

Hood Central Appraisal District

Board of Directors Meeting
1902 W. Pearl St
Granbury, Texas 76048

FILED FOR RECORD
AT 10:57 A.M.

MAY 15 2026

County Clerk, Hood County, TX

Notice is hereby given that on May 21, 2026, the Board of Directors of the Hood Central Appraisal District will meet in regular open session beginning at 5:00 p.m. at 1902 W. Pearl St., Granbury, Texas

AGENDA

1. Call to Order
2. Verify the Presence of a Quorum
3. Recognize Visitors; Hear Public Comments
4. Action Items
 - a. Consent Action Items:
 - i. Action to approve of the Board of Directors meeting minutes March 26, 2026
 - ii. Action to approve the financial statement from March and April 2026
 - iii. Action to approve invoices INV-23304 in the amount of \$2,221.19, INV-21957 in the amount of \$26,000 and INV-21958 in the amount of \$26,000, from Pritchard & Abbott, Inc.
 - b. General Action Items:
 - i. Discuss and consider taking action to revisit the auto renewal of the contract between Linebarger, Goggan, Blair & Sampson, LLP and the Hood Central Appraisal District
 - ii. Discuss and consider taking action to review the District's TCDRS Retirement plan for 2027: Retirement Eligibility, COLA, Required Rate, Elected Rate, Additional Contributions, Unfunded Liability, Funded Ratio
5. Recess to executive session pursuant to the Texas Government Code
 - a. Section 551.071(1)(a) and (2) Consultation with general counsel regarding contemplated litigation
6. Return to open session for possible action on items deliberated on in executive session
7. Information Items
 - a. Report from the Chief Appraiser
 - Report on Appraisal Operations
 - Report on Collections Operations
 - Report on District Operations
 - Report on the 2027 Preliminary Budget
 - Board Member Q & A
8. Propose Future Agenda Items; Set Next Meeting Date; Adjourn
 - a. Proposed Next meeting date: Thursday June 18, 2026

The public is welcome to address the Board of Directors during the public comment period under agenda Item 3 regarding any item on the agenda or any other issues under the Board's jurisdiction. During the Public Comments period, the Chairman will allow each speaker five minutes in which to speak. The Board may refuse to hear comments on subjects not reasonably related to items on the agenda, to policies and procedures of the HCAD, to policies and procedures of HCAD Appraisal Review Board, or to other issues under the Board's jurisdiction. The Board may not respond to comments regarding the items not on the agenda.

Action Item 4a Consent Agenda:

Board Action Requested

It is requested the Board take action to approve the consent agenda items.

- I. Action to Approve the Board of Director's meeting minutes March 26, 2026
- II. Action to approve the financial statements and payment for the months of March and April 2026

The financial statements are presented to the board monthly. Highlighted payments are those that are non-routine payments.

- III. Action to approve invoices INV-23304 in the amount of \$2,221.19, INV-21957 in the amount of \$26,000 and INV-21958 in the amount of \$26,000, from Pritchard & Abbott, Inc.

INV-21957 and INV-21958 are payments due in accordance with the contract. INV-23304 is for processing and postage of the Appraisal Value notices.

Staff Recommendation:

Move to approve the consent agenda items as presented.

Hood Central Appraisal District
Board of Directors Meeting
March 26, 2026

This meeting was conducted in compliance with the Open Meetings Act as written in statute. A quorum of the members of the Board attended in person at the HCAD Office.

These minutes are a summary of the only subjects the Board addressed and the actions it took.

Members Present:

Scott Bradley Chairman
Richard Hoefs
Mark McDonald
John Highsmith

Members not Present:

James Wall

Also Participating:

Jeff Law, Chief Appraiser
Marcus Hanna, Attorney Linebarger Goggan Blair & Sampson, LLP
Jake Battenfield, Attorney Linebarger Goggan Blair & Sampson, LLP

2. Verify the Presence of a Quorum and Posting of the Meeting Notice

Mr. Bradley called the meeting to order at 5:00PM, verified a quorum was present, and that the notice was posted timely. The board took up the following agenda items:

3. Recognize Visitors; Hear Public Comments

0 members of the public spoke

4. Action Items

a. Consent Action Items

- i. Action to approve the Board of Directors meeting minutes February 19, 2026
- ii. Action to approve the financial statement from February 2026
- iii. Action to approve invoice 36604 from Southwest Data Solutions in the amount of \$20,000 for postage related to the 2026 Notices of Appraised Values

- iv. Action to approve the Audit Engagement letter with Roberts & McGee, CPA, PLLC for the 2025 Audit

Richard Hoefs made a motion to accept the consent agenda items i and ii as presented. John Highsmith seconded the motion. Motion carried 4-0

b. General Action Items

- i. Discuss and consider taking action to approve an updated collections contract with the taxing units of Hood County

Richard Hoefs made a motion to authorize the Chief Appraiser to present the updated contract to the entities for signatures. John Highsmith seconded the motion. Motion Carried 4-0

5. Recess to executive session pursuant to the Texas Government Code Section 551.071(1)(a) and (2) Consultation with general counsel regarding contemplated litigation

The Board did not recess to executive session

6. Report from the Chief Appraiser

- Report on Appraisal Operations
- Report on Collections Operations
- Report on District Operations
- Board Member Q & A

7. Propose Future Agenda Items; Set Next Meeting Date; Adjourn

Mr. Hoefs proposed a future agenda item of: "Discussion on whether to let the Linebarger contract auto-renew or if we should go out and bid the collections contract." The next regular meeting was proposed as Thursday, April 16, 2026. Meeting was adjourned at 5:49PM.

