases.	YES, 2022 & 2023 PROPOSED
5. Is a retiree COLA feasible or financially prudent?	BOARD DECISION

<u>TCDRS INVESTMENT PERFORMANCE YEAR</u>	<u><7.50% DID NOT MEET 7.50% MET >7.50% EXCEEDED</u>	<u>CALCULATED ANNUAL INFLATION, CPI-U INDEX</u>	<u>CCAD BUDGET YEAR IMPACTED BY EARNING %</u>
2018	-1.86%	1.91%	2020
2019	16.57%	2.29%	2021
2020	10.50%	1.36%	2022
2021	21.00%	7.04%	2023
	4 YEAR AVG. 11.55% NOTE: 2021 EARNINGS ARE ESTIMATED	4 YEAR AVG. 3.15%	

**COLLIN CENTRAL APPRAISAL DISTRICT
POLICY #1007 REPORT FOR 2023 BUDGET
INVESTMENT PERFORMANCE & CPI-U**

Consumer Price Index Historical Tables for U.S. City Average													CALC. FOR 2023 BUDGET PLANNING
CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U)													
U.S. City Average													Each EOY Index Compared to EOY 2021 Index (Calculated % Change)
(1982- 84=100)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Consumer Price Index													
1993	142.6	143.1	143.6	144	144.2	144.4	144.4	144.8	145.1	145.7	145.8	145.8	91.22%
1994	146.2	146.7	147.2	147.4	147.5	148	148.4	149	149.4	149.5	149.7	149.7	86.24%
1995	150.3	150.9	151.4	151.9	152.2	152.5	152.5	152.9	153.2	153.7	153.6	153.5	81.63%
1996	154.4	154.9	155.7	156.3	156.6	156.7	157	157.3	157.8	158.3	158.6	158.6	75.79%
1997	159.1	159.6	160	160.2	160.1	160.3	160.5	160.8	161.2	161.6	161.5	161.3	72.85%
1998	161.6	161.9	162.2	162.5	162.8	163	163.2	163.4	163.6	164	164	163.9	70.10%
1999	164.3	164.5	165	166.2	166.2	166.2	166.7	167.1	167.9	168.2	168.3	168.3	65.66%
2000	168.8	169.8	171.2	171.3	171.5	172.4	172.8	172.8	173.7	174	174.1	174	60.23%
2001	175.1	175.8	176.2	176.9	177.7	178	177.5	177.5	178.3	177.7	177.4	176.7	57.78%
2002	177.1	177.8	178.8	179.8	179.8	179.9	180.1	180.7	181	181.3	181.3	180.9	54.12%
2003	181.7	183.1	184.2	183.8	183.5	183.7	183.9	184.6	185.2	185	184.5	184.3	51.28%
2004	185.2	186.2	187.4	188	189.1	189.7	189.4	189.5	189.9	190.9	191	190.3	46.51%
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	41.67%
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	38.16%
2007	202.4	203.5	205.4	206.7	207.9	208.4	208.3	207.9	208.5	208.9	210.2	210	32.76%
2008	211.1	211.7	213.5	214.8	216.6	218.8	219.964	219.086	218.783	216.573	212.425	210.228	32.62%
2009	211.143	212.193	212.709	213.24	213.856	215.693	215.351	215.834	215.969	216.177	216.33	215.949	29.11%
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179	27.20%
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.23	225.672	23.54%
2012	226.655	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317	230.221	229.601	21.43%
2013	230.28	232.166	232.773	232.531	232.945	233.504	233.596	233.877	234.149	233.546	233.069	233.049	19.63%
2014	233.916	234.781	236.293	237.072	237.9	238.343	238.25	237.852	238.031	237.433	236.151	234.812	18.73%
2015	233.707	234.722	236.119	236.599	237.805	238.638	238.654	238.316	237.945	237.838	237.336	236.525	17.87%
2016	236.916	237.111	238.132	239.261	240.236	241.038	240.647	240.853	241.428	241.729	241.353	241.432	15.48%

**COLLIN CENTRAL APPRAISAL DISTRICT
POLICY #1007 REPORT FOR 2023 BUDGET
INVESTMENT PERFORMANCE & CPI-U**

Consumer Price Index Historical Tables for U.S. City Average													CALC. FOR 2023 BUDGET PLANNING
CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U)													Each EOY Index Compared to EOY 2021 Index (Calculated % Change)
U.S. City Average													
(1982- 84=100)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Consumer Price Index													
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524	13.09%
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233	10.97%
2019	251.712	252.776	254.202	255.548	256.092	256.143	256.571	256.558	256.759	257.346	257.208	256.974	8.49%
2020	257.971	258.678	258.115	256.389	256.394	257.797	259.101	259.918	260.28	260.388	260.229	260.474	7.04%
2021	261.582	263.014	264.877	267.054	269.195	271.696	273.003	273.567	274.31	276.589	277.948	278.802	Basis for 2023 COLA
2022	281.148	283.716	287.504	289.109									
Percent change year-over-year (December to December)													Annualized
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Dec - Dec % Change
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524	
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233	1.91%
2019	251.712	252.776	254.202	255.548	256.092	256.143	256.571	256.558	256.759	257.346	257.208	256.974	2.29%
2020	257.971	258.678	258.115	256.389	256.394	257.797	259.101	259.918	260.28	260.388	260.229	260.474	1.36%
2021	261.582	263.014	264.877	267.054	269.195	271.696	273.003	273.567	274.31	276.589	277.948	278.802	7.04%
2022	281.148	283.716	287.504	289.109									

**COLLIN CENTRAL APPRAISAL DISTRICT
POLICY #1007 REPORT FOR 2023 BUDGET
INVESTMENT PERFORMANCE & CPI-U**

EXAMPLE 1: CALCULATING A 50% OF CPI-U COLA, RETIRED IN 2000 (for illustration of methodology only, not actual retiree account)

STEPS	ITEMS	CALCULATION OR DATA	NOTES
1	Date of Retirement	September 30, 2000	
2	Original Monthly Benefit	\$1,050	Estimate for Illustration Only
3	Current Benefit (Jan. 2022)	\$1,260	[\$1,260 Est.] 20% Above original, due to previous COLAs adopted
4	Dec. 1999 CPI-U Index	168.300	
	Dec. 2021 CPI-U Index	278.802	
	Dec 2012 to Dec 2021 Inflation	65.66%	(278.802 / 168.300) - 1 = 65.66% OR (278.802 - 168.300) / 168.300 = 65.66%
5	50% CPI-U Inflation Adopted	32.83%	Based on board Policy #1007, with 50% CPI-U maximum
6	50% CPI-U Inflation Adj Benefit	\$1,395	= Original benefit X (1 + [inflation X CPI COLA percentage adopted])
7	Benefit Effective Jan. 2023 (greater of steps 3 & 6)	\$1,395	Monthly benefit is the greater of step 3 and step 6
8	Compare 2023 to 2022	10.69%	Compare current benefit, increased by prior COLAs, to 2023

**COLLIN CENTRAL APPRAISAL DISTRICT
POLICY #1007 REPORT FOR 2023 BUDGET
INVESTMENT PERFORMANCE & CPI-U**

EXAMPLE 2: CALCULATING A 50% OF CPI-U COLA, RETIRED IN 2013 (for illustration of methodology only, not actual retiree account)

STEPS	ITEMS	CALCULATION OR DATA	NOTES
1	Date of Retirement	November 30, 2013	
2	Original Monthly Benefit	\$1,345	Estimate for Illustration Only
3	Current Benefit (Jan. 2022)	\$1,415	[\$1,415 Est.] 4.95% above original, due to previous COLAs adopted
4	Dec. 2012 CPI-U Index	229.601	
	Dec. 2021 CPI-U Index	278.802	
	Dec 2012 to Dec 2021 Inflation	21.43%	$(278.802 / 229.601) - 1 = 21.43\%$ OR $(278.802 - 229.601) / 229.601 = 21.43\%$
5	50% CPI-U Inflation Adopted	10.71%	Based on board Policy #1007, with 50% CPI-U maximum
6	50% CPI-U Inflation Adj Benefit	\$1,489	= Original benefit X (1 + [inflation X CPI COLA percentage adopted])
7	Benefit Effective Jan. 2023 (greater of steps 3 & 6)	\$1,489	Monthly benefit is the greater of step 3 and step 6
8	Compare 2023 to 2022	5.24%	Compare current benefit, increased by prior COLAs, to 2023

**COLLIN CENTRAL APPRAISAL DISTRICT
POLICY #1007 REPORT FOR 2023 BUDGET
INVESTMENT PERFORMANCE & CPI-U**

EXAMPLE 3: CALCULATING A 50% OF CPI-U COLA, RETIRED IN 2018 (for illustration of methodology only, not actual retiree account)

STEPS	ITEMS	CALCULATION OR DATA	NOTES
1	Date of Retirement	October 31, 2018	
2	Original Monthly Benefit	\$1,420	Estimate for Illustration Only
3	Current Benefit (Jan. 2022)	\$1,465	[\$1,465 Est.] 3.07% above original, due to 2019 COLAs adopted
4	Dec. 2017 CPI-U Index	246.524	
	Dec. 2021 CPI-U Index	278.802	
	Dec 2012 to Dec 2021 Inflation	13.09%	$(278.802 / 246.524) - 1 = 13.09\%$ OR $(278.802 - 246.524) / 246.524 = 13.09\%$
5	50% CPI-U Inflation Adopted	6.55%	Based on board Policy #1007, with 50% CPI-U maximum
6	50% CPI-U Inflation Adj Benefit	\$1,513	= Original benefit X (1 + [inflation X CPI COLA percentage adopted])
7	Benefit Effective Jan. 2023 (greater of steps 3 & 6)	\$1,513	Monthly benefit is the greater of step 3 and step 6
8	Compare 2023 to 2022	3.27%	Compare current benefit, increased by prior COLAs, to 2023