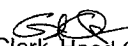


Hood Central Appraisal District
Board of Directors Meeting
1902 W. Pearl St
Granbury, Texas 76048

FILED FOR RECORD
AT 10:11 PM

SEP 03 2026


County Clerk, Hood County, TX

Notice is hereby given that on September 10, 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. Administration of Oath of Office and Statement of Officer to the newly appointed board member, Mr. Stephen Reinke, for the remainder of the 2026-2027 term
4. Recognize Visitors; Hear Public Comments
5. Public Hearing on 2027-2028 Biennial Hood Central Appraisal District Reappraisal Plan
6. Action Items
 - a. Consent Action Items:
 - i. Action to approve of the Board of Directors meeting minutes August 20, 2026
 - ii. Action to approve the financial statements from August 2026
 - iii. Action to approve invoice 179836652 from Aire Serv for annual maintenance on all HVAC systems in the amount of \$1,076.00
 - iv. Action to approve invoice # INV-000013 from Southwest Data Solutions in the amount of \$30,000 for estimated postage for tax statements
 - v. Action to approve invoice #15628 from BIS Consultants in the amount of \$4,760 for three laptop computers for appraisal field work
 - b. General Action Items:
 - i. Discuss and consider taking action to adopt the 2027-2028 Hood Central Appraisal District Reappraisal Plan
 - ii. Discuss and consider taking action by resolution to update signers and individuals that can transact business on behalf of the Hood Central Appraisal District for all bank accounts held at First National Bank of Granbury: Remove Jeff Law due to retirement
 - iii. Discuss and consider taking action to enter into a contract with Hickory Ridge Consulting, LLC for interim Chief Appraiser services
7. Recess to executive session pursuant to the Texas Government Code
 - a. Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee
8. Return to open session for possible action on items deliberated on in executive session

9. Information Items

- a. Report from the Chief Appraiser
 - Report on Appraisal Operations
 - Report on Collections Operations
 - Report on District Operations
 - Board Member Q & A

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

- a. Proposed Next meeting date: Thursday October 15, 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 three 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 6(a):

Board Action Requested

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

- i. Action to Approve the Board of Director's meeting minutes August 20, 2026
- ii. Action to approve the financial statements and payment for the month of August 2026
- iii. Action to approve invoice #179836652 from Aire Serv Heating and Cooling for annual maintenance on all HVAC systems in the amount of \$1,076.00
- iv. Action to approve invoice #INV-000013 from Southwest Data Solutions in the amount of \$30,000 for estimated postage for tax statements
- v. Action to approve invoice #15628 from BIS Consultants in the amount of \$4,760 for three laptop computers for appraisal field work

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

Staff Recommendation:

Move to approve the consent agenda items as presented.

Hood Central Appraisal District
Board of Directors Meeting
August 20, 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
John Highsmith
James Wall

Also Participating:

Jeff Law, Chief Appraiser
Cara Hilbrich, Auditor Roberts & McGee, CPA

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

2 members of the public spoke

4. Public Hearing on 2027 Hood Central Appraisal District Annual Budget

Mr. Bradley opened the public hearing at 5:05PM. No members of the public spoke. Mr. Bradley closed the public hearing @ 5:07PM

5. Action Items

a. Consent Action Items

- i. Action to approve the Board of Directors meeting minutes July 23, 2026
- ii. Action to approve the financial statements from July 2026
- iii. Action to approve invoice INV-21959 from Pritchard & Abbott per contract for mineral, industrial and utility property appraisal services

Richard Hoefs made a motion to accept the consent agenda as presented. James Wall seconded the motion. Motion carried 4-0

b. General Action Items

- i. Discuss and consider taking action to acknowledge and receive the 2025 annual financial audit report as presented by Cara Hilbrich of the auditing firm Roberts & McGee, CPA

Cara Hilbrich presented the 2025 financial statement and audit via telephone. Richard Hoefs made a motion to acknowledge and receive the audit as presented. James Wall seconded the motion. Motion Carried 4-0

- ii. Discuss and consider taking action to adopt the 2027 Hood Central Appraisal District budget

James Wall made a motion to adopt the 2027 budget as presented. Richard Hoefs seconded the motion. Motion carried 4-0

- iii. Discuss and consider taking action to approve the reappointment and reaffirmation of an Agricultural Appraisal Advisory Board pursuant to Texas Property Tax Code Section 6.12

Richard Hoefs made a motion to reappoint Larry Avery to a two-year term beginning January 1, 2027 and reaffirm the remaining Hood Central Appraisal District Agricultural Advisory Board members (Royce Swaim & Donald Holland) as presented. John Highsmith seconded the motion. Motion carried 4-0

- iv. Discuss and consider taking action to fill the vacancy on the Hood Central Appraisal District Board of Directors resulting from the resignation of Mark McDonald as per Tax Code Section 6.03(i)

James Wall made a motion to elect Stephen Reinke to fill the vacancy on the Hood Central Appraisal District Board of Directors resulting from the resignation of Mark McDonald. Richard Hoefs seconded the motion. Motion carried 4-0

- v. Discuss and consider authorizing the Chief Appraiser to sign a contract with BIS Consultants for IT services for 2027

John Highsmith made a motion to authorize the Chief Appraiser to execute a contract with BIS Consultants for the proposed 2027 information technology and related services in an amount not to exceed \$46,200. Richard Hoefs seconded the motion. Motion carried 4-0

- vi. Discuss and consider authorizing the Chief Appraiser to execute a contract with the City of Granbury for collection of Public Improvement District (PID) assessments

Richard Hoefs made a motion to authorize the Chief Appraiser to negotiate and continue forward with the City of Granbury for collection of Public Improvement District (PID) assessments. John Highsmith seconded the motion. Motion carried 4-0

6. Discussion Items

- a. Discussion regarding the 2027-2028 Biennial Reappraisal Plan

Discussion was had regarding the 2027-2028 Hood Central Appraisal District Biennial Reappraisal Plan. The plan will be coming to the Board for approval in September of 2026. No action was taken by the board.

7. Recess to executive session pursuant to the Texas Government Code

- a. Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

The Board recessed into executive session at 6:12PM

The Board returned to open session at 6:27PM

The Board took no action in executive session

8. Return to open session for possible action on items deliberated on in executive session

James Wall made a motion for the Chief Appraiser to begin publicizing the Chief Appraiser job posting. Richard Hoefs seconded the motion. Motion carried 4-0

9. Report from the Chief Appraiser

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

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

The next regular meeting is proposed as Thursday, September 10, 2026.

Meeting was adjourned at 6:35 PM.

Richard Hoefs, Secretary

Hood Central Appraisal District

Statement of Assets & Liabilities

August 2026

Assets		
Current Assets		
Operating Fund Cash	1,481,233.41	
Cash On Hand Tax	1,300.00	
Due from Funding Sources	22.16	
Due from Agency Fund	2,615.95	
Utility Deposit	75.00	
TOTAL Current Assets		<u>1,485,246.52</u>
TOTAL Assets		<u>1,485,246.52</u>
Liabilities		
Current Liabilities		
Accounts payable	179,482.38	
AFLAC Payable	984.53	
Deffered Revenue	20.16	
Due to Agency Fund	(1.00)	
Insurance Payable	13,188.37	
Retirement Payable NACO	1,546.77	
Retirement Payable TCDRS	(11,365.59)	
Collections Payable	(25,363.39)	
Interest Income Payable	25,363.39	
TOTAL Current Liabilities		<u>183,855.62</u>
TOTAL Liabilities		<u>183,855.62</u>
Fund Balance		
General Balance	288,514.32	
Excess of Revenue over Expenditures	1,012,876.58	
TOTAL Fund Balance		<u>1,301,390.90</u>
TOTAL Liabilities & Fund Balance		<u>1,485,246.52</u>

Hood Central Appraisal District

Statement of Revenue & Expenditures

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

	<i>8 Months Ended August 31, 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	243,273.12	243,273.13	0.01	100.0 %
City of Lipan	2,506.00	2,505.98	(0.02)	100.0 %
City of Tolar	14,792.84	14,792.84	0.00	100.0 %
Granbury ISD	1,769,747.00	1,769,747.00	0.00	100.0 %
Lipan ISD	42,672.64	42,672.65	0.01	100.0 %
Tolar ISD	110,456.24	110,456.22	(0.02)	100.0 %
Bluff Dale ISD	2,072.26	2,072.26	0.00	100.0 %
Godley ISD	6,543.27	8,724.34	2,181.07	75.0 %
Glen Rose ISD	6,476.79	8,653.72	2,176.93	74.8 %
Hood County	554,935.83	739,914.44	184,978.61	75.0 %
Revenue-Maps	40.00	0.00	(40.00)	
Revenue-Data Sales	2,320.00	0.00	(2,320.00)	
Revenue-Tax Sale Certificate	70.00	0.00	(70.00)	
Interest All Accounts	24,967.78	0.00	(24,967.78)	
Miscellaneous Revenue	3,813.56	0.00	(3,813.56)	
TOTAL Revenue	2,787,221.73	2,945,346.98	158,125.25	94.6 %
	2,787,221.73	2,945,346.98	158,125.25	94.6 %
	2,787,221.73	2,945,346.98	158,125.25	94.6 %
Expenditures				
Salaries	927,066.38	1,467,802.00	540,735.62	63.2 %
Service Incentive	0.00	14,308.00	14,308.00	
Payroll Taxes	76,971.94	121,484.00	44,512.06	63.4 %
SUTA - State Unemployment	0.00	2,340.00	2,340.00	
Group Health Insurance	182,619.14	285,630.00	103,010.86	63.9 %
Workmens Compensation	6,402.00	5,500.00	(902.00)	116.4 %
Retirement	102,181.29	191,372.00	89,190.71	53.4 %
Aerial Photography Services	56,263.20	56,265.00	1.80	100.0 %
Salary Supplement /Auto	60,327.16	105,900.00	45,572.84	57.0 %
Appraisal Review Board	23,275.00	24,500.00	1,225.00	95.0 %
Arbitration Expense	500.00	2,250.00	1,750.00	22.2 %
ARB Attorney	1,712.50	1,800.00	87.50	95.1 %

	<i>8 Months Ended August 31, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Appraisal Services P/A	78,000.00	102,000.00	24,000.00	76.5 %
Third Party Appraisals	0.00	15,000.00	15,000.00	
Audit Services	6,100.00	35,000.00	28,900.00	17.4 %
Payroll Services	3,583.43	3,900.00	316.57	91.9 %
Building Maintenance	18,814.18	12,020.00	(6,794.18)	156.5 %
Appr/Coll Software	43,077.20	79,061.00	35,983.80	54.5 %
Contingency Fund	0.00	35,000.00	35,000.00	
Equip Rental	5,200.92	21,720.00	16,519.08	23.9 %
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	9,306.29	16,490.00	7,183.71	56.4 %
Legal Services	6,815.00	95,000.00	88,185.00	7.2 %
General Legal Counsel	2,285.83	9,000.00	6,714.17	25.4 %
Misc Supplies	1,572.05	6,369.00	4,796.95	24.7 %
Printing Services	9,182.25	18,485.00	9,302.75	49.7 %
Office Supplies	9,308.73	15,653.00	6,344.27	59.5 %
Postage	33,628.44	91,993.00	58,364.56	36.6 %
Public & Legal Notices	2,547.75	3,100.00	552.25	82.2 %
Software-Financial	0.00	2,000.00	2,000.00	
Software Mapping	9,161.20	8,220.00	(941.20)	111.5 %
TNT Software	3,460.00	3,370.00	(90.00)	102.7 %
NexisLexis Software	560.00	3,600.00	3,040.00	15.6 %
Microsoft 365	6,252.00	6,151.00	(101.00)	101.6 %
SW Data ARB Protest Software	8,500.00	3,500.00	(5,000.00)	242.9 %
Quick Books Software	279.49	720.00	440.51	38.8 %
Travel	4,393.78	13,740.00	9,346.22	32.0 %
Training	5,940.25	11,655.00	5,714.75	51.0 %
Membership/Subscriptions/Fees	13,014.94	15,377.00	2,362.06	84.6 %
Utilities-Electricity	1,042.36	10,080.00	9,037.64	10.3 %
Utilities-Sewer	506.64	840.00	333.36	60.3 %
Utilities-Telephone	10,481.53	10,524.00	42.47	99.6 %
Utilities-Water	479.01	840.00	360.99	57.0 %
Information Technology/Hardware	19,150.20	24,150.00	4,999.80	79.3 %
Information Technology Consulting	17,000.00	17,000.00	0.00	100.0 %
Other Professional Services	0.00	320.00	320.00	
TOTAL Expenditures	1,774,345.15	2,981,429.00	1,207,083.85	59.5 %
Program Revenue over Expenditures	1,012,876.58	(36,082.02)	(1,048,958.60)	-2807.2 %
	1,012,876.58	(36,082.02)	(1,048,958.60)	-2807.2 %

	<i>8 Months Ended August 31, 2026</i>	<i>Annual Budget</i>	<i>Unused</i>	<i>% Used</i>
Excess of Revenue over Expenditures	1,012,876.58	(36,082.02)	(1,048,958.60)	-2807.2 %

Hood Central Appraisal District

10:05 am

Accounts Payable Detail Report

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

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
AFLAC	AFLAC					
831623	08/17/26	Close	AFLAC		1955.01	CK004752
CK004752	08/17/26		Payment	1955.01		
Vendor Total					1955.01	0.00
AT&TMOBILE	AT&T Mobility					
08022026	08/03/26	Close	Mobile Phones		199.52	CK004730
CK004730	08/03/26		Payment	199.52		
Vendor Total					199.52	0.00
AUSTINMARR	Austin Marriott North					
COURSE 10 EC	08/10/26	Close	Hotel EC		778.67	Voided
	08/13/26	Cr		-778.67		
COURSE 10 JF	08/10/26	Close	Hotel JF		778.67	Voided
	08/13/26	Cr		-778.67		
73023893 JOHN	08/13/26	Close	Course 10 Hotel		467.20	CK004749
73007225 ERIN	08/13/26	Close	Course 10 Hotel		467.20	CK004748
CK004742	08/10/26		Payment	Voided		
CK004743	08/10/26		Payment	Voided		
CK004748	08/13/26		Payment	467.20		
CK004749	08/13/26		Payment	467.20		
Vendor Total					934.40	0.00
BOOMER	Meg Boomer					
REIMBURSE DONUT	08/24/26	Close	Donuts for TAAO c		32.75	CK004759
CK004759	08/24/26		Payment	32.75		
Vendor Total					32.75	0.00
CARD	Card Service Center					
09022026	08/17/26	Close	Credit Card		990.57	CK004753
CK004753	08/17/26		Payment	990.57		
Vendor Total					990.57	0.00
CHRISTENSEN	Erin Christensen					
PERDIEM C.10	08/10/26	Close	Course 10 Perdiem		280.00	CK004760
	08/13/26	Cr		-280.00		
COURSE 10 PERDIEM	08/13/26	Close	Course 10 Perdiem		170.00	CK004750
MILEAGE 338	08/24/26	Close	Mileage to Austin		245.02	Voided
	08/24/26	Cr	wrong amount	-245.02		
MILEAGE 338*	08/24/26	Close	Mileage to Austin		245.05	CK004760
CK004744	08/10/26		Payment	Voided		
CK004750	08/13/26		Payment	170.00		
CK004760	08/24/26		Payment	245.05		

10:05 am

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

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

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
CHRISTENSEN Erin Christensen					(continued)	
Vendor Total					695.05	0.00
COSTAR	COSTAR REALTY INFORMATION INC					
124581523	08/17/26	Close	Costar Subscription		467.42	CK004754
CK004754	08/17/26		Payment	467.42		
Vendor Total					467.42	0.00
COVINGTON	Covington Services, LLC					
46593	08/24/26	Close	Alarm Monitoring		29.99	CK004761
CK004761	08/24/26		Payment	29.99		
Vendor Total					29.99	0.00
FIDLER	John Fidler					
COURSE 10	08/10/26	Close	Perdiem Course 10		280.00	Pd by Cr
	08/13/26	Cr		-280.00		
COURSE10PERDIEM	08/13/26	Close	Course 10 Perdiem		170.00	CK004751
CK004745	08/10/26		Payment	Voided		
CK004751	08/13/26		Payment	170.00		
Vendor Total					450.00	0.00
GRANBURYUTIL	Granbury Mun. Utilities					
062226-072126	08/03/26	Close	Utilities		365.70	CK004731
CK004731	08/03/26		Payment	365.70		
Vendor Total					365.70	0.00
HCN	Hood County News					
00517236	08/24/26	Close	Public Hearing Not		468.00	CK004762
00517282	08/24/26	Close	Notice Est Tax		195.00	CK004762
CK004762	08/24/26		Payment	663.00		
Vendor Total					663.00	0.00
INFONATION	InfoNation Inc					
2027 AUTO	08/24/26	Close	TexAutoTaxGuide		1194.80	CK004763
CK004763	08/24/26		Payment	1194.80		
Vendor Total					1194.80	0.00
LEXISNEXIS	Lexis Nexis Risk Solutions FL Inc.					
1300315736	08/10/26	Close	LexisNexis		280.00	CK004735
CK004735	08/10/26		Payment	280.00		

10:05 am

Accounts Payable Detail Report

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

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
LEXISNEXIS	Lexis Nexis Risk Solutions FL Inc.				(continued)	
			Vendor Total		280.00	0.00
MARTINS	Martin's Office Supply					
174291-1	08/10/26	Close	Martins Office Sup		376.46	CK004736
CK004736	08/10/26		Payment	376.46		
			Vendor Total		376.46	0.00
MKLINE	Michael Kline					
KAMY	08/24/26	Close	Arbitration Expens		500.00	CK004764
CK004764	08/24/26		Payment	500.00		
			Vendor Total		500.00	0.00
NJDHS	Nichols, Jackson, Dillard, Hager & Smith					
67712	08/10/26	Close	Legal Services		3530.50	CK004737
CK004737	08/10/26		Payment	3530.50		
			Vendor Total		3530.50	0.00
PITNEYSUPPLI	Pitney Bowes Inc					
1029874147	08/10/26	Close	Moistner Repl Kit		18.19	CK004738
CK004738	08/10/26		Payment	18.19		
			Vendor Total		18.19	0.00
POSTMASTER	Postmaster					
PO BOX REN	08/10/26	Close	PO Box Renewal 6		232.00	CK004739
CK004739	08/10/26		Payment	232.00		
			Vendor Total		232.00	0.00
PRITCHARD	Pritchard & Abbott					
INV-21959	08/24/26	Close	Mineral		26000.00	CK004765
CK004765	08/24/26		Payment	26000.00		
			Vendor Total		26000.00	0.00
SHI	SHI Government Solutions					
GB00595597	08/03/26	Close	Microsoft 365 Lice		6252.00	CK004732
CK004732	08/03/26		Payment	6252.00		
			Vendor Total		6252.00	0.00

Hood Central Appraisal District

10:05 am

Accounts Payable Detail Report

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

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
SPOTLESS	Spotless Shine					
35058	08/03/26	Close	Office Cleaning		975.00	CK004733
CK004733	08/03/26		Payment	975.00		
Vendor Total					975.00	0.00
SUPPLIESHOT	Supplies Hotline					
56227	08/24/26	Close	Color Toners		521.95	CK004766
CK004766	08/24/26		Payment	521.95		
Vendor Total					521.95	0.00
SWD	Southwest Data Solutions					
37180	08/10/26	Close	Mineral Conversion		700.00	CK004740
INV48	08/24/26	Close	Monthly Maintenanc		5165.90	CK004767
CK004740	08/10/26		Payment	700.00		
CK004767	08/24/26		Payment	5165.90		
Vendor Total					5865.90	0.00
TAAD	TAAD					
COURSE 10	08/10/26	Close	Registration JL		400.00	Pd by Cr
	08/10/26	Cr		-400.00		
COURSE 10 REG	08/10/26	Close	Registration EC		400.00	Pd by Cr
	08/10/26	Cr		-400.00		
COURSE 10 EC	08/10/26	Close	Course 10EC		400.00	CK004747
COURSE 10 JF	08/10/26	Close	Course 10JF		400.00	CK004747
CK004746	08/10/26		Payment	Voided		
CK004747	08/10/26		Payment	800.00		
Vendor Total					1600.00	0.00
TAAO	TAAO					
CM 4	08/24/26	Close	Course 4		310.00	CK004768
CM 203	08/24/26	Close	Course 203		310.00	CK004768
DA 203	08/24/26	Close	Course 203		310.00	CK004768
DA 4	08/24/26	Close	Course 4		310.00	CK004768
CK004768	08/24/26		Payment	1240.00		
Vendor Total					1240.00	0.00
TEXASWORK	Texas Workforce Comm.					
99-881523-1	08/10/26	Close	Undrpymttax		2452.15	CK004741
CK004741	08/10/26		Payment	2452.15		
Vendor Total					2452.15	0.00

Hood Central Appraisal District

Accounts Payable Detail Report

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

Transaction	Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
TURF WORKS	Turf Works	Landscape				
1722	08/17/26	Close	Mowing		200.00	CK004755
CK004755	08/17/26		Payment	200.00		
Vendor Total					200.00	0.00
UNITED	United Healthcare					
179488619424	08/17/26	Close	United Health Ins		23944.80	CK004756
CK004756	08/17/26		Payment	23944.80		
Vendor Total					23944.80	0.00
WC	WC of Texas					
3943907V193	08/03/26	Close	Trash Pickup		53.63	CK004734
CK004734	08/03/26		Payment	53.63		
Vendor Total					53.63	0.00
WISECHEM	Wise/Chem	Safe Pest Control				
MAY-AUG	08/17/26	Close	Pest Control		500.00	CK004757
CK004757	08/17/26		Payment	500.00		
Vendor Total					500.00	0.00
XEROX	Xerox Corp					
026138766	08/17/26	Close	Copier Rental		138.53	CK004758
026138765	08/17/26	Close	Copier Rental		138.53	CK004758
CK004758	08/17/26		Payment	277.06		
Vendor Total					277.06	0.00
Report Total					82797.85	0.00

August 2026 Financials - Non-routine Payments

Check #	Payee	Explanation
4742,4743	Austion Marriott North	Voided due to reservation change - 3 nights needed instead of 4
4748,4749	Ausutin Marriott North	3 Nights Reservation for Erin C. & John F. for course 10 - Austin
4749	Meg Boomer	Reimburse Donuts for Hosted Mass Appraisal Course at HCAD
4753	Card Service Center	Quickbooks Subscription, ChatGPT Subscription, TDLR renewal David TDLR renewal Christy B, Business Cards x 3, MLS Subscription,Kitchen & Bathroom supplies
4744	Erin Christensen	Voided due to wrong amount for perdiem 3 days vs. 4 days
4750,4760	Erin Christensen	Perdiem for Course 10 Austin, Mileage to Austin
4745	John Fidler	Voided due to wrong amount for perdiem 3 days vs. 4 days
4751	John Fidler	Perdiem for Course 10 Austin
4762	Hood County News	Publications for Budget Hearing/Notice of Est. Tax
4763	InfoNation Inc	Formerly Just Texas - Appraisal subscription
4736	Martins Office Supply	Correction Tape, Coffee Cups, Calculator Ribbon, Legal Folders, Trash Liners, Portfolios
4764	Michael Kline - Arbitrator	Arbitration Expense - KAMY Real Estate
4732	SHI Government Solutions	MS365 Yearly Renewal
4766	Supplies Hotline	Toners for Color Printer in Mapping
4740	Southwest Data Solutions	Mineral Conversion
4746	TAAD	Voided due to registration change
4747	TAAD	Registration John & Erin Course 10 Austin
4768	TAAO	Courses 4 and 203 for C. Moore & D. Allen
4741	Texas Workforce Commission	Underpayment of payroll taxes due to iSolved having filed our 2026Q1 at a rate of 0.21% instead of 1.90%. This has been corrected in their system.



Aire Serv® of Granbury
3511 Plaza East Ct.
Granbury, Texas 76049
(817) 279-6942
TACLB4486C, M-23996

Invoice 179836652
Invoice Date 8/18/2026
Payment Term Due Upon Receipt
Due Date 8/18/2026

Billing Address
Hood Central Appraisal District
1902 West Pearl Street
Granbury, TX 76048 USA

Job Address
Hood Central Appraisal District
1902 West Pearl Street
Granbury, TX 76048 USA

Description of work

4 System Annual Premium Advantage Plan.

Service #	Description	Quantity	Standard Price	Your Price	Total
ADV-690	Annual 1 System Premium Advantage Plan - Includes: -2-Super Tune-Up Maintenance visits per year, Dedicated member support team, 15% Discount on any repairs, Priority Service ahead of all non-members, Monthly specials, Membership savings with other participating Neighborly Brands, Peace of mind in knowing your system is operating efficiently and safely, Maintains your warranty from the manufacturer, One-time \$500 credit toward a system replacement during the year if needed.	1.00	\$299.00	\$299.00	\$299.00
ADV-690.1	Annual 1 System Premium Advantage Plan Additional Unit	3.00	\$259.00	\$259.00	\$777.00

Sub-Total \$1,076.00
Tax \$0.00
Total \$1,076.00
Payment \$0.00

Balance Due \$1,076.00

Thank you for choosing Aire Serv and for the opportunity to serve you and your family. We strive to put service back into the service industry and hope that we have achieved this goal.

IMPORTANT NOTICE: I hereby authorize Aire Serv Heating and Air Conditioning® to perform the proposed work and agree to all Terms and Conditions as set forth in this agreement. I agree that the initial price quoted prior to the start of work does not include any additional or unforeseen tasks, nor materials which may be found to be necessary to complete the repairs. I agree that any authorization to add refrigerant ONLY has no warranty unless there was an additional repair made to correct the leak. I furthermore agree to hold Aire Serv Heating and Air Conditioning® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. I understand that all repairs completed are warranted to be free of defects for a period of (1) one year unless otherwise noted on this invoice. Amount to Authorize: \$1,076.00

Acceptance of work performed: I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to the equipment/materials furnished until final payment is made as agreed. All invoices are due upon completion. Seller can remove said equipment/materials at Seller's expense and or impose a 2% liquidation fee on the entire amount contained in the Seller/Buyer transaction. Any damage resulting from said removal shall not be the responsibility of the Seller. I further agree that I will be responsible for reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. A fee of \$55 will be charged for a returned check. Total Due: \$1,076.00

Southwest Data Solutions
Texas
U.S.A
4699955374
mckensie.whitehead@southwestdata.com

INVOICE

INV-000013

Balance Due
\$30,000.00

Bill To
Hood County Appraisal District

Invoice Date : 28 Aug 2026
Terms : Net 15
Due Date : 12 Sep 2026

#	Item & Description	Qty	Rate	Amount
1	Estimated Postage 2026 Tax Statement Estimated Postage	1.00	30,000.00	30,000.00
Sub Total (Tax Inclusive)				30,000.00
Total				\$30,000.00
Balance Due				\$30,000.00

Notes
Thanks for your business.

BIS Consulting, LLC
14802 Venture Dr
Farmers Branch, TX 75234 US
accounting@bisconsultants.com
bisconsultants.com

Invoice



bis consultants

BILL TO
Hood County Appraisal District Hood CAD 1902 W. Pearl St. Granbury, TX 76048-1873

INVOICE #	DATE	TOTAL DUE	DUPLICATE	ENCLOSURE
15628	08/31/2026	\$4,760.00	09/27/2026	

DESCRIPTION	QTY	RATE	AMOUNT
Dell Pro 14 Plus i5/16gb RAM/512gb SSD	3	975.00	2,925.00
IT Maintenance Workstations Yearly Service - Prorated Sept - Dec 2026	3	280.00	840.00
Automated Workstation Backups Yearly Service - Prorated Sept - Dec 2026	3	50.00	150.00
Scope of Work - Remote - Replace old machines with new - Move Office 365 Apps to new machine, if user does not have them then we will add it to the annual bill - Setup and install the workstation - Add a workstation to the domain - Create a new user profile, set up applications - Install Trend AntiVirus - Install printers and scanners - Install other third-party software	1	800.00	800.00
Shipping Fees	3	15.00	45.00

Services will be pro rated and no due in full.

SUBTOTAL	4,760.00
TAX	0.00
TOTAL	4,760.00
BALANCE DUE	\$4,760.00

Ways to pay



View and pay

Action Item 6(b)(1):

Board Action Requested

It is requested the Board discuss and consider taking action to adopt the 2027–2028 Reappraisal Plan

Background

Texas Tax Code § 6.05(i) requires the Board of Directors to develop and adopt a written biennial plan for the periodic reappraisal of all property within the appraisal district. The proposed 2027–2028 Reappraisal Plan outlines the District's appraisal activities, methods, staffing, resources, and schedule for identifying and appraising property during the two-year period.

It is requested that the Board discuss and consider taking action to adopt the Hood Central Appraisal District's 2027–2028 Reappraisal Plan as presented. Following adoption, copies of the plan will be distributed as required by law. Texas Tax Code § 6.05.

Staff Recommendation:

We recommend making a motion to adopt the 2027-2028 Hood Central Appraisal Reappraisal Plan as presented.

Action Item 6(b)(3):

Board Action Requested

It is requested the Board discuss and consider taking action by resolution to update signers and individuals that can transact business on behalf of the Hood Central Appraisal District for all bank accounts held at First National Bank of Granbury: Remove Jeff Law due to retirement

Background

Due to the retirement of Jeff Law, the District's banking records must be updated to remove him as an authorized signer and individual permitted to transact business on behalf of Hood Central Appraisal District.

It is requested that the Board discuss and consider adopting a resolution authorizing First National Bank of Granbury to remove Jeff Law from all Hood Central Appraisal District bank accounts and update the authorized signers and individuals permitted to conduct banking transactions on behalf of the District. All other authorized signers and account authorities will remain unchanged unless otherwise specified in the resolution.

Staff Recommendation:

We recommend making a motion to adopt the resolution as presented

HOOD CENTRAL APPRAISAL DISTRICT RESOLUTION

I, Richard Hoefs, certify that I am Secretary for the Board of Directors, Hood Central Appraisal District (Federal I.D. Number 75-1680880). Hood Central Appraisal District Board of Directors has updated its signers and individuals that can transact business on behalf of the Appraisal District as of _____ for all accounts associated herein.

The following agents are authorized to exercise powers for the Appraisal District.

- A) Scott Bradley/Board Chairman _____
- B) _____/Chief Appraiser _____
- C) Meg Boomer/Office Administrator _____

Above are granted the powers below for each letter corresponding to his/her name:

- _____ Exercise all powers listed in the resolution
- _____ Open any deposit or share account(s) in the name of the Appraisal District
- _____ Endorse checks and order for payment of money or otherwise withdraw or transfer funds on deposit with First National Bank of Granbury
- _____ Borrow money on behalf and in the name of the Appraisal District, sign, executes and delivers promissory notes or other evidence of indebtedness
- _____ Endorse, assign, transfer, mortgage, or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Appraisal District as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment
- _____ Enter into written lease for the purpose of renting, maintaining, accessing and/or terminating a Safe Deposit Box at First National Bank of Granbury
- _____ Pick up or drop business items pertaining to the Appraisal District
- _____ Authorized to pledge and/or release pledged securities

This resolution certified as of _____(date)

Secretary

Chairman

Action Item 6(b)(3):

Board Action Requested

It is requested the Board discuss and consider taking action to enter into a contract with Hickory Ridge Consulting, LLC for interim chief appraiser services.

Background

Jeff Law will retire from his employment with Hood Central Appraisal District and, through Hickory Ridge Consulting, LLC, would be engaged as an independent consultant to serve as Interim Chief Appraiser while the Board conducts its search for a permanent Chief Appraiser.

This temporary arrangement would provide continuity in District leadership and daily operations during the recruitment and selection process. Mr. Law's knowledge of the District's staff, appraisal operations, taxing entities, vendors, budget, and statutory responsibilities would help ensure an orderly transition, maintain ongoing projects and deadlines, and minimize disruption to taxpayers and the District's participating taxing units. The arrangement would also provide the Board sufficient time to conduct a thorough search for the most qualified permanent Chief Appraiser.

It is requested that the Board discuss and consider taking action to authorize the appropriate Board officer to execute a contract with Hickory Ridge Consulting, LLC for interim chief appraiser services, subject to the terms and compensation approved by the Board.

Staff Recommendation: