



**BEXAR APPRAISAL DISTRICT
MEETING OF THE BOARD OF DIRECTORS
AGENDA**

DATE OF MEETING: November 12, 2025
PLACE OF MEETING: 411 N. Frio St.; San Antonio, TX 78207
TIME OF MEETING: 2:00 pm

*** PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO bod@bcad.org NO LATER THAN 8:00 A.M. THE MORNING OF THE MEETING, OR IN PERSON BY REGISTERING BY NAME ON THE SIGN-IN SHEET BY THE DOOR OF THE MEETING. COMMENTS RECEIVED TIMELY BY EMAIL WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE MEETING. THE BOARD OF DIRECTORS INVITES PUBLIC COMMENT; HOWEVER, THE PUBLIC MUST BE AWARE THAT A SUBJECT RAISED BY A MEMBER OF THE PUBLIC CANNOT BE DELIBERATED OR DISCUSSED BY THE BOARD IF IT IS NOT ON THE AGENDA FOR THE MEETING AT WHICH THE SUBJECT IS RAISED. DISCUSSIONS OF SPECIFIC PROPERTIES WILL NOT BE PERMITTED.**

THE PUBLIC MAY ACCESS THIS MEETING AT:

<https://zoom.us/j/96784330407?pwd=WqarYyuPWZRaqbAHOkDJ3KoJi8psfV.1>

Meeting ID: 967 8433 0407

Passcode: 949176

AGENDA

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE MEETING OF THE BOARD OF DIRECTORS

PROCEDURAL

A. Meeting called to order by Dave Gannon, Chair

Recording of present directors

B. Public Comments Period (*Jimmy Saiz, Executive Assistant*)

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The chair may grant additional time.

C. Minutes (*Jimmy Saiz, Executive Assistant*)

1. Approval of the minutes of the meeting of October 14, 2025

ACTION ITEMS

D. Contract – Security Services (*Crystal Khantharoth, Finance Director*)

The board of directors may discuss and/or vote to authorize the chief appraiser to enter a contract for security services.

E. TCDRS Cost of Living Adjustment (*Rogelio Sandoval, Chief Appraiser*)

The chief appraiser will ask the board of directors to vote to authorize the funding of a 1% contribution to the Texas County & District Retirement System towards a cost of living adjustment for retirees.

F. Appraisal Review Board members for 2026 and 2027

(*L. Christopher White, Taxpayer Liaison*)

A resolution from the board of directors of the Bexar Appraisal District appointing new members and reappointing existing members to the Bexar Appraisal Review Board for the 2026 and 2027 tax years pursuant to Section 6.41 of the Texas Property Tax Code.

G. Appraisal Review Board officers for 2026 (*L. Christopher White, Taxpayer Liaison*)

A resolution from the board of directors of the Bexar Appraisal District appointing the officers of the Bexar Appraisal Review Board for the 2026 tax year pursuant to Section 6.42 of the Texas Property Tax Code.

INFORMATION ONLY

H. Contract – Bank Depository (*Crystal Khantharoth, Finance Director*)

The chief appraiser will inform the board of directors of a request for proposal for the district's bank depository.

EXECUTIVE SESSION

I. Adjourn to Executive Session (*Rogelio Sandoval, Chief Appraiser*)

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. The board of directors may discuss and/or administer the chief appraiser's annual performance evaluation and the renewal of his contract.
4. Section 551.076 Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and act upon any item discussed in closed Executive Session.

REPORTS

J. Chief Appraiser's Report

The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition (*Crystal Khantharoth, Finance Director*)
 - a. Funds investment report for September 2025
 - b. Statement of revenues and expenses through September 30, 2025
 - c. Designated cash funds report through September 30, 2025
2. Appraisal Records (*Tommy Allison, Assistant Chief Appraiser*)
 - a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.

K. Adjourn



Rogelio Sandoval
Chief Appraiser
Bexar Appraisal District

**The Board of Directors invites comments from the public about the policies and procedures of the Bexar Appraisal District, the Appraisal Review Board or other matters within the Board's jurisdiction. If you wish to address the Board but do not speak English and cannot bring your own interpreter or have limitations due to a physical disability, please notify the Taxpayer Liaison Officer in writing at the address above at or by fax at 210-242-2451 prior to the meeting in order for arrangements to be made to accommodate your needs.*

**La junta de directores invita los comentarios del público acerca de las políticas y procedimientos del distrito de evaluación de Bexar, de la junta de revisión de evaluación o de otros asuntos de jurisdicción de la junta. Si usted desea dirigir a la junta, pero no habla inglés y no puede traer su propio intérprete o tiene limitaciones debido a una discapacidad física, por favor notificar al oficial de enlace del contribuyente por escrito a la dirección anterior o por fax al 210-242-2451 antes de la reunión para que se hagan arreglos y satisfacer sus exigencias.*

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BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING
NOVEMBER 12, 2025
INDEX

<u>ISSUE</u>	<u>TAB</u>
Meeting called to order	A
Public Comments Period	B
Minutes	C
Contract – Security Services	D
TCDRS Cost of Living Adjustment	E
Appraisal Review Board members for 2026 and 2027	F
Appraisal Review Board officers for 2026	G
Contract – Bank Depository	H
Adjourn to Executive Session	I
Chief Appraiser’s Report	J
Adjourn	K

STAFF SUMMARY SHEET

ISSUE: Meeting called to order by Dave Gannon, Chair

Meeting called to order and recording of directors present.

STAFF SUMMARY SHEET

ISSUE: Public Comments Period

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The chair may grant additional time.

STAFF SUMMARY SHEET

ISSUE: Minutes

1. Approval of the minutes of the meeting of October 14, 2025.

**MINUTES OF THE MEETING OF THE
BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS
OCTOBER 14, 2025**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on October 14, 2025, at 2:00 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 2:05 pm and acknowledged the presence of the following directors:

Mr. Jon Fisher
Dr. Adriana Rocha Garcia
Ms. Erika Hizek
Ms. Naomi Miller
Mr. Leslie Sachanowicz

B. Public Comments Period

There were no members of the public present.

C. Minutes

Dr. Rocha Garcia moved to approve the minutes of the regular board meeting. Mr. Sachanowicz seconded the motion which was unanimously approved.

D. Contract – Group Insurance

Mr. Rogelio Sandoval, Chief Appraiser, introduced Bill Rusteberg, Risk Managers.us, to present group insurance benefits to the board. Mr. Rusteberg recommended Blue Cross Blue Shield of Texas as the district’s medical carrier for 2026, and Avesis as the vision carrier for 2026 and 2027.

Mr. Sachanowicz moved to approve the contract with Blue Cross Blue Shield for group insurance. Dr. Rocha Garcia seconded the motion which was unanimously approved.

Mr. Fisher moved to approve the contract with Avesis for vision insurance. Ms. Hizek seconded the motion which was unanimously approved.

E. Contract – Audit Services

Ms. Crystal Khantharoth, Finance Director, asked for board approval to enter a contract for audit services with abip PC in the amount of \$34,500 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a third and final renewal for abip.

Ms. Miller moved to approve the contract with abip PC for audit services. Mr. Fisher seconded the motion, which was unanimously approved.

F. Contract – Security Services

Ms. Khantharoth mentioned that this was an informational item to notify the board that a request for proposal had been issued and would close the first week of November. The district would return to give the board their recommendations and ask for approval of the contract.

G. Contract – Temporary Services

Ms. Khantharoth asked for board approval to enter a contract for temporary services with Dependable Business Solutions in the amount of \$185,000 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a third and final renewal for Dependable Business Solutions.

Mr. Sachanowicz moved to approve the contract with Dependable Business Solutions for temporary services. Dr. Rocha Garcia seconded the motion, which was unanimously approved.

H. Contract – Laser Printing and Mailing Services

Ms. Khantharoth asked for board approval to enter a contract for laser printing and mailing services with VariVerge in the amount of \$355,000 with the contract starting on December 1, 2025, and expiring on November 30, 2026. This would be a second year renewal for VariVerge.

Mr. Sachanowicz moved to approve the contract with VariVerge for laser printing and mailing services. Dr. Rocha Garcia seconded the motion, which was unanimously approved.

I. Contract – Aerial Orthophotography

Ms. Khantharoth asked for board approval to enter a contract for aerial orthophotography with Nearmap U.S. Inc. in the amount of \$262,500 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a third and final year renewal for Nearmap.

Mr. Sachanowicz moved to approve the contract with Nearmap U.S. Inc. for aerial orthophotography. Ms. Miller seconded the motion, which was unanimously approved.

J. Contract – Telecommunication/Mineral Services

Ms. Khantharoth asked for board approval to enter a contract for telecommunications and mineral services with Capital Appraisal Group in the amount of \$79,800 with the contract starting on January 1, 2026, and expiring on December 31, 2026. This would be a second year renewal for Capital Appraisal Group.

Ms. Miller moved to approve the contract with Capital Appraisal Group for telecommunications and mineral services. Mr. Sachanowicz seconded the motion, which was unanimously approved.

K. Intent to encumber funds

Mr. Sandoval informed the board the district expected a surplus of \$1,300,000 and, with board approval, would encumber the following funds: \$350,000 for Computer Assisted Mass Appraisal software, \$125,000 to add to Litigation Expenses, and \$100,000 to add to the Technology Reserve. Pending a final audit, \$725,000 will be returned to the taxing units.

As this was an informational only item, board action was not required. Approval of the encumbrance would be requested at the next meeting.

L. Update to district name change

Mr. Sandoval reminded the board the district's name change from Bexar Appraisal District to Bexar Central Appraisal District had been approved in July and the new name would begin being utilized by the end of October. He noted the district's front sign will be updated November 10th in preparation for the district's official name change beginning January 1st.

This was information only and no action from the board was required.

M. Update on Proposition 11 and 13 on November 4th Ballot

Mr. Sandoval provided data on the proposed increased exemption data that would be voted on in November to include Proposition 13, a state mandated homestead exemption at \$100,000 that would increase to \$140,000, and Proposition 11, a state mandated over 65 and surviving spouse exemption at \$10,000 and would increase to \$60,000. The report also included information outlining 2025 school district exemption changes.

N. Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein. The chief appraiser will inform the board of directors of pending litigation.

2. Section 551.072 Deliberations regarding real property.

3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

4. Section 551.076 Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

The board adjourned into executive session at 2:28pm and reconvened at 2:57pm. There was no action to be taken.

O. Chief Appraiser's Report

1. Financial Condition

Ms. Khantharoth presented the board with the Funds Investment Report from August 2025 financials. As of August 31, 2025, total deposits were \$12,148,996.36. Year to date interest earned \$216,017.48 and the district was over collateralized by \$4,940,445.12. Total revenues collected were \$21,427,686 with a surplus of \$3,995,663. She stated there were no changes to the designated cash funds.

2. Appraisal Records

Mr. Tommy Allison, Assistant Chief Appraiser, presented the board with the third quarter 25.25b report along with the appraisal records report that included an update to the 2025 protest season. He noted the protest season concluded on Friday October 3, 2025, district staff was engaged in appraisal field work, and training and education.

3. Recognition

Mr. Sandoval mentioned that the district was recognized for the seventh year in a row as San Antonio Express News' Top Workplace for 2025.

P. Additional Reports

1. Community Engagement

Ms. Jennifer Rodriguez, Communications Director, presented the September 2025 Community Interactions Statistics report along with the details on the four Community Engagement Events that were scheduled during the month of September.

2. Taxpayer Liaison Report

Mr. L. Christopher White, Taxpayer Liaison, presented the board with the Taxpayer Liaison Reports for July, August, and September. Mr. White also provided the Appraisal Review Board ad-hoc committee members with scheduling information on upcoming ARB interviews.

3. Appraisal Review Board

Mr. Daniel George, Appraisal Review Board Chair, mentioned October 3rd would be the last day of hearings, adding the ARB would return in December to conduct late hearings. He also provided an update on the ARB Open House and ARB Forum and thanked the district for assisting during the previous weeks.

Q. Adjourn

Ms. Miller moved to adjourn the meeting. Mr. Fisher seconded the motion which was unanimously approved.

There being no further business, the October 14, 2025, board of directors meeting adjourned at 3:28 pm.

Chair

Secretary

Date

STAFF SUMMARY SHEET

ISSUE: Contract – Security Services

The board of directors may discuss and/or vote to authorize the chief appraiser to enter a contract for security services.



Bexar Appraisal District

*Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements*

DATE: 11/12/2025

TYPE: IFB - Invitation for Bid
 RFP - Request for Proposal
 Contract/Agreement

SERVICE/PRODUCT: Security Services

VENDOR NAME: Southern Armor Security Services LLC

CONTRACT AMOUNT: \$204,074

LOWEST BID/PROPOSAL: Yes
 N/A
 No. If not, why _____

PERIOD COVERED: 1/1/26 - 12/31/26

LOCAL COMPANY: Yes

REFERENCES: Yes

NUMBER OF BIDS: 3

CURRENT VENDOR: Lieutenant Gabriel P. Villarreal

BUDGETED AMOUNT: \$300,000

ORIGINATING DEPT.: Information Systems

REVIEWED/APPROVED BY:

Department Director [Signature]

Finance Director [Signature]

Chief Appraiser [Signature]

SECURITY OFFICER SERVICES
 PROPOSAL EVALUATIONS
 Proposal No.: SECURITY2026

BASIS OF SELECTION	MAX SCORE	Southern Armor Security Services LLC.	American Global Security	Vets Securing America
A. The Vendors plan to provide the District with all Services described in the General Conditions and Specifications	25	Stated will provide services derived directly from the Code of Criminal Procedure. That outlines responsibilities as Texas Peace officers. Safeguarding the well-being of staff, Assets, Guest and the public.	25 States they meet the requirements of the district. Established SMART Objectives for the District.	25 Stated that VSA will provide competent, fully qualified, licensed officers that have been provided with the necessary equipment, supervision, and training to exceed the requirements of the contract.
B. The Vendors experience in providing services complying with the requirements of this RFP	25	25 Has provided service to the District in the past and knows the terms of the contract.	20 Has experience with municipal entities and compliance with RFP.	20 Is headquarter 7 miles from the District. Has serviced Bexar County since 2019 and has experience with similar locations
C. The experience and training of the individuals which the Vendor proposes to provide Services	30	25 Has training in active shooter/rapid response. Mental health, Swat and Crisis intervention/negotiation	20 Goes through extensive training within the company. Has all mandatory Security Officer requirements	25 Has a designation under the U.S. Department of homeland security.VSA'S commissioned officers meet all TCOLE training and arrest authority.
D. The Vendor's references from clients which are comparable to the District	10	10 Bexar Appraisal District 2013-present	5 All references were out of state in California	10 Brownsville Public Utilities Board Bexar County for 23 locations Texas Military Department Grand Prairie
E. The contractual terms which would govern the relationship between the District and the selected Vendor	5	5 No stated problems with terms of contract.	5 No stated problems with terms of contract.	5 No stated problems with terms of contract.
F. Any other factors relevant to the Vendor's capacity and willingness to satisfy the District	5	5 Each individual assigned will have between 7-26 years of law enforcement experience.	5 Onsite performance manager. Training programs for covering the District.	5 Very detailed with hiring process and required training for security officers. 24/7 dispatch center

TOTAL	100	Hourly Rate - \$45 Add + \$2 for Admin Contract Maximum - \$204,074 based on 4,342 hours	95	Hourly Rate - \$53.99 Contract Maximum - \$234,424 based on 4,342 hours	80	Hourly Rate - \$68.44 Contract Maximum - \$297,166 based on 4,342 hours	90
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STAFF SUMMARY SHEET

ISSUE: TCDRS Cost of Living Adjustment

The chief appraiser will ask the board of directors to vote to authorize the funding of a 1% contribution to the Texas County & District Retirement System towards a cost of living adjustment for retirees.

STAFF SUMMARY SHEET

ISSUE: Appraisal Review Board members for 2026 and 2027

A resolution of the board of directors of the Bexar Appraisal District appointing new members and reappointing existing members to the Bexar Appraisal Review Board for the 2026 and 2027 tax years pursuant to Section 6.41 of the Texas Property Tax Code.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR APPRAISAL DISTRICT
RESOLUTION NO 2025-0004**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR APPRAISAL DISTRICT APPOINTING NEW MEMBERS AND REAPPOINTING EXISTING MEMBERS TO THE BEXAR APPRAISAL REVIEW BOARD FOR THE 2026 AND 2027 TAX YEARS PURSUANT TO SECTION 6.41 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, the Board of Directors of the Bexar Appraisal District is considered the applicable appointing authority to appoint members to the Bexar Appraisal Review Board pursuant to Section 6.0301 of the Texas Property Tax Code;

WHEREAS, the Board of Directors appointed a subcommittee of its membership to review applications for appointment to the Bexar Appraisal Review Board;

WHEREAS, the subcommittee made recommendations to the Board of Directors at its open meeting on September 9, 2025 concerning the membership of the Bexar Appraisal Review Board and subsequently reviewed applications and interviewed applicants on October 14, 15, and 16, 2025;

WHEREAS, the Board of Directors may appoint new members, and reappoint current members, to the Bexar Appraisal Review Board;

WHEREAS, the number of terms to which an individual can be appointed to serve on the Appraisal Review Board is limited to three terms of two years each; and

WHEREAS, pursuant to Section 6.41 (d-2-1) of the Texas Property Tax Code, the appointments must be accomplished by majority vote, with at least two members of the majority being elected members of the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Appraisal District that the following individuals are appointed to a first term on the Bexar Appraisal Review Board and said term is to commence on January 1, 2026 and end on December 31, 2027: Armando Araona, Thelma Colwell, Rose Marie DeHoyas, Michael Dominguez, Yvonne Haynes, Jacquelyn Jamerson, Rhonda Lancaster, Daniel Martin, Rose Martinez, George McEwen, Esmeralda Salas, Phil Sevilla, Anthony Smith, Manuel Solana Jr., John Terra, Barbara Thompson, and Mary Ann Vera.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Appraisal District that the following individuals are appointed to a first term on the Bexar Appraisal Review Board and said term to commence on January 1, 2026 and end on December 31, 2026: Cleo Mendez.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Appraisal District that the following individuals are appointed as alternates on the Bexar Appraisal Review Board to commence on January 1, 2026 and end on December 31, 2026: Ester Garza, Joe T. Hudson, Evette Moreno, Consuelo Perez, Walter Shafer, Ella White, and Julia Ximenez.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Appraisal District that the following individuals are reappointed to a second term on the Bexar Appraisal Review Board and said term is to commence on January 1, 2026 and end on December 31, 2027: Ricky Bullock, Mary T. Corcoran, Joanne DeLeon, Nandini Ghosh-Choudhury, Raymond Perales, and Pamela Williams.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Appraisal District that the following individuals are reappointed to a third and final term on the Bexar Appraisal Review Board and said term is to commence on January 1, 2026 and end on December 31, 2027: Stephanie Crimel, Armando Graciano, Fernando Graciano, Armando J. Hathaway, Linda M. Jackson, John L. Kuntz, Steven Morando, Barbara Rankins, Kathleen F. Sadler, John A. Smith, Linda Warren, and Wynell Williams.

DULY PASSED, ADOPTED, and APPROVED on _____.

BEXAR APPRAISAL DISTRICT

BY: _____
Chairman, Board of Directors

ATTEST: _____
Secretary, Board of Directors

STAFF SUMMARY SHEET

ISSUE: Appraisal Review Board officers for 2026

A resolution from the board of directors of the Bexar Appraisal District appointing the officers of the Bexar Central Appraisal Review Board for the 2026 tax year pursuant to Section 6.42 of the Texas Property Tax Code.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR APPRAISAL DISTRICT
RESOLUTION NO 2025-0005**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR APPRAISAL DISTRICT APPOINTING THE OFFICERS OF THE BEXAR APPRAISAL REVIEW BOARD FOR THE 2026 TAX YEAR PURSUANT TO SECTION 6.42 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, the Board of Directors of the Bexar Appraisal District is required to appoint the chair and secretary of the Bexar Appraisal Review Board;

WHEREAS, the Board of Directors appointed a subcommittee of its membership to review applications for officers of the 2026 Bexar Appraisal Review Board;

WHEREAS, the subcommittee made recommendations to the Board of Directors at its open meeting on September 9, 2025 concerning the membership of the Bexar Appraisal Review Board and subsequently reviewed applications and interviewed applicants on October 14, 15, 16, 2025;

WHEREAS, the appointments must be accomplished by resolution of a majority of the Board of Directors, pursuant to 6.42(a), Texas Property Tax Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Appraisal District that Daniel George be appointed as Chair and Nora Flanagan be appointed as Secretary of the Bexar Appraisal Review Board for Tax Year 2026.

DULY PASSED, ADOPTED, and APPROVED on _____.

BEXAR APPRAISAL DISTRICT

BY: _____
Chairman, Board of Directors

ATTEST: _____
Secretary, Board of Directors

STAFF SUMMARY SHEET

ISSUE: Contract – Bank Depository

The chief appraiser will inform the board of directors of a request for proposal for the district's bank depository.



Bexar Appraisal District

*Board of Directors
Summary Report of Upcoming
Bids, Contracts and Agreements*

DATE: 11/12/2025

TYPE:

- IFB - Invitation for Bid
- RFP - Request for Proposal
- Contract/Agreement

SERVICE/PRODUCT:

Bank Depository Services

DESCRIPTION:

Section 6.09 of the Property Tax Code requires

the District to request proposals every two years.

One two-year extension is allowed at the

completion of initial term and with BOD approval.

PERIOD COVERED:

February 1, 2026 - January 31, 2027

CURRENT VENDOR:

Broadway Bank

BUDGETED AMOUNT:

\$0

ORIGINATING DEPT.:

Executive Services

DATE OF BOARD APPROVAL:

REVIEWED/APPROVED BY:

Finance Director

Chief Appraiser

Cyrus Khoo

[Signature]

STAFF SUMMARY SHEET

ISSUE: Adjourn to Executive Session

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1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. The board of directors may discuss and/or administer the chief appraiser's annual performance evaluation and the renewal of his contract.
4. Section 551.076 Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

STAFF SUMMARY SHEET

ISSUE: Chief Appraiser's Report

The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition
 - a. Funds investment report for September 2025
 - b. Statement of revenues and expenses through September 30, 2025
 - c. Designated cash funds report through September 30, 2025
2. Appraisal Records
 - a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.

BEXAR APPRAISAL DISTRICT
Funds Investment Report
9/30/2025

Cash - Operating Account	\$	4,177,094.02	<u>% RATE</u>	0%
	\$	12,746,808.35		2.59%
Total Deposits	\$	16,923,902.37		

Other Rate Comparisons	
TexPool	90 day T-Bill
4.25%	3.92%

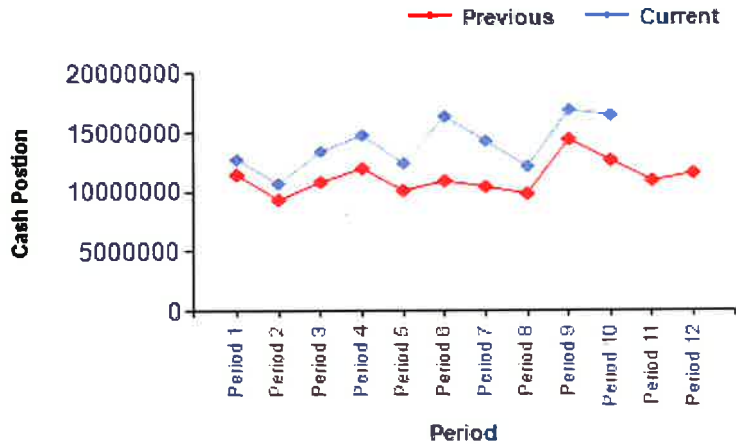
Pledged Collateral:			Year-To-Date Interest Earned	\$	242,529.26
FDIC	\$	250,000.00			
FMV	\$	17,223,940.02			
Total Collateral	\$	17,473,940.02			

Collateral Over (Under) \$ **550,037.65** **102% FMV Less FDIC per investment Policy**

Cash Position

This Period	Current	Previous	Change	% Change
vs. Last Period	\$ 16,479,728.00	\$ 13,702,019.00	\$ 2,777,709.00 ↑	20.27%
vs. This Period Last Year	\$ 16,479,728.00	\$ 13,968,826.00	\$ 2,510,902.00 ↑	17.99%

Cash Position Detail



Signed by: *Cyrt/Kha*
Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: September 2024 with TAAO



Bexar Appraisal District

Balance Sheet

As of 9/30/2025

	<u>July</u>	<u>August</u>	<u>September</u>
ASSETS			
Cash and Short Term Investments	\$14,298,727.08	\$12,148,996.36	\$16,923,902.37
Accounts Receivable	65,208.00	62,600.00	278,049.00
Prepaid Expenses	39,134.53	39,134.53	39,134.53
Total Current Assets	14,403,069.61	12,250,730.89	17,241,085.90
General Fixed Assets	4,705,717.95	4,705,717.95	4,705,717.95
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,370,292.72	1,370,292.72	1,370,292.72
Total Non- Current Assets	11,825,549.80	11,825,549.80	11,825,549.80
Total Assets	26,228,619.41	24,076,280.69	29,066,635.70
LIABILITIES			
Accounts Payable	263,736.11	261,262.31	260,624.16
Total Current Liabilities	263,736.11	261,262.31	260,624.16
Non-Current Sick & Vacation Accrual	1,370,292.72	1,370,292.72	1,370,292.72
Total Liabilities	1,634,028.83	1,631,555.03	1,630,916.88
Equity			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,705,717.95	4,705,717.95	4,705,717.95
General Restricted Reserve Fund	4,000,000.00	4,000,000.00	4,000,000.00
Designated - Digital Orthophotography	165,000.00	165,000.00	165,000.00
Designated - Litigation Expenses	875,000.00	875,000.00	875,000.00
Designated - Retirement Funding	387,654.16	387,654.16	387,654.16
Designated - Technology Reserve	375,000.00	375,000.00	375,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	105,214.00	105,214.00	105,214.00
Designated- Election	625,415.87	625,415.87	625,415.87
Reserved for Building - Capital	1,000,000.00	1,000,000.00	1,000,000.00
Reserved for COLA Retention	96,891.28	96,891.28	96,891.28
Unreserved Funds	0.00	0.00	0.00
Net Profit/(Loss)	6,145,528.19	3,995,663.27	8,986,656.43
Total Equity	24,594,590.58	22,444,725.66	27,435,718.82
Total Liabilities and Equity	\$26,228,619.41	\$24,076,280.69	\$29,066,635.70

Summary of All Units
 Comparison of Budget and Actual Revenues
 For the Nine Months Ending 9/30/2025

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>TAXING UNITS</u>					
Alamo Community College District	\$2,080,156	\$520,039	\$2,080,156	(100%)	\$0
City of Alamo Heights	46,354	11,589	46,356	(100%)	(2)
Alamo Heights ISD	455,556	113,889	455,556	(100%)	0
City of Balcones Heights	12,292	3,073	12,292	(100%)	0
Bexar County	3,551,910	887,978	3,551,912	(100%)	(2)
Bexar County Emer Serv Dist#1	10,773	2,693	10,772	(100%)	1
Bexar County Emer Serv Dist#2	87,927	21,982	87,928	(100%)	(1)
Bexar County Emer Serv Dist#3	46,270	11,568	46,272	(100%)	(2)
Bexar County Emer Serv Dist#5	23,205	5,801	23,204	(100%)	1
Bexar County Emer Serv Dist#6	9,760	2,440	9,760	(100%)	0
Bexar County Flood	310,305	77,576	310,304	(100%)	1
Bexar County Emer Serv Dist#7	36,482	9,121	36,484	(100%)	(2)
Bexar County Emer Serv Dist#8	12,348	3,087	12,348	(100%)	0
Bexar County Emer Serv Dist#4	17,467	4,367	17,468	(100%)	(1)
Bexar County Emer Serv Dist#10	16,033	4,008	16,032	(100%)	1
Boerne ISD	193,744	48,443	193,751	(100%)	(7)
Bexar County Emer Serv Dist#11	12,967	3,242	12,968	(100%)	(1)
Bexar County Emer Serv Dist#12	10,407	2,602	10,408	(100%)	(1)
City of Castle Hills	27,565	6,891	27,564	(100%)	1
City of China Grove	2,953	738	2,952	(100%)	1
Cibolo Canyon	51,642	12,911	51,644	(100%)	(2)
Comal ISD	225,809	56,452	225,808	(100%)	1
City of Converse	67,732	16,933	67,732	(100%)	0
Crosswinds at South Lake SID	6,835	1,709	6,836	(100%)	(1)
East Central ISD	417,753	104,438	417,752	(100%)	1
Edgewood ISD	125,450	31,363	125,452	(100%)	(2)
City of Elmendorf	5,682	1,421	5,684	(100%)	(2)
City of Fair Oaks Ranch	27,509	6,877	27,508	(100%)	1
Floresville ISD	197	49	196	(99%)	1
City of Grey Forest	394	99	396	(101%)	(2)
Harlandale ISD	172,985	43,246	172,984	(100%)	1
City of Helotes	28,240	7,060	28,240	(100%)	0
Hill Country Village	4,050	1,013	4,052	(100%)	(2)
Town of Hollywood Park	20,646	5,162	20,648	(100%)	(2)
Judson ISD	858,879	214,720	858,880	(100%)	(1)
City of Kirby	19,549	4,887	19,548	(100%)	1
City of Leon Valley	36,088	9,022	36,088	(100%)	0
City of Live Oak	42,557	10,639	42,556	(100%)	1
City of Lytle	28	7	28	(100%)	0
Medina Valley ISD	196,866	49,217	196,868	(100%)	(2)
Northeast ISD	2,858,534	714,634	2,858,536	(100%)	(2)
Northside ISD	4,312,398	1,078,097	4,312,388	(100%)	10
City of Olmos Park	24,696	6,174	24,696	(100%)	0
City of San Antonio	4,727,591	1,181,898	4,727,592	(100%)	(1)
San Antonio ISD	1,773,058	443,265	1,773,060	(100%)	(2)
San Antonio MUD #1	928	232	928	(100%)	0
San Antonio River Authority	265,694	66,424	265,696	(100%)	(2)
City of Sandy Oaks	4,810	1,203	4,812	(100%)	(2)

Summary of All Units
 Comparison of Budget and Actual Revenues
 For the Nine Months Ending 9/30/2025

	<u>2025</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
City of Schertz	19,267	4,817	19,268	(100%)	(1)
Schertz-Cibolo-Univ City ISD	85,846	21,462	85,848	(100%)	(2)
City of Selma	11,982	2,996	11,984	(100%)	(2)
City of Shavano Park	28,775	7,194	28,776	(100%)	(1)
City of Somerset	5,710	1,428	5,712	(100%)	(2)
Somerset ISD	37,944	9,486	37,944	(100%)	0
South San Antonio ISD	182,014	45,504	182,016	(100%)	(2)
Southside ISD	153,465	38,366	153,464	(100%)	1
Southwest ISD	438,061	109,515	438,060	(100%)	1
City of St. Hedwig	7,454	1,864	7,456	(100%)	(2)
City of Terrell Hills	41,151	10,288	41,152	(100%)	(1)
Universal City	59,631	14,908	59,632	(100%)	(1)
University Health System	3,745,316	936,329	3,745,316	(100%)	0
City of Von Ormy	675	169	676	(100%)	(1)
Westside 211 SID	11,392	2,848	11,392	(100%)	0
City of Windcrest	22,587	5,640	22,560	(100%)	27
Clear Water Creek SID	113	28	112	(99%)	1
Gates SID	197	49	196	(99%)	1
Stolte Ranch SID	1,294	324	1,296	(100%)	(2)
Tally Road SID	1,828	457	1,828	(100%)	0
Westpoint SID	18,114	4,529	18,116	(100%)	(2)
Redbird Ranch	7,313	1,828	7,312	(100%)	1
Bexar County Emer Serv Dist#9	2,560	640	2,560	(100%)	0
Tres Laurels SID	56	14	56	(100%)	0
Landon Ridge SID	619	155	620	(100%)	(1)
Lemon Creek SID	731	183	732	(100%)	(1)
Briggs Ranch SID	984	246	984	(100%)	0
Saphire Grove SID	225	56	224	(100%)	1
Grace Gardens SID	84	22	84	(100%)	0
Briggs Ranch II SID	225	56	224	(100%)	1
Medina Stonehill SID	338	85	340	(101%)	(2)
Boerne Stage Road SID	253	63	252	(100%)	1
Stone Garden SID	225	56	224	(100%)	1
Redbird Ranch Water SID 3	197	49	196	(99%)	1
TOTAL TAX UNIT LEVY	28,127,700	7,031,933	28,127,707	100%	(7)
Other Revenues	20,000	0	113,822	(569%)	(93,822)
Other Revenues - Information Systems	8,000	209	2,281	(29%)	5,719
Interest Revenues	20,000	26,512	242,529	(1213%)	(222,529)
TOTAL OTHER REVENUES	48,000	26,720	358,632	747%	(310,632)
TOTAL REVENUES COLLECTED	28,175,700	7,058,653	28,486,339	101%	(310,639)

Summary of All Units
 Comparison of Budget and Actual Revenues
 For the Nine Months Ending 9/30/2025

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	70,000	2,884	53,082	76%	16,918
Auto Allowance	967,200	79,448	719,824	74%	247,376
Stipend	35,500	3,062	26,146	74%	9,354
Copier Costs	44,194	3,289	31,116	70%	13,078
Copier, FAX, & Printer Supplies	57,450	263	20,963	36%	36,487
Employee Recognition/Awards	50,000	8,349	31,879	64%	18,121
Equipment Maintenance	350	0	131	38%	219
Forms Creation	225,000	873	151,821	67%	73,179
General Insurance	45,000	0	51,783	115%	(6,783)
Map Production & Supplies	3,550	0	1,594	45%	1,956
Mileage Reimbursements	4,000	109	530	13%	3,470
Office Building Expense	250,000	12,993	189,887	76%	60,113
Offsite Storage	25,000	1,920	17,763	71%	7,237
Office Supplies	97,000	6,039	52,196	54%	44,804
Postage	681,157	16,175	438,067	64%	243,090
Professional Dues	29,652	430	11,368	38%	18,284
Publications	301,819	15,290	163,764	54%	138,055
Security	300,000	26,460	209,259	70%	90,741
Telephone	93,000	4,140	39,340	42%	53,660
Training	266,812	6,372	119,222	45%	147,590
Utilities	125,000	10,677	70,959	57%	54,041
Worker's Compensation	50,000	(50)	52,834	106%	(2,834)
Contingency	250,000	0	250,000	100%	0
TOTAL OPERATING EXPENDITURES	3,971,684	198,723	2,703,526	68%	1,268,158
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	0	27,350	1823%	(25,850)
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	12,000	0	0	0	12,000
Residential	25,000	0	0	0	25,000
Commercial	3,500	0	0	0	3,500
Personal Property	4,500	0	0	0	4,500
Legal	2,000	0	0	0	2,000
EQUIPMENT:					
Information Services	112,000	0	24,270	22%	87,730
CAMA Hardware	30,000	0	0	0	30,000
TOTAL CAPITAL EXPENDITURES	191,500	0	51,620	27%	139,880

Summary of All Units
 Comparison of Budget and Actual Revenues
 For the Nine Months Ending 9/30/2025

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	12,876,837	1,022,435	9,138,040	71%	3,738,797
Salaries, Overtime	171,350	483	88,570	52%	82,780
Retirement	2,150,130	182,318	1,635,921	76%	514,209
Payroll Taxes	32,400	195	21,322	66%	11,078
Group Medical Insurance	2,045,466	126,283	1,069,776	52%	975,690
Life Insurance	80,889	5,111	44,585	55%	36,304
Medicare Taxes	201,054	16,070	143,954	72%	57,100
TCDRS Retiree COLA	275,000	0	0	0	275,000
Sick Leave Buy Back Fund	50,000	5,750	66,755	134%	(16,755)
Departure Contingency	70,000	13,709	53,824	77%	16,176
TOTAL EMPLOYEE EXPENDITURES	17,953,126	1,372,352	12,262,747	68%	5,690,379
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	0	30,996	82%	7,004
Valuation Telecommunications Accounts	40,000	0	23,597	59%	16,403
Election	1,000,000	0	381,346	38%	618,654
Accounting & Auditing	50,000	980	51,264	103%	(1,264)
Legal Services	1,250,000	80,377	1,002,966	80%	247,034
Consulting Studies	40,000	304	17,188	43%	22,812
Taxpayer Liasion Officer	39,000	4,470	23,901	61%	15,099
Contract Services Contingency	45,800	0	360	1%	45,440
Temporary Services	196,000	25,796	251,388	128%	(55,388)
TOTAL CONTRACT SERV. EXP	2,698,800	111,928	1,783,006	66%	915,794
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	78,600	9,285	62,888	80%	15,712
Software Maintenance	446,835	920	392,193	88%	54,642
Hardware Maintenance	43,000	0	12,761	30%	30,239
IS Supplies	60,000	11	11,746	20%	48,254
IS Services	25,000	395	7,353	29%	17,647
TOTAL INFO. SYSTEMS EXP.	653,435	10,612	486,940	75%	166,495
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	0	250,000	104%	(10,000)
Homestead Audit /Outreach	10,000	0	0	0	10,000
Field Device Maintenance	226,092	2,975	210,392	93%	15,700
Server Infrastructure Upgrade	100,000	0	0	0	100,000
Technology Improvements	100,000	0	30,878	31%	69,122
CAMA Software	693,311	0	453,889	65%	239,422
CAMA Enhancements	150,000	150,000	150,000	100%	0
TOTAL PROJECT EXPENDITURES	1,519,403	152,975	1,095,159	72%	424,244
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	0	475	12%	3,525
Chief Appraiser Expense	8,000	519	4,600	58%	3,400
TOTAL OTHER EXPENDITURES	12,000	519	5,075	42%	6,925

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Nine Months Ending 9/30/2025

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>A.R.B EXPENDITURES</u>					
Compensation	900,000	183,910	888,291	99%	11,710
Training	6,920	0	6,712	97%	208
Postage	203,832	34,261	212,367	104%	(8,535)
Legal Services	65,000	2,381	4,240	7%	60,761
TOTAL A.R.B EXPENDITURES	<u>1,175,752</u>	<u>220,552</u>	<u>1,111,609</u>	<u>95%</u>	<u>64,143</u>
TOTAL EXPENDITURES	<u>28,175,700</u>	<u>2,067,660</u>	<u>19,499,682</u>	<u>69%</u>	<u>8,676,018</u>
REVENUES OVER EXPENDITURES	<u>0</u>	<u>(4,990,993)</u>	<u>(8,986,656)</u>	<u>0</u>	<u>8,986,656</u>

BEKAR APPRAISAL DISTRICT
STATEMENT OF EXPENDITURES FOR
DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)
FOR THE MONTH ENDED September 30, 2025

		GENERAL RESTRICTED FUND	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 4,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 4,000,000.00

		GENERAL RESTRICTED ELECTION	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 625,415.87
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 625,415.87

		DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 165,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 165,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 875,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 875,000.00

		DESIGNATED - BUILDING CAPITAL	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 1,000,000.00

		DESIGNATED - RETIREMENT FUNDING	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 387,654.16
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 387,654.16

		DESIGNATED - TECHNOLOGY RESERVE	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 375,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 375,000.00

		DESIGNATED - Building Upgrades	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 143,630.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 143,630.00

		DESIGNATED - Roof Reserve	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 105,214.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 105,214.00

		DESIGNATED - Homestead Exemption/Outreach	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 220,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 220,000.00

		DESIGNATED - COLA Retention	
DATE	PAYEE	PURPOSE	AMOUNT
30-Sep	Balance Forward		\$ 96,891.28
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 96,891.28

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Nine Months Ending 9/30/2025

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>TAXING UNITS</u>					
Alamo Community College District	\$2,080,156	\$2,080,156	\$1,882,552	\$520,039	\$470,638
City of Alamo Heights	46,354	46,356	42,556	11,589	10,639
Alamo Heights ISD	455,556	455,556	412,644	113,889	103,161
City of Balcones Heights	12,292	12,292	11,556	3,073	2,889
Bexar County	3,551,910	3,551,912	3,219,992	887,978	804,998
Bexar County Emer Serv Dist#1	10,773	10,772	9,668	2,693	2,417
Bexar County Emer Serv Dist#2	87,927	87,928	75,388	21,982	18,847
Bexar County Emer Serv Dist#3	46,270	46,272	39,428	11,568	9,857
Bexar County Emer Serv Dist#5	23,205	23,204	19,676	5,801	4,919
Bexar County Emer Serv Dist#6	9,760	9,760	8,532	2,440	2,133
Bexar County Flood	310,305	310,304	281,180	77,576	70,295
Bexar County Emer Serv Dist#7	36,482	36,484	32,316	9,121	8,079
Bexar County Emer Serv Dist#8	12,348	12,348	10,264	3,087	2,566
Bexar County Emer Serv Dist#4	17,467	17,468	13,032	4,367	3,258
Bexar County Emer Serv Dist#10	16,033	16,032	13,496	4,008	3,374
Boerne ISD	193,744	193,751	166,644	48,443	41,811
Bexar County Emer Serv Dist#11	12,967	12,968	11,816	3,242	2,954
Bexar County Emer Serv Dist#12	10,407	10,408	8,712	2,602	2,178
City of Castle Hills	27,565	27,564	25,180	6,891	6,295
City of China Grove	2,953	2,952	2,068	738	517
Cibolo Canyon	51,642	51,644	46,512	12,911	11,628
Comal ISD	225,809	225,808	196,096	56,452	49,024
City of Converse	67,732	67,732	59,180	16,933	14,795
Crosswinds at South Lake SID	6,835	6,836	4,756	1,709	1,189
East Central ISD	417,753	417,752	346,252	104,438	86,563
Edgewood ISD	125,450	125,452	122,260	31,363	30,565
City of Elmendorf	5,682	5,684	4,992	1,421	1,248
City of Fair Oaks Ranch	27,509	27,508	24,768	6,877	6,192
Floresville ISD	197	196	156	49	39
City of Grey Forest	394	396	336	99	84
Harlandale ISD	172,985	172,984	163,652	43,246	40,913
City of Helotes	28,240	28,240	25,752	7,060	6,438
Hill Country Village	4,050	4,052	3,544	1,013	886
Town of Hollywood Park	20,646	20,648	18,588	5,162	4,647
Judson ISD	858,879	858,880	786,172	214,720	196,543
City of Kirby	19,549	19,548	17,452	4,887	4,363
City of Leon Valley	36,088	36,088	33,144	9,022	8,286
City of Live Oak	42,557	42,556	40,228	10,639	10,057
City of Lytle	28	28	28	7	7
Medina Valley ISD	196,866	196,868	165,488	49,217	41,372
Northeast ISD	2,858,534	2,858,536	2,629,168	714,634	657,292
Northside ISD	4,312,398	4,312,388	3,962,444	1,078,097	990,611
City of Olmos Park	24,696	24,696	21,176	6,174	5,294
City of San Antonio	4,727,591	4,727,592	4,318,828	1,181,898	1,079,707
San Antonio ISD	1,773,058	1,773,060	1,689,792	443,265	422,448
San Antonio MUD #1	928	928	1,268	232	317
San Antonio River Authority	265,694	265,696	240,436	66,424	60,109

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Nine Months Ending 9/30/2025

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
City of Sandy Oaks	4,810	4,812	3,024	1,203	756
City of Schertz	19,267	19,268	17,608	4,817	4,402
Schertz-Cibolo-Univ City ISD	85,846	85,848	76,164	21,462	19,041
City of Selma	11,982	11,984	11,116	2,996	2,779
City of Shavano Park	28,775	28,776	25,828	7,194	6,457
City of Somerset	5,710	5,712	5,328	1,428	1,332
Somerset ISD	37,944	37,944	32,860	9,486	8,215
South San Antonio ISD	182,014	182,016	160,524	45,504	40,131
Southside ISD	153,465	153,464	138,780	38,366	34,695
Southwest ISD	438,061	438,060	402,828	109,515	100,707
City of St. Hedwig	7,454	7,456	6,436	1,864	1,609
City of Terrell Hills	41,151	41,152	37,100	10,288	9,275
Universal City	59,631	59,632	55,636	14,908	13,909
University Health System	3,745,316	3,745,316	3,621,541	936,329	905,404
City of Von Ormy	675	676	0	169	0
Westside 211 SID	11,392	11,392	9,232	2,848	2,308
City of Windcrest	22,587	22,560	20,372	5,640	5,093
Clear Water Creek SID	113	112	28	28	7
Gates SID	197	196	0	49	0
Stolte Ranch SID	1,294	1,296	672	324	168
Tally Road SID	1,828	1,828	852	457	213
Westpoint SID	18,114	18,116	9,668	4,529	2,417
Redbird Ranch	7,313	7,312	5,248	1,828	1,312
Bexar County Emer Serv Dist#9	2,560	2,560	2,016	640	504
Tres Laurels SID	56	56	52	14	13
Landon Ridge SID	619	620	464	155	116
Lemon Creek SID	731	732	208	183	52
Briggs Ranch SID	984	984	388	246	97
Sapphire Grove SID	225	224	128	56	32
Grace Gardens SID	84	84	80	22	20
Briggs Ranch II SID	225	224	52	56	13
Medina Stonehill SID	338	340	0	85	0
Boerne Stage Road SID	253	252	0	63	0
Stone Garden SID	225	224	0	56	0
Redbird Ranch Water SID 3	197	196	0	49	0
TOTAL TAX UNIT LEVY	28,127,700	28,127,707	25,853,401	7,031,933	6,463,519
Other Revenues	20,000	113,822	121,679	0	0
Other Revenues - Information Systems	8,000	2,281	2,879	209	6
Interest Revenues	20,000	242,529	212,994	26,512	23,290
TOTAL OTHER REVENUES	48,000	358,632	337,552	26,720	23,295
TOTAL REVENUES COLLECTED	28,175,700	28,486,339	26,190,953	7,058,653	6,486,814

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Nine Months Ending 9/30/2025

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	70,000	53,082	52,700	2,884	8,375
Auto Allowance	967,200	719,824	689,054	79,448	74,667
Stipend	35,500	26,146	19,961	3,062	2,501
Copier Costs	44,194	31,116	25,951	3,289	3,179
Copier, FAX, & Printer Supplies	57,450	20,963	20,013	263	2,064
Employee Recognition/Awards	50,000	31,879	14,218	8,349	0
Equipment Maintenance	350	131	0	0	0
Forms Creation	225,000	151,821	190,141	873	0
General Insurance	45,000	51,783	43,024	0	119
Map Production & Supplies	3,550	1,594	1,605	0	(118)
Mileage Reimbursements	4,000	530	206	109	0
Office Building Expense	250,000	189,887	176,813	12,993	24,077
Offsite Storage	25,000	17,763	15,743	1,920	1,713
Office Supplies	97,000	52,196	58,854	6,039	2,002
Postage	681,157	438,067	470,758	16,175	(23,656)
Professional Dues	29,652	11,368	11,998	430	45
Publications	301,819	163,764	157,078	15,290	14,618
Security	300,000	209,259	209,485	26,460	26,225
Telephone	93,000	39,340	58,053	4,140	5,230
Training	266,812	119,222	93,466	6,372	7,775
Utilities	125,000	70,959	70,293	10,677	10,423
Worker's Compensation	50,000	52,834	45,318	(50)	(50)
Contingency	250,000	250,000	248,258	0	0
TOTAL OPERATING EXPENDITURES	3,971,684	2,703,526	2,672,990	198,723	159,187

CAPITAL EXPENDITURES

FURNITURE:

Executive Services	1,500	27,350	1,725	0	1,725
Information Services	500	0	0	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	12,000	0	8,395	0	0
Residential	25,000	0	694	0	0
Commercial	3,500	0	1,385	0	0
Personal Property	4,500	0	270	0	270
Legal	2,000	0	4,160	0	3,691

EQUIPMENT:

Information Services	112,000	24,270	30,789	0	(946)
CAMA Hardware	30,000	0	3,840	0	0
TOTAL CAPITAL EXPENDITURES	191,500	51,620	51,257	0	4,739

*BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Nine Months Ending 9/30/2025*

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	12,876,837	9,138,040	8,700,121	1,022,435	956,063
Salaries, Overtime	171,350	88,570	81,697	483	1,318
Retirement	2,150,130	1,635,921	1,566,874	182,318	168,176
Payroll Taxes	32,400	21,322	22,685	195	11
Group Medical Insurance	2,045,466	1,069,776	1,006,912	126,283	117,778
Life Insurance	80,889	44,585	37,041	5,111	4,869
Medicare Taxes	201,054	143,954	137,437	16,070	14,742
TCDRS Retiree COLA	275,000	0	0	0	0
Sick Leave Buy Back Fund	50,000	66,755	101,947	5,750	4,757
Departure Contingency	70,000	53,824	89,509	13,709	298
TOTAL EMPLOYEE EXPENDITURES	17,953,126	12,262,747	11,744,224	1,372,352	1,268,013
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	30,996	44,860	0	10,129
Valuation Telecommunications Accounts	40,000	23,597	14,472	0	14,472
Election	1,000,000	381,346	402,834	0	0
Accounting & Auditing	50,000	51,264	44,751	980	958
Legal Services	1,250,000	1,002,966	776,803	80,377	114,809
Consulting Studies	40,000	17,188	16,826	304	304
Taxpayer Liason Officer	39,000	23,901	24,714	4,470	4,505
Contract Services Contingency	45,800	360	87	0	0
Temporary Services	196,000	251,388	162,765	25,796	14,666
TOTAL CONTRACT SERV. EXP	2,698,800	1,783,006	1,488,112	111,928	159,843
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	78,600	62,888	54,833	9,285	1,385
Software Maintenance	446,835	392,193	356,904	920	2,548
Hardware Maintenance	43,000	12,761	12,786	0	0
IS Supplies	60,000	11,746	16,177	11	538
IS Services	25,000	7,353	11,843	395	1,766
TOTAL INFO. SYSTEMS EXP.	653,435	486,940	452,543	10,612	6,237
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	250,000	240,000	0	0
Homestead Audit /Outreach	10,000	0	0	0	0
Field Device Maintenance	226,092	210,392	202,649	2,975	3,947
Server Infrastructure Upgrade	100,000	0	0	0	0
Technology Improvements	100,000	30,878	3,800	0	0
CAMA Software	693,311	453,889	368,626	0	0
CAMA Enhancements	150,000	150,000	0	150,000	0
TOTAL PROJECT EXPENDITURES	1,519,403	1,095,159	815,075	152,975	3,947
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	475	1,233	0	0
Chief Appraiser Expense	8,000	4,600	3,594	519	778
TOTAL OTHER EXPENDITURES	12,000	5,075	4,826	519	778

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Nine Months Ending 9/30/2025

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>A.R.B EXPENDITURES</u>					
Compensation	900,000	888,291	688,688	183,910	139,370
Training	6,920	6,712	2,900	0	0
Postage	203,832	212,367	164,365	34,261	24,080
Legal Services	65,000	4,240	5,763	2,381	0
TOTAL A.R.B EXPENDITURES	1,175,752	1,111,609	861,715	220,552	163,450
TOTAL EXPENDITURES	<u>28,175,700</u>	<u>19,499,682</u>	<u>18,090,743</u>	<u>2,067,660</u>	<u>1,766,194</u>
REVENUES OVER EXPENDITURES	<u>0</u>	<u>(8,986,656)</u>	<u>(8,100,210)</u>	<u>(4,990,993)</u>	<u>(4,720,620)</u>

System: 10/7/2025 1:43:15 PM
 User Date: 9/30/2025

Bexar Appraisal District
 DETAILED TRIAL BALANCE FOR 2025
 General Ledger

Page: 1
 User ID: CRYSTAL

Ranges: From: To:
 Date: 9/1/2025 9/30/2025
 Account: 9100-01 9100-01

Sorted By: Account Subtotal By: No Subtotals
 Include: Posting

^ Inactive Account

Account	Beginning Balance		Description						
Trx Date	Jrnl No.	Source	Doc No.	Description	Reference	Debit	Credit	Net Change	Ending Balance
9100-01				Chief Appraiser Expense Reimbursement					
						\$4,081.20			
9/3/2025	202,070	PMTRX	08/23/2	Rogelio Sandoval	Reimburse Internet	\$85.49			
9/3/2025	202,071	PMTRX	09/01/2	Rogelio Sandoval	Reimburse Expenses	\$433.43			
Totals:						\$518.92	\$0.00	\$518.92	\$4,600.12
Grand Totals:					\$4,081.20	\$518.92	\$0.00	\$518.92	\$4,600.12
Total Accounts:		1							

STAFF SUMMARY SHEET

ISSUE: Chief Appraiser's Report

The board of directors will receive the following reports from the chief appraiser:

2. Appraisal Records

- a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.

STAFF SUMMARY SHEET

ISSUE: Adjourn