Richard Hoefs, Secretary

Hood Central Appraisal District

Statement of Assets & Liabilities

March 2026

Assets		
Current Assets		
Operating Fund Cash	1,304,846.55	
Cash On Hand Tax	1,300.00	
Due from Funding Sources	2,307.42	
Due from Agency Fund	5,120.02	
Utility Deposit	75.00	
TOTAL Current Assets		<u>1,313,648.99</u>
TOTAL Assets		<u>1,313,648.99</u>
Liabilities		
Current Liabilities		
Accounts payable	89,210.70	
AFLAC Payable	1,203.48	
Deferred Revenue	2,305.42	
Due to Agency Fund	(1.00)	
Insurance Payable	10,685.05	
Retirement Payable NACO	855.28	
Retirement Payable TCDRS	6,619.17	
Collections Payable	(11,351.13)	
Interest Income Payable	11,351.13	
TOTAL Current Liabilities		<u>110,878.10</u>
TOTAL Liabilities		<u>110,878.10</u>
Fund Balance		
General Balance	381,290.07	
Excess of Revenue over Expenditures	821,480.82	
TOTAL Fund Balance		<u>1,202,770.89</u>
TOTAL Liabilities & Fund Balance		<u>1,313,648.99</u>

Hood Central Appraisal District

Statement of Revenue & Expenditures

Year-to-Date Performance, March 2026 - current month

	3 Months Ended March 31, 2026	Annual Budget	Unused	% Used
Revenue				
Cresson MUD I	769.72	769.72	0.00	100.0 %
Cresson Crossroads MUD 2	1,764.68	1,764.68	0.00	100.0 %
City of Granbury	121,636.56	243,273.13	121,636.57	50.0 %
City of Lipan	1,253.00	2,505.98	1,252.98	50.0 %
City of Tolar	7,396.42	14,792.84	7,396.42	50.0 %
Granbury ISD	884,873.50	1,769,747.00	884,873.50	50.0 %
Lipan ISD	21,336.32	42,672.65	21,336.33	50.0 %
Tolar ISD	55,228.12	110,456.22	55,228.10	50.0 %
Bluff Dale ISD	2,072.26	2,072.26	0.00	100.0 %
Godley ISD	4,362.18	8,724.34	4,362.16	50.0 %
Glen Rose ISD	4,317.86	8,653.72	4,335.86	49.9 %
Hood County	369,957.22	739,914.44	369,957.22	50.0 %
Revenue-Data Sales	320.00	0.00	(320.00)	
Interest All Accounts	9,711.77	0.00	(9,711.77)	
Miscellaneous Revenue	2,527.41	0.00	(2,527.41)	
TOTAL Revenue	1,487,527.02	2,945,346.98	1,457,819.96	50.5 %
	1,487,527.02	2,945,346.98	1,457,819.96	50.5 %
	1,487,527.02	2,945,346.98	1,457,819.96	50.5 %
Expenditures				
Salaries	368,427.16	1,467,802.00	1,099,374.84	25.1 %
Service Incentive	0.00	14,308.00	14,308.00	
Payroll Taxes	29,715.62	121,484.00	91,768.38	24.5 %
SUTA - State Unemployment	0.00	2,340.00	2,340.00	
Group Health Insurance	63,566.17	285,630.00	222,063.83	22.3 %
Workmens Compensation	6,402.00	5,500.00	(902.00)	116.4 %
Retirement	28,532.32	191,372.00	162,839.68	14.9 %
Aerial Photography Services	56,263.20	56,265.00	1.80	100.0 %
Salary Supplement /Auto	24,819.33	105,900.00	81,080.67	23.4 %
Appraisal Review Board	1,400.00	24,500.00	23,100.00	5.7 %
Arbitration Expense	0.00	2,250.00	2,250.00	
ARB Attorney	600.00	1,800.00	1,200.00	33.3 %
Appraisal Services P/A	0.00	102,000.00	102,000.00	
Third Party Appraisals	0.00	15,000.00	15,000.00	

	<i>3 Months Ended March 31, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Audit Services	0.00	35,000.00	35,000.00	
Payroll Services	1,715.03	3,900.00	2,184.97	44.0 %
Building Maintenance	2,817.30	12,020.00	9,202.70	23.4 %
Appr/Coll Software	15,947.70	79,061.00	63,113.30	20.2 %
Contingency Fund	0.00	35,000.00	35,000.00	
Equip Rental	2,365.61	21,720.00	19,354.39	10.9 %
Insurance-Bldg/Contents	2,500.00	2,500.00	0.00	100.0 %
Insurance-C/A Honesty Bond/Ntr	727.37	1,100.00	372.63	66.1 %
Insurance- Cyber Security	0.00	1,900.00	1,900.00	
Insurance-Directors Liability	3,400.00	3,400.00	0.00	100.0 %
Insurance-Public Emp Crime	755.70	1,500.00	744.30	50.4 %
Janitorial Services	3,220.86	16,490.00	13,269.14	19.5 %
Legal Services	1,175.00	95,000.00	93,825.00	1.2 %
General Legal Counsel	0.00	9,000.00	9,000.00	
Misc Supplies	538.58	6,369.00	5,830.42	8.5 %
Printing Services	0.00	18,485.00	18,485.00	
Office Supplies	4,758.65	15,653.00	10,894.35	30.4 %
Postage	25,204.00	91,993.00	66,789.00	27.4 %
Public & Legal Notices	789.75	3,100.00	2,310.25	25.5 %
Software-Financial	0.00	2,000.00	2,000.00	
Software Mapping	0.00	8,220.00	8,220.00	
TNT Software	0.00	3,370.00	3,370.00	
NexisLexis Software	0.00	3,600.00	3,600.00	
Microsoft 365	0.00	6,151.00	6,151.00	
SW Data ARB Protest Software	0.00	3,500.00	3,500.00	
Quick Books Software	0.00	720.00	720.00	
Travel	3,166.29	13,740.00	10,573.71	23.0 %
Training	2,080.60	11,655.00	9,574.40	17.9 %
Membership/Subscriptions/Fees	7,164.82	15,377.00	8,212.18	46.6 %
Utilities-Electricity	436.25	10,080.00	9,643.75	4.3 %
Utilities-Sewer	192.54	840.00	647.46	22.9 %
Utilities-Telephone	5,589.22	10,524.00	4,934.78	53.1 %
Utilities-Water	161.12	840.00	678.88	19.2 %
Information Technology/Hardware	0.00	24,150.00	24,150.00	
Information Technology Consulting	0.00	17,000.00	17,000.00	
Other Professional Services	0.00	320.00	320.00	
TOTAL Expenditures	664,432.19	2,981,429.00	2,316,996.81	22.3 %
Program Revenue over Expenditures	823,094.83	(36,082.02)	(859,176.85)	-2281.2 %
	823,094.83	(36,082.02)	(859,176.85)	-2281.2 %

	<i>3 Months Ended March 31, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Excess of Revenue over Expenditures	823,094.83	(36,082.02)	(859,176.85)	-2281.2 %

Hood Central Appraisal District

11:48 am

Accounts Payable Detail Report

(Report period: March 1, 2026 to March 31, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
AFLAC	AFLAC					
250165	03/23/26	Close	AFLAC March		1955.01	CK004587
CK004587	03/23/26		Payment	1955.01		
Vendor Total					1955.01	0.00
AIRESERVE	Aireserv of Granbury					
172224964	03/31/26	Close	Repair Armstrong		1861.40	CK004596
CK004596	03/31/26		Payment	1861.40		
Vendor Total					1861.40	0.00
AT&TMOBILE	AT&T Mobility					
03022026	03/09/26	Close	Mobile Phones		199.48	CK004574
CK004574	03/09/26		Payment	199.48		
Vendor Total					199.48	0.00
BEZEREDI	Michael Bezeredi					
ARB TRAINING	03/13/26	Close	ARB Training		175.00	CK004582
CK004582	03/13/26		Payment	175.00		
Vendor Total					175.00	0.00
CARD	Card Service Center					
03/08/26	03/23/26	Close	Credit Card March		1000.31	CK004588
CK004588	03/23/26		Payment	1000.31		
Vendor Total					1000.31	0.00
COSTAR	COSTAR REALTY INFORMATION INC					
123675523	03/23/26	Close	Costar March		467.42	CK004589
CK004589	03/23/26		Payment	467.42		
Vendor Total					467.42	0.00
COVINGTON	Covington Services, LLC					
45809	03/23/26	Close	Alarm Monitoring		29.99	CK004590
CK004590	03/23/26		Payment	29.99		
Vendor Total					29.99	0.00
DREW	Andrew Allen					
MILEAGE DALLAS	03/04/26	Close	Mileage to Ethics		130.50	CK004570
CK004570	03/04/26		Payment	130.50		
Vendor Total					130.50	0.00

11:48 am

Hood Central Appraisal District**Accounts Payable Detail Report**

(Report period: March 1, 2026 to March 31, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
FITZPATRICK William Fitzpatrick						
ARB TRAINING	03/13/26	Close	ARB Training		175.00	CK004583
CK004583	03/13/26		Payment	175.00		
Vendor Total					175.00	0.00
FULLER Sidney Fuller						
ARB TRAINING	03/13/26	Close	ARB Training		175.00	CK004584
CK004584	03/13/26		Payment	175.00		
Vendor Total					175.00	0.00
GRANBURYUTIL Granbury Mun. Utilities						
1/21-/2/19	03/04/26	Close	Utilities Feb		299.99	CK004571
02/19-3/23	03/31/26	Close	Utilities March		254.95	CK004597
CK004571	03/04/26		Payment	299.99		
CK004597	03/31/26		Payment	254.95		
Vendor Total					554.94	0.00
HERRINGTON Walter Herrington						
ARB TRAINING	03/13/26	Close	ARB Training		175.00	CK004585
CK004585	03/13/26		Payment	175.00		
Vendor Total					175.00	0.00
LEXISNEXIS Lexis Nexis Risk Solutions FL Inc.						
1300255057	03/09/26	Close	Lexis Nexis March		280.00	CK004575
CK004575	03/09/26		Payment	280.00		
Vendor Total					280.00	0.00
MARTINS Martin's Office Supply						
172968.1	03/09/26	Close	cks, envelopes, cup		1275.61	CK004576
CK004576	03/09/26		Payment	1275.61		
Vendor Total					1275.61	0.00
NJDHS Nichols, Jackson, Dillard, Hager &Smith						
65209	03/09/26	Close	Litigation JP Morga		587.50	CK004577
CK004577	03/09/26		Payment	587.50		
Vendor Total					587.50	0.00
PITNEY Pitney Bowes Global Financial						
3322148244	03/04/26	Close	Folder Rental		424.74	CK004572
3322206174	03/23/26	Close	Mail Machine Leas		1104.15	CK004591
CK004572	03/04/26		Payment	424.74		
CK004591	03/23/26		Payment	1104.15		

11:48 am

Hood Central Appraisal District

Accounts Payable Detail Report

(Report period: March 1, 2026 to March 31, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
PITNEY	Pitney Bowes Global Financial				(continued)	
			Vendor Total		1528.89	0.00
PITNEYSUPPLI	Pitney Bowes Inc					
1029194134	03/31/26	Close	Mail Machine Seale		77.69	CK004598
CK004598	03/31/26		Payment	77.69		
			Vendor Total		77.69	0.00
READY	Ready Refresh/ Blue Triton Brands Inc					
26C125918169	03/23/26	Close	Water Cooler		23.56	CK004592
CK004592	03/23/26		Payment	23.56		
			Vendor Total		23.56	0.00
SPECTRUM	SPECTRUM					
242083001030126	03/09/26	Close	Ring Central March		1298.25	CK004578
CK004578	03/09/26		Payment	1298.25		
			Vendor Total		1298.25	0.00
STANLEY	Kathryn Stanley					
ARB TRAINING	03/13/26	Close	ARB Training		175.00	CK004586
CK004586	03/13/26		Payment	175.00		
			Vendor Total		175.00	0.00
SUPPLIESHOT	Supplies Hotline					
55653	03/31/26	Close	Lexmark Toners		520.00	CK004599
CK004599	03/31/26		Payment	520.00		
			Vendor Total		520.00	0.00
SWD	Southwest Data Solutions					
36650	03/23/26	Close	Online BackupMar		150.00	CK004593
36646	03/23/26	Close	Monthly Maint. Ma		5165.90	CK004593
36604	03/31/26	Close	Postage 2026 Notic		20000.00	CK004600
CK004593	03/23/26		Payment	5315.90		
CK004600	03/31/26		Payment	20000.00		
			Vendor Total		25315.90	0.00
TAAO	TAAO					
REGJEFFLAW	03/09/26	Close	Registration Conf.		425.00	CK004579
CK004579	03/09/26		Payment	425.00		
			Vendor Total		425.00	0.00

Hood Central Appraisal District

11:48 am

Accounts Payable Detail Report

(Report period: March 1, 2026 to March 31, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
TML	TML Intergovernmental					
WORKERSCOMP	03/09/26	Close	Audit Contribut		1822.00	CK004580
CK004580	03/09/26		Payment	1822.00		
Vendor Total					1822.00	0.00
UNITED	United Healthcare					
179488663733	03/23/26	Close	Group Health April		21679.20	CK004594
CK004594	03/23/26		Payment	21679.20		
Vendor Total					21679.20	0.00
WC	WC of Texas					
3793898V193	03/04/26	Close	Trash Pick up Marc		48.62	CK004573
3824233V193	03/31/26	Close	Trash Pickup		48.62	CK004601
CK004573	03/04/26		Payment	48.62		
CK004601	03/31/26		Payment	48.62		
Vendor Total					97.24	0.00
WISECHEM	Wise/Chem Safe Pest Control					
334335	03/23/26	Close	Pest Control		125.00	CK004595
CK004595	03/23/26		Payment	125.00		
Vendor Total					125.00	0.00
XEROX	Xerox Corp					
025299363	03/09/26	Close	Copier Rental Marc		141.31	CK004581
025299364	03/09/26	Close	Copier Rental Marc		141.31	CK004581
CK004581	03/09/26		Payment	282.62		
Vendor Total					282.62	0.00
Report Total					62412.51	0.00

March 2026 Financials - Non-routine Payments

Check #	Payee	Explanation
4596	AireServe	Armstrong Indoor Unit Repair Compressor, Fan Motor, Capacitor
4582-4586	ARB Members	Training Day with ARB Attorney
4549	Card Service Center	TAAD Registrations, TDLR Renewals
4570	Drew Allen	Mileage to Ethics Dallas
4577	NJDHS	Litigation: JP Morgan
4598	Pitney Bowes	Mail Machine Sealer
4599	Supplies Hotline	Toners for Lexmark Printers
4600	Southwest Data Solutions	Postage Prepayment Notices Per BOD
4579	TAAO	Registration 2026 Conference JL
4580	TML	Additional Contribution to Workers Comp

Hood Central Appraisal District

Statement of Assets & Liabilities

April 2026

Assets		
Current Assets		
Operating Fund Cash	1,139,428.15	
Cash On Hand Tax	1,300.00	
Due from Funding Sources	2,307.42	
Due from Agency Fund	5,120.02	
Utility Deposit	75.00	
TOTAL Current Assets		1,148,230.59
TOTAL Assets		1,148,230.59
Liabilities		
Current Liabilities		
Accounts payable	89,210.70	
AFLAC Payable	1,174.08	
Deffered Revenue	2,305.42	
Due to Agency Fund	(1.00)	
Insurance Payable	10,578.31	
Retirement Payable NACO	199.58	
Retirement Payable TCDRS	(4,921.34)	
Collections Payable	(11,351.13)	
Interest Income Payable	11,351.13	
TOTAL Current Liabilities		98,545.75
TOTAL Liabilities		98,545.75
Fund Balance		
General Balance	381,290.07	
Excess of Revenue over Expenditures	668,394.77	
TOTAL Fund Balance		1,049,684.84
TOTAL Liabilities & Fund Balance		1,148,230.59

Hood Central Appraisal District
Statement of Revenue & Expenditures
Year-to-Date Performance, April 2026 - current month

	<i>4 Months Ended April 30, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Revenue				
Cresson MUD I	769.72	769.72	0.00	100.0 %
Cresson Crossroads MUD 2	1,764.68	1,764.68	0.00	100.0 %
City of Granbury	121,636.56	243,273.13	121,636.57	50.0 %
City of Lipan	1,253.00	2,505.98	1,252.98	50.0 %
City of Tolar	7,396.42	14,792.84	7,396.42	50.0 %
Granbury ISD	884,873.50	1,769,747.00	884,873.50	50.0 %
Lipan ISD	21,336.32	42,672.65	21,336.33	50.0 %
Tolar ISD	55,228.12	110,456.22	55,228.10	50.0 %
Bluff Dale ISD	2,072.26	2,072.26	0.00	100.0 %
Godley ISD	4,362.18	8,724.34	4,362.16	50.0 %
Glen Rose ISD	4,317.86	8,653.72	4,335.86	49.9 %
Hood County	369,957.22	739,914.44	369,957.22	50.0 %
Revenue-Data Sales	1,000.00	0.00	(1,000.00)	
Revenue-Tax Sale Certificate	70.00	0.00	(70.00)	
Interest All Accounts	13,625.77	0.00	(13,625.77)	
Miscellaneous Revenue	3,137.28	0.00	(3,137.28)	
TOTAL Revenue	1,492,800.89	2,945,346.98	1,452,546.09	50.7 %
	1,492,800.89	2,945,346.98	1,452,546.09	50.7 %
	1,492,800.89	2,945,346.98	1,452,546.09	50.7 %
Expenditures				
Salaries	468,191.25	1,467,802.00	999,610.75	31.9 %
Service Incentive	0.00	14,308.00	14,308.00	
Payroll Taxes	37,707.62	121,484.00	83,776.38	31.0 %
SUTA - State Unemployment	0.00	2,340.00	2,340.00	
Group Health Insurance	88,923.53	285,630.00	196,706.47	31.1 %
Workmens Compensation	6,402.00	5,500.00	(902.00)	116.4 %
Retirement	39,691.23	191,372.00	151,680.77	20.7 %
Aerial Photography Services	56,263.20	56,265.00	1.80	100.0 %
Salary Supplement /Auto	31,488.59	105,900.00	74,411.41	29.7 %
Appraisal Review Board	1,400.00	24,500.00	23,100.00	5.7 %
Arbitration Expense	0.00	2,250.00	2,250.00	
ARB Attorney	600.00	1,800.00	1,200.00	33.3 %
Appraisal Services P/A	0.00	102,000.00	102,000.00	

	<i>4 Months Ended April 30, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Third Party Appraisals	0.00	15,000.00	15,000.00	
Audit Services	0.00	35,000.00	35,000.00	
Payroll Services	1,715.03	3,900.00	2,184.97	44.0 %
Building Maintenance	3,212.30	12,020.00	8,807.70	26.7 %
Appr/Coll Software	21,263.60	79,061.00	57,797.40	26.9 %
Contingency Fund	0.00	35,000.00	35,000.00	
Equip Rental	2,653.55	21,720.00	19,066.45	12.2 %
Insurance-Bldg/Contents	2,500.00	2,500.00	0.00	100.0 %
Insurance-C/A Honesty Bond/Ntr	727.37	1,100.00	372.63	66.1 %
Insurance- Cyber Security	0.00	1,900.00	1,900.00	
Insurance-Directors Liability	3,400.00	3,400.00	0.00	100.0 %
Insurance-Public Emp Crime	755.70	1,500.00	744.30	50.4 %
Janitorial Services	4,195.86	16,490.00	12,294.14	25.4 %
Legal Services	1,175.00	95,000.00	93,825.00	1.2 %
General Legal Counsel	117.50	9,000.00	8,882.50	1.3 %
Misc Supplies	887.86	6,369.00	5,481.14	13.9 %
Printing Services	0.00	18,485.00	18,485.00	
Office Supplies	4,845.65	15,653.00	10,807.35	31.0 %
Postage	25,204.00	91,993.00	66,789.00	27.4 %
Public & Legal Notices	1,078.75	3,100.00	2,021.25	34.8 %
Software-Financial	0.00	2,000.00	2,000.00	
Software Mapping	0.00	8,220.00	8,220.00	
TNT Software	0.00	3,370.00	3,370.00	
NexisLexis Software	0.00	3,600.00	3,600.00	
Microsoft 365	0.00	6,151.00	6,151.00	
SW Data ARB Protest Software	0.00	3,500.00	3,500.00	
Quick Books Software	0.00	720.00	720.00	
Travel	3,435.08	13,740.00	10,304.92	25.0 %
Training	2,080.60	11,655.00	9,574.40	17.9 %
Membership/Subscriptions/Fees	7,912.24	15,377.00	7,464.76	51.5 %
Utilities-Electricity	436.25	10,080.00	9,643.75	4.3 %
Utilities-Sewer	192.54	840.00	647.46	22.9 %
Utilities-Telephone	5,788.70	10,524.00	4,735.30	55.0 %
Utilities-Water	161.12	840.00	678.88	19.2 %
Information Technology/Hardware	0.00	24,150.00	24,150.00	
Information Technology Consulting	0.00	17,000.00	17,000.00	
Other Professional Services	0.00	320.00	320.00	
TOTAL Expenditures	824,406.12	2,981,429.00	2,157,022.88	27.7 %
Program Revenue over Expenditures	668,394.77	(36,082.02)	(704,476.79)	-1852.4 %
	668,394.77	(36,082.02)	(704,476.79)	-1852.4 %

	<i>4 Months Ended April 30, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Excess of Revenue over Expenditures	668,394.77	(36,082.02)	(704,476.79)	-1852.4 %

10:30 am

Hood Central Appraisal District**Accounts Payable Detail Report**

(Report period: April 1, 2026 to April 30, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
AFLAC	AFLAC					
564430	04/23/26	Close	AFLAC April		1303.34	CK004618
CK004618	04/23/26		Payment	1303.34		
Vendor Total					1303.34	0.00
AT&TMOBILE	AT&T Mobility					
04022026	04/06/26	Close	Mobile Phones Apr		199.48	CK004602
CK004602	04/06/26		Payment	199.48		
Vendor Total					199.48	0.00
CARD	Card Service Center					
APRIL	04/16/26	Close	Credit Card April		230.80	CK004610
CK004610	04/16/26		Payment	230.80		
Vendor Total					230.80	0.00
CHRISTENSEN	Erin Christensen					
PERDIEM 4/2026	04/10/26	Close	Perdiem Law Class		40.00	CK004608
MILEAGE FTW	04/16/26	Close	Mileage to Law Cla		114.84	CK004611
CK004608	04/10/26		Payment	40.00		
CK004611	04/16/26		Payment	114.84		
Vendor Total					154.84	0.00
COSTAR	COSTAR REALTY INFORMATION INC					
123864533	04/16/26	Close	CoStar April		467.42	CK004612
CK004612	04/16/26		Payment	467.42		
Vendor Total					467.42	0.00
COVINGTON	Covington Services, LLC					
45969	04/23/26	Close	Alarm Monitoring		29.99	CK004619
CK004619	04/23/26		Payment	29.99		
Vendor Total					29.99	0.00
FIDLER	John Fidler					
PERDIEM 4/2026	04/10/26	Close	Perdiem Law Class		40.00	CK004609
MILEAGE FTW	04/16/26	Close	Mileage Law Class		73.95	CK004613
CK004609	04/10/26		Payment	40.00		
CK004613	04/16/26		Payment	73.95		
Vendor Total					113.95	0.00

10:30 am

Hood Central Appraisal District**Accounts Payable Detail Report**

(Report period: April 1, 2026 to April 30, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
G&G	G&G Electric, Inc.					
988265	04/06/26	Close	Service Lightswitch		240.01	CK004603
CK004603	04/06/26		Payment	240.01		
Vendor Total					240.01	0.00
LEXISNEXIS	Lexis Nexis Risk Solutions FL Inc.					
1300266409	04/06/26	Close	LexisNexis March		280.00	CK004604
CK004604	04/06/26		Payment	280.00		
Vendor Total					280.00	0.00
MARTINS	Martin's Office Supply					
173318-0	04/06/26	Close	Batteries/can liner		118.48	CK004605
CK004605	04/06/26		Payment	118.48		
Vendor Total					118.48	0.00
NJDHS	Nichols, Jackson, Dillard, Hager & Smith					
65955	04/06/26	Close	AG Ruling JJarratt		117.50	CK004606
CK004606	04/06/26		Payment	117.50		
Vendor Total					117.50	0.00
SPECTRUM	SPECTRUM					
242083001040126	04/06/26	Close	Ring Central April		1297.50	Voided
	04/06/26	Cr		-1297.50		
Vendor Total					0.00	0.00
SPOTLESS	Spotless Shine					
33019	04/23/26	Close	Office Cleaning Ap		975.00	CK004620
CK004620	04/23/26		Payment	975.00		
Vendor Total					975.00	0.00
SUPPLIESHOT	Supplies Hotline					
55691	04/16/26	Close	Lexmark Image Uni		87.00	CK004614
CK004614	04/16/26		Payment	87.00		
Vendor Total					87.00	0.00
SWD	Southwest Data Solutions					
36712	04/16/26	Close	Online Backup Apr		150.00	CK004615
36708	04/16/26	Close	Monthly Maint Apr		5165.90	CK004615
CK004615	04/16/26		Payment	5315.90		
Vendor Total					5315.90	0.00

10:30 am

Hood Central Appraisal District**Accounts Payable Detail Report**

(Report period: April 1, 2026 to April 30, 2026)

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
TAAD	TAAD					
52697	04/06/26	Close	Ad DC Position		289.00	CK004607
CK004607	04/06/26		Payment	289.00		
Vendor Total					289.00	0.00
UNITED	United Healthcare					
179488600800	04/23/26	Close	Health Ins. May		21679.20	CK004621
CK004621	04/23/26		Payment	21679.20		
Vendor Total					21679.20	0.00
WISECHEM	Wise/Chem Safe Pest Control					
334872	04/16/26	Close	Pest Control April		125.00	CK004616
CK004616	04/16/26		Payment	125.00		
Vendor Total					125.00	0.00
XEROX	Xerox Corp					
025472184	04/16/26	Close	Copier Rental April		143.97	CK004617
025472185	04/16/26	Close	Copier Rental April		143.97	CK004617
CK004617	04/16/26		Payment	287.94		
Vendor Total					287.94	0.00
Report Total					32014.85	0.00

April 2026 Financials - Non-routine Payments

Check #	Payee	Explanation
4610	Card Service Center	Kitchen/Bathroom Supplies
4608,4611	Erin Christensen	Perdiem/Mileage to Law Class
4609,4613	John Fidler	Perdiem/Mileage to Law Class
4603	G&G Electric	Repair Lightswitch & Closet Light
4605	Martin's Office Supply	Batteries; Can liners
4606	Nichols, Jackson, Dillard, Hagar Smith	AG Ruling PIA J.Jarratt Requestor
4614	Supplies Hotline	Imaging Unit Replacement Lexmark Printer
4607	TAAD	Ad DC Position

Pritchard & Abbott, Inc.
4900 Overton Commons Court,
Fort Worth, TX 76132-3687

(817) 370-3204
accounting@pandai.com

INVOICE

INVOICE #: INV-21957
DATE: 02-01-2026

TOTAL AMOUNT: 26,000.00
TOTAL DUE: 26,000.00

BILL TO: Hood County Appraisal District
Mr. Jeff Law, Chief Appraiser
PO Box 819
Granbury, TX 76048-0819

SERVICE/PRODUCT	AMOUNT
Mineral, Industrial & Utility Property Appraisal Services	\$26,000.00
TOTAL AMOUNT:	\$26,000.00

MEMO/DESCRIPTION
Per Contract for Professional Appraisal Services

Mr. Jeff Law, Chief Appraiser
PO Box 819,
Granbury, TX 76048-0819

TOTAL DUE: \$26,000.00

AMOUNT ENCLOSED:

Customer ID - Name: C0197 - Hood County Appraisal District
Invoice #: INV-21957

Pritchard & Abbott, Inc.
4900 Overton Commons Court,
Fort Worth, TX 76132-3687

Pritchard & Abbott, Inc.
4900 Overton Commons Court,
Fort Worth, TX 76132-3687

(817) 370-3204
accounting@pandai.com

INVOICE

INVOICE #: INV-21958
DATE: 05-01-2026

TOTAL AMOUNT: 26,000.00
TOTAL DUE: 26,000.00

BILL TO: Hood County Appraisal District
Mr. Jeff Law, Chief Appraiser
PO Box 819
Granbury, TX 76048-0819

SERVICE/PRODUCT	AMOUNT
Mineral, Industrial & Utility Property Appraisal Services	\$26,000.00
TOTAL AMOUNT:	\$26,000.00

MEMO/DESCRIPTION
Per Contract for Professional Appraisal Services

Mr. Jeff Law, Chief Appraiser
PO Box 819,
Granbury, TX 76048-0819

TOTAL DUE: \$26,000.00

AMOUNT ENCLOSED:

Customer ID - Name: C0197 - Hood County Appraisal District
Invoice #: INV-21958

Pritchard & Abbott, Inc.
4900 Overton Commons Court,
Fort Worth, TX 76132-3687

Pritchard & Abbott, Inc.
4900 Overton Commons Court,
Fort Worth, TX 76132-3687

(817) 370-3204
accounting@pandai.com

INVOICE

INVOICE #: INV-23304
DATE: 05-07-2026

TOTAL AMOUNT: 2,221.19
TOTAL DUE: 2,221.19

BILL TO: Hood County Appraisal District
Mr. Jeff Law, Chief Appraiser
PO Box 819
Granbury, TX 76048-0819

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
PFSM FS	Fold, Stuff & Mail	Each	3057	\$0.25	\$764.25
PFSM SI	Form Insert	Each	1865	\$0.10	\$186.50
PFSM Fee	Handling Fee	Each	1	\$50.00	\$50.00
PFSM Post	Postage	Each	1	\$1,220.44	\$1,220.44
Subtotal					\$2,221.19
Sales Tax					\$0.00
Total					\$2,221.19

MEMO/DESCRIPTION

MINERAL NOTICES

Mr. Jeff Law, Chief Appraiser
PO Box 819,
Granbury, TX 76048-0819

TOTAL DUE: \$2,221.19

AMOUNT ENCLOSED:

Customer ID - Name: C0197- Hood County Appraisal District
Invoice #: INV-23304

Pritchard & Abbott, Inc.
4900 Overton Commons Court,
Fort Worth, TX 76132-3687

Invoice Date: 05-07-2026 Customer : C0197 - Hood County Appraisal District

Action Item 4b(ii) General Action Item:

Board Action Requested

It is requested that the Board Discuss and consider taking action to make changes to the District's Texas County & District Retirement System (TCDRS) Retirement Plan for 2027: Retirement Eligibility, COLA, required rate, elected rate, additional contributions, unfunded liability funded ratio)

Background

Every year the district should review the current TCDRS plan documents. TCDRS requires the district to take action, by December, to determine what changes if any the board would like to make pertaining to our TCDRS plan.

Changes the board could consider are as follows:

- Review and consider lowering the unfunded liability, thereby improving the overall funded ratio.
- Consider providing a cost-of-living adjustment (COLA) for current retirees. Since joining TCDRS (2016), the district has never given a COLA.
- Review and consider an elected rate higher than the required rate. This option would accelerate the process of reducing the unfunded liability over time.
- Review the current retirement eligibility requirements for current employees. This option would potentially lower the unfunded liability and decrease the required rate.

Staff Recommendation:



Plan Assessment for Plan Year 2026
Hood Central Appraisal District – 971
Participation Date – 1/1/2016

It's that time of year again — time to look at your TCDRS retirement plan and decide whether or not your benefits are adequate and affordable. This plan assessment will give you an overview of the benefits you provide as well as how much it will cost to provide these benefits in the upcoming plan year.

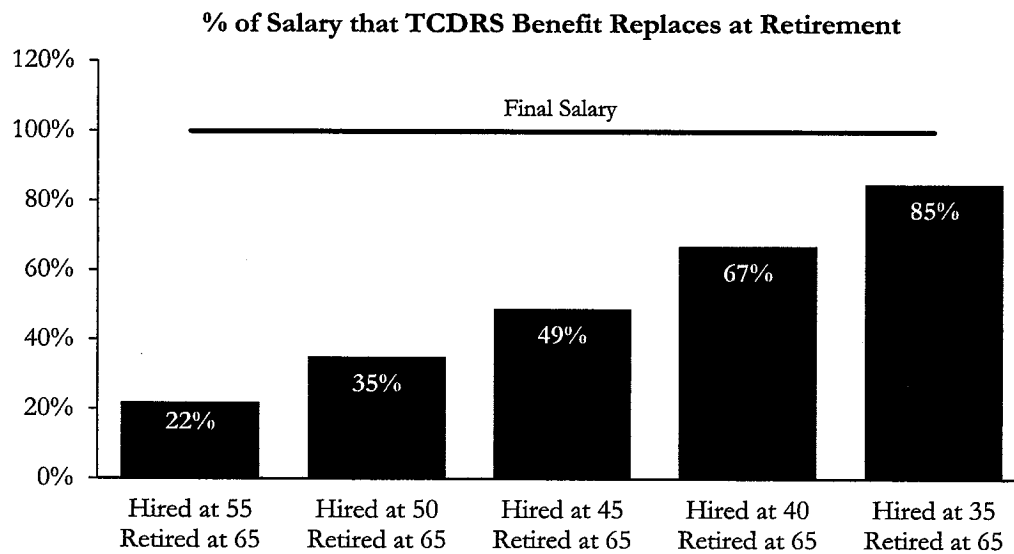
	2026 Plan
Basic Plan Options	
Employee Deposit Rate	7%
Employer Matching	200%
Prior Service Credit	90%
Retirement Eligibility	
Age 60 (Vesting)	10 years of service
Rule of	80 years total age + service
At Any Age	30 years of service
Optional Benefits	
Partial Lump Sum	No
Group Term Life	None
Retirement Plan Funding	
Total Normal Cost Rate	15.44%
Employee Deposit Rate	<u>-7.00%</u>
Employer-Paid Normal Cost Rate	8.44%
UAAL / (OAAL) Rate	<u>2.74%</u>
Required Rate	11.18%
Elected Rate	N/A
Contribution Rates	
Retirement Plan Rate	11.18%
(greater of required and elected rate)	
Group Term Life Rate	N/A
Valuation Results (Dec. 31, 2024)	
Actuarial Accrued Liability	\$4,564,972
Actuarial Value of Assets	<u>\$4,202,245</u>
Unfunded / (Overfunded) AAL	\$362,727
Funded Ratio	92.1%

Notes:

No COLAs have been adopted.

What You Are Providing

The TCDRS benefit is based on employee deposits, which earn 7% compound interest each year, and employer matching at retirement. The following chart shows the estimated TCDRS benefit as a percentage of final salary prior to retirement for a new hire:

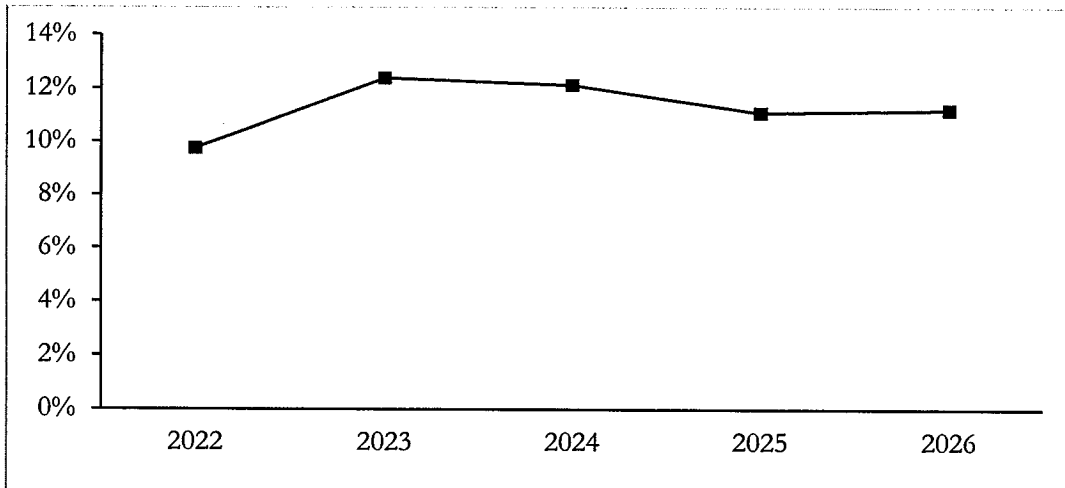


Assumptions

- Employees are new hires and will work for you until retirement.
- Your current plan provisions will remain in effect through an employee's retirement.
- Current laws governing TCDRS will continue as they are.
- Graded salary scales give bigger raises early in careers, with smaller raises later in careers (see Summary Valuation Report at [TCDRS.org/Employer](https://www.tcdrs.org/Employer)).
- Based on Single Life benefit.

Reasons for Rate Change

Below is a record of your required rate history for your retirement plan over the last five years.



Reasons for Rate Change	2022-2023	2023-2024	2024-2025	2025-2026
Beginning Rate	9.75%	12.39%	12.13%	11.08%
Plan Changes Adopted	3.05%	0.00%	0.00%	N/A
Investment Return	-0.33%	0.14%	-0.03%	-0.10%
Elected Rate/Lump Sum	0.00%	0.00%	0.00%	0.00%
Demographic/Other Changes	-0.02%	-0.40%	-0.99%	0.20%
Assumptions/Methods	-0.06%	0.00%	-0.03%	0.00%
Ending Rate	12.39%	12.13%	11.08%	11.18%
Valuation Year	2021	2022	2023	2024
Funded Ratio	88.8%	88.9%	92.0%	92.1%

Full details on the valuation calculations are included in the Dec. 31, 2024 Summary Valuation Report which will be available mid-May at TCDRS.org/Employer.

Next Steps

If you are interested in making plan changes, please contact your Employer Services Representative at 800-651-3848. Your benefit selections are due by Dec. 15, 2025.

Action Item 4b(i) General Action Item:

Board Action Requested

- I. Discuss and consider taking action to revisit the auto renewal of the contract between Linebarger, Goggan, Blair & Sampson, LLP and the Hood Central Appraisal District

At the March meeting, Mr. Hoefs requested this agenda item be placed on the next agenda.

Staff Recommendation: