

REPORT OF EXAMINATION

**BLANCO COUNTY
APPRAISAL DISTRICT**

Johnson City, Texas

For the Year Ended
December 31, 2024

BLANCO COUNTY APPRAISAL DISTRICT
BASIC FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
DECEMBER 31, 2024

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NEFFENDORF & BLOCKER, P.C.

Independent Auditor's Report

Board of Directors
Blanco County Appraisal District
Johnson City, TX 78636

Opinions

We have audited the accompanying financial statements of the governmental activities, the major fund (General Fund), and the aggregate remaining fund information of the Blanco County Appraisal District as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major fund (General Fund), and the aggregate remaining fund information of the Blanco County Appraisal District, as of December 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Blanco County Appraisal District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Blanco County Appraisal District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Blanco County Appraisal District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Blanco County Appraisal District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Blanco County Appraisal District's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying

accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Neffendorf + Blocker, P.C.

NEFFENDORF & BLOCKER, P.C.
Fredericksburg, Texas

October 28, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Blanco County Appraisal District, we offer readers of the District's financial statements this narrative overview and analysis of the financial statements of the District for the year ended December 31, 2024. Please read it in conjunction with the independent auditors' report on page 1, and the District's Basic Financial Statements which begin on page 9.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$372,594 (net position). Of this amount, \$208,785 may be used to meet the District's ongoing obligations to other organizations and creditors.
- The District's net position increased by \$139,059 as a result of this year's operations.
- At December 31, 2024, the District's governmental fund reported an ending fund balance of \$281,031, an increase of \$95,543 in comparison with the prior year.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The government-wide financial statements include the Statement of Net Position and the Statement of Activities (on pages 9 and 11). These provide information about the activities of the District as a whole and present a longer-term view of the District's property and debt obligations and other financial matters. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.

Fund financial statements (also on pages 9 & 11) report the District's operations by individual funds. For governmental activities, these statements tell how services were financed in the short term as well as what resources remain for future spending. They reflect the flow of current financial resources.

The notes to the financial statements (starting on page 15) provide narrative explanations or additional data needed for full disclosure in the government-wide statements or the fund financial statements.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities

The analysis of the District's overall financial condition and operations begins on page 9. Its primary purpose is to show whether the District is better off or worse off as a result of the year's activities. The Statement of Net Position includes all the District's assets and liabilities at the end of the year while the Statement of Activities includes all the revenues and expenses generated by the District's operations during the year. These apply the accrual basis of accounting which is the basis used by private sector companies.

All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. All the District's assets are reported whether they serve the current year or future years. Liabilities are considered regardless of whether they must be paid in the current or future years.

These two statements report the District's net position and changes in them. The District's net position (the difference between assets and liabilities) provides one measure of the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. To fully assess the overall health of the District, however, you should consider other factors as well, such as changes in legislation which may affect appraisal district operations.

In the Statement of Net Position and the Statement of Activities, the District has one kind of activity:

➤ Governmental activity - The District's basic services are reported here, including the administration, property appraisal and tax collections. Assessing Fees (payments from each participating taxing unit) finance these activities.

Reporting the District's Most Significant Funds

Fund Financial Statements

The fund financial statements on pages 9 & 11 and provide detailed information about the most significant funds - not the District as a whole. Governmental fund types include the general fund.

➤ Governmental funds - All of the District's basic services are reported in governmental funds. These use modified accrual accounting (a method that measures the receipt and disbursement of cash and all other financial assets that can be readily converted to cash) and report balances that are available for future spending. The governmental fund statements provide a detailed short-term view of the District's general operations and the basic services it provides. We describe the differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in Note I to the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Our analysis focuses on the net assets (Table I) and changes in net assets (Table II) of the District's governmental and business-type activities.

Net position of the District's governmental activities increased from \$261,229 to \$372,594. Unrestricted net position - the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements - was \$208,785 at December 31, 2024. This increase in governmental net position was the result of four factors. First, the District's revenues exceeded the expenditures by \$123,237. Second, the District purchased fixed assets in the amount of \$67,595 and recorded finance purchase proceeds of \$47,121. Third, the District recorded depreciation and amortization expense of \$31,626. Fourth, the District paid principal on debt and long-term liabilities of \$36,809.

Table I
Blanco County Appraisal District

NET POSITION
in thousands

	Governmental Activities	
	2024	2023
Current and Other Assets	\$ 657	\$ 491
Capital Assets	\$ 327	291
Total Assets	\$ 984	\$ 782
Long-Term Liabilities	\$ 128	\$ 126
Other Liabilities	484	395
Total Liabilities	\$ 611	\$ 521
Net Position:		
Invested in Capital Assets		
Net of Related Debt	\$ 164	\$ 138
Unrestricted	209	123
Total Net Position	\$ 373	\$ 261

Table II
Blanco County Appraisal District

CHANGES IN NET POSITION
in thousands

	Governmental Activities	
	2024	2023
Program Revenues:		
Assessing Fees	\$ 1,067	\$ 951
General Revenues:		
Miscellaneous	11	8
Total Revenue	\$ 1,078	\$ 959
Expenses:		
Salaries and Benefits	\$ 643	\$ 607
Computer Services	64	58
Office Supplies and Postage	45	45
Telephone/ Utilities	14	15
Pictometry	30	28
Insurance	12	8
Professional Fees	33	27
Other Operating	60	81
Debt Service - Interest	5	7
Depreciation	32	28
Total Expenses	\$ 939	\$ 904
Increase (Decrease) in Net Position	\$ 139	\$ 55
Net Position - Beginning	261	259
Refund to Taxing Entities	(28)	(52)
Net Position - Ending	\$ 373	\$ 261

The District's total revenues increased by \$118,579 (12%) from last year.

The District's total expenses increased by \$34,031 (4%) primarily due to the increase in salaries and contract services.

The cost of all governmental activities this year was \$938,516. As shown in the Statement of Activities on page 11, these activities were funded by assessing fees (\$1,066,789) and miscellaneous income (\$10,786).

THE DISTRICT'S FUNDS

As the District completed the year, its governmental fund (as presented in the balance sheet on page 9) reported a fund balance of \$281,031, which is more than last year's total of \$185,488. Included in this year's total change in fund balance is an increase of \$95,543 in the District's General Fund due to revenues exceeding expenditures by \$123,237 and refunds to entities of \$27,694.

The District adopted the budget for the General Fund. Actual revenues were more than budgeted amounts and actual expenditures were less than budgeted amounts.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2024, the District had \$327,012 invested in a broad range of capital assets, including vehicles, equipment and computers.

This year's major additions included:

Improvements	\$	19,285
Computer Equipment		1,189
Vehicles		47,121
TOTAL	\$	<u>67,595</u>

More detailed information about the District's capital assets is presented in Note 4 to the financial statements.

Debt & Long-Term Liabilities

At year-end, the District had a balance of \$97,851 on the building loan with Texas Regional Bank. During 2024, the District paid \$14,995 in principal on the loan.

The District entered into a finance purchase agreement for a Ford F-150 during the year. The total proceeds for the finance purchase were \$47,121. During the year, the District paid \$9,831 on the finance purchase payable.

More detailed information about the District's debt is presented in Notes 5, 6 and 7 to the financial statements.

At year-end, the District had a balance of \$14,224 in right-to-use lease liabilities. During 2024, the District paid \$5,337 in principal on right-to-use lease liabilities.

More detailed information about the District's right-to-use lease liabilities is presented in Notes 5 and 8 to the financial statements.

At year-end, the District had a balance of \$13,838 in right-to-use subscription-based information technology arrangement (SBITA) liabilities. During 2024, the District paid \$6,645 in principal on right-to-use SBITA liabilities.

More detailed information about the District's SBITA liabilities is presented in Notes 5 and 9 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The District's Board of Directors considered many factors when setting the fiscal-year 2025 budget. Factors considered in establishing a budget are the funding needs of the District operations and programs necessary to meet the objectives of the District. Amounts available for appropriation in the General Fund budget are \$1,185,869 and expenditures are estimated to be \$1,185,869.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the District's business office, at Blanco County Appraisal District, Johnson City, TX 78636.

BASIC FINANCIAL STATEMENTS

BLANCO COUNTY APPRAISAL DISTRICT
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET -
DECEMBER 31, 2024

	General Fund	Total	Adjustments	Statement of Net Position	
				December 31,	
				2024	2023
ASSETS					
Cash and Cash Equivalents	636,480	636,480	\$ -	\$ 636,480	481,203
Prepaid Expense	20,948	20,948	-	20,948	9,694
Capital Assets, Net	-	-	327,012	327,012	291,043
Total Assets	657,427	657,427	\$ 327,012	\$ 984,440	\$ 781,940
LIABILITIES					
<u>Current Liabilities</u>					
Accounts Payable	2,508	2,508	\$ -	\$ 2,508	\$ 1,115
Payroll Liabilities	6,527	6,527	-	6,527	-
Due to Entities	27,694	27,694	-	27,694	-
Unearned Revenue	339,667	339,667	-	339,667	304,294
Compensated Absences	-	-	72,246	72,246	62,412
Loan Payable - Current	-	-	15,791	15,791	14,995
Finance Purchase Payable- Current	-	-	7,186	7,186	-
Right-to-Use Lease Liabilities - Current	-	-	5,478	5,478	5,337
SBITA Liabilities - Current	-	-	6,826	6,826	6,645
Total Current Liabilities	376,396	376,396	107,527	483,923	394,798
<u>Noncurrent Liabilities</u>					
Loan Payable-Noncurrent	-	-	\$ 82,060	\$ 82,060	\$ 97,851
Finance Purchase Payable- Noncurrent	-	-	30,104	30,104	-
Right-to-Use Lease Liabilities-Noncurrent	-	-	8,746	8,746	14,224
SBITA Liabilities-Noncurrent	-	-	7,012	7,012	13,838
Total Noncurrent Liabilities	-	-	\$ 127,922	\$ 127,922	\$ 125,913
Total Liabilities	376,396	376,396	\$ 235,449	\$ 611,845	\$ 520,711
FUND BALANCE/NET POSITION					
Fund Balances:					
Non-Spendable Fund Balance -					
Prepaid Items	20,948	20,948	\$ (20,948)		
Assigned Fund Balance -					
Assigned for Operating Reserve	75,000	75,000	(75,000)		
Unassigned Fund Balance	185,083	185,083	(185,083)		
Total Fund Balances	281,031	281,031	\$ (281,031)		
Total Liabilities & Fund Balance	657,427	657,427			
Net Position:					
Invested in Capital Assets, Net of Related Debt			\$ 163,809	\$ 163,809	\$ 138,153
Unrestricted			208,785	208,785	123,076
Total Net Position			\$ 372,594	\$ 372,594	\$ 261,229

The accompanying notes are an integral part of this financial statement.

BLANCO COUNTY APPRAISAL DISTRICT
 RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
 TO THE STATEMENT OF NET POSITION
 DECEMBER 31, 2024

Total Fund Balance - Governmental Fund	\$ 281,031
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. In addition, long-term liabilities, including notes payable and right-to-use liabilities, are not due and payable in the current period, and therefore are not reported as liabilities in the funds. The net effect of including the beginning balances for capital assets (net of depreciation) and long-term debt in the governmental activities is to increase net position.	138,153
Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of including the current year capital outlays and debt principal payments is to increase net position.	57,283
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease net position. Please note this includes the amortization on the right-to-use lease and SBITA assets.	(31,626)
Long-term liabilities (compensated absences) are not due and payable in the current period, and therefore are not reported as liabilities in the governmental fund balance sheet.	(72,246)
 	<hr style="border: 1px solid black;"/>
Net Position of Governmental Activities	\$ <u>372,594</u>

The accompanying notes are an integral part of this financial statement.

BLANCO COUNTY APPRAISAL DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES FOR THE YEAR ENDED DECEMBER 31, 2024

	General Fund	Total	Adjustments	Statement of Activities	
				December 31,	
				2024	2023
<u>Expenditures/Expenses:</u>					
Salaries	\$ 483,236	\$ 483,236	\$ 9,834	\$ 493,070	\$ 454,585
Employee Benefits	46,112	46,112	-	46,112	46,528
Health Insurance	67,390	67,390	-	67,390	73,012
Payroll Taxes	35,793	35,793	-	35,793	33,296
Workers' Compensation Insurance	750	750	-	750	-
Computer Services	64,157	64,157	-	64,157	58,127
Legal and Accounting	33,161	33,161	-	33,161	26,510
Board of Review	12,050	12,050	-	12,050	15,940
Pictometry	30,328	30,328	-	30,328	27,843
Education and Dues	4,462	4,462	-	4,462	4,646
Office Supplies	20,692	20,692	-	20,692	20,288
Utilities	8,953	8,953	-	8,953	8,145
Postage/Meter Rental	24,327	24,327	-	24,327	24,823
Telephone	5,505	5,505	-	5,505	7,116
Mapping/Contract Services	32,301	32,301	-	32,301	50,961
Insurance	11,574	11,574	-	11,574	8,056
Advertising	1,449	1,449	-	1,449	1,141
Mileage Allowance	3,120	3,120	-	3,120	-
Vehicle	2,489	2,489	-	2,489	2,925
Copy Machine	613	613	-	613	87
Repairs and Maintenance	3,442	3,442	-	3,442	5,474
Debt Service - Principal	36,809	36,809	(36,809)	-	-
Debt Service - Interest	5,152	5,152	-	5,152	7,396
Capital Outlay	20,474	20,474	(20,474)	-	-
Subtotal - Entities Budget Expenditures	\$ 954,338	\$ 954,338	\$ (47,449)	\$ 906,890	876,899
Non-Entities Budget Expenditures					
Depreciation & Amortization	-	-	31,626	31,626	27,586
Capital Outlay	47,121	47,121	(47,121)	-	-
Total Expenditures/Expenses	\$ 1,001,459	\$ 1,001,459	\$ (62,944)	\$ 938,516	\$ 904,485
<u>Program Revenues:</u>					
Appraisal & Collection Services (Note 3)	\$ 1,066,789	\$ 1,066,789	\$ -	\$ 1,066,789	\$ 951,334
<u>General Revenues:</u>					
Miscellaneous Income	10,786	10,786	-	10,786	7,662
Total Revenue	\$ 1,077,575	\$ 1,077,575	\$ -	\$ 1,077,575	\$ 958,996
Excess (Deficiency) of Revenues over Expenditures	\$ 76,116	\$ 76,116	\$ (76,116)		
<u>Other Financing Sources (Uses):</u>					
Proceeds from Finance Purchase	\$ 47,121	\$ 47,121	\$ (47,121)	-	-
Net Change in Fund Balance	\$ 123,237	\$ 123,237	\$ (123,237)		
Change in Net Position			\$ 139,059	\$ 139,059	\$ 54,511
<u>Fund Balance/Net Position:</u>					
Beginning of the Year	\$ 185,488	\$ 185,488	\$ 75,741	\$ 261,229	\$ 259,068
Refund to Taxing Entities (Note 12)	(27,694)	(27,694)	-	(27,694)	(52,350)
End of Year	\$ 281,031	\$ 281,031	\$ 91,564	\$ 372,594	\$ 261,229

The accompanying notes are an integral part of this financial statement.

BLANCO COUNTY APPRAISAL DISTRICT
 RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF REVENUES,
 EXPENDITURES, AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
 YEAR ENDED DECEMBER 31, 2024

Total Net Change in Fund Balances - Governmental Fund	\$ 123,237
Amounts reported for governmental activities in the Statement of Activities are different because:	
Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets in the government-wide financial statements. The net effect of removing the current year capital outlays and debt principal payments is to increase net position.	57,283
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease net position. Please note this includes the amortization on the right-to-use lease and SBITA assets.	(31,626)
Certain long-term liabilities are accrued at the government-wide level but not at the fund level. This is the current year change in those liabilities reported as expense in the statement of activities (compensated absences).	(9,834)
Change in Net Position of Governmental Activities	<hr style="border: 1px solid black;"/> <u>\$ 139,059</u>

The accompanying notes are an integral part of this financial statement.

BLANCO COUNTY APPRAISAL DISTRICT
STATEMENT OF FIDUCIARY NET POSITION – CUSTODIAL FUNDS
DECEMBER 31, 2024

	<u>Custodial Funds</u>
ASSETS:	
Cash and Cash Equivalents	\$ 12,706,308
Total Assets	\$ 12,706,308
LIABILITIES:	
Due to Others	\$ 12,643,781
Net Position	
Restricted for Other Purposes	\$ 62,527
Total Liabilities & Net Position	\$ 12,706,308

The accompanying notes are an integral part of this financial statement.

BLANCO COUNTY APPRAISAL DISTRICT
STATEMENT OF ADDITIONS, DEDUCTIONS AND CHANGES IN FIDUCIARY NET POSITION-
CUSTODIAL FUNDS FOR THE YEAR ENDED
DECEMBER 31, 2024

	<u>Custodial Funds</u>
ADDITIONS	
Property Tax Collections	\$ 53,492,415
	\$ 53,492,415
DEDUCTIONS	
Property Tax Collections paid to Entities	\$ 53,000,659
Attorney Fees	249,551
Refunds	475,731
	\$ 53,725,941
Net Change in Fiduciary Net Position	\$ (233,526)
Total Net Position - January 1 (Beginning)	\$ 296,053
Total Net Position - December 31 (Ending)	\$ 62,527

BLANCO COUNTY APPRAISAL DISTRICT
NOTES TO THE FINANCIAL STATEMENT
DECEMBER 31, 2024

NOTE 1. SIGNIFICANT ACCOUNTING POLICIES

The Blanco County Appraisal District is governed by a Board of Directors consisting of five members who are elected by the participating governmental taxing entities within Blanco County. The primary function of the District is to provide uniform property values to the governmental taxing entities within Blanco County.

The accounting policies of the district conform to generally accepted accounting principles as applicable to governmental units. The following is a summary of the more significant policies:

A. Reporting Entity

The District has developed criteria to determine if the activities of any outside agencies or organizations should be included within its financial statements. The criteria include the amount of oversight responsibility exercised by the District over the activities of an agency or organization, the scope of public service of an agency or organization, and the nature of any special financing relationships which may exist between the District and an agency or organization. Oversight responsibility includes financial interdependency, selection of the governing authority, designation of management, the ability to significantly influence operations, and accountability for fiscal matters. The District's financial statements include all funds over which the District exercises oversight responsibility. The District does not exercise oversight responsibility over any other reporting entity. Also, the District is not included as a part of any other reporting entity.

B. Government-Wide and Fund Financial Statements

The Statement of Net Position and the Statement of Activities are government-wide financial statements. They report information on all the Blanco County Appraisal District nonfiduciary activities. *Governmental activities* include sources supported by taxes, fees and interest on investments.

The Statement of Activities demonstrates how other people or entities that participate in services the District operates have shared in the payment of the direct costs.

Fund Financial Statements

The accounts of the District are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts which are comprised of each fund's assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are grouped in the accompanying financial statements into the following categories:

Governmental Funds

The government reports the following major governmental fund:

The general fund is the government's operating fund and accounts for all financial resources of the general government.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Fiduciary Funds (Not included in government-wide statements)

Custodial Funds-The tax collections and VIT escrow fund is used to account for assets held by the District in its capacity as an agent for individuals, other governments, or other funds.

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, which is recognized when due. The expenditures related to certain claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources. The District considers all revenues available if they are collectible within 60 days after year end.

Revenues from local sources consist primarily of assessing fees from each participating taxing unit. The assessing fees and investment earnings are recorded as earned, since they are both measurable and available. Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received.

D. Assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position

1. Deposits and Investments

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Prepaid Expenses

Certain payments to vendors reflect expenses applicable to future accounting periods and are recorded as prepaid expenses.

3. Fixed Assets

Government-wide Statements

In the government-wide financial statements, fixed assets are accounted for as capital assets. All fixed assets are valued at historical cost, or estimated historical cost if actual is unavailable.

Donated assets are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible fixed assets is recorded as an allocated expense in the

Statement of Activities, with accumulated depreciation reflected in the Statement of Net Assets. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Building	30 years
Furniture & Fixtures	7 years
Computers	5 years
Vehicle	5 years

Fund Financial Statements

In the fund financial statements, fixed assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

4. Unearned Revenues

Unearned revenue represents funds received in advance for the subsequent year operations from the taxing entities.

5. Compensated Absences

The District allows employees to accumulate vacation and sick leave with certain limitations. Sick leave of twelve days per year accumulates up to 30 days. Upon separation or termination of an employee in good standing, all unused vacation and sick leave up to 30 days will be paid to the employee. At December 31, 2024, the accumulated vacation and sick leave amount to \$72,246. This amount will be liquidated in future years and is reported as a liability in the government-wide statement of net assets.

6. Long-Term Debt

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

In the fund financial statements, the face amount of debt issued is reported as other financing sources. Principal payments are recorded as debt service expenditures.

7. Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

- a. Invested in capital assets, net of related debt- Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net assets- Consists of net assets with constraints placed on the use either by (1) external groups such as creditors, grantors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net assets- All other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Fund Statements

GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

- Non-spendable fund balance – amounts that are not in non-spendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance – amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e. Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.
- Assigned fund balance – amounts the District intends to use for a specific purpose. Intent can be expressed by the Board of Directors or by an official or body to which the Board of Directors delegates the authority.
- Unassigned fund balance – amounts that are available for any purpose. Positive amounts are reported only in the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent out of committed fund, then assigned funds, and finally unassigned funds, as needed, unless the Board of Directors has provided otherwise in its commitment or assignment actions.

The Board of Directors establishes (and modifies or rescinds) fund balance commitments by passage of a resolution. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund (such as for special incentives). Assigned fund balance is established by the Board of Directors through adoption or amendment of the budget as intended for specific purpose (such as the purchase of fixed assets, construction, debt service, or other purposes). The Board has assigned \$75,000 as an emergency reserve fund.

Pursuant to Texas Property Tax Code Section 6.06(j), prior fund balances must be paid or credited to the taxing entities in the subsequent year unless the various entities authorized the District's retention of surplus for specific uses, such as capital purchasing or future legal cost. For the year ended December 31, 2024, the District refunded \$27,694 of the 2023 budget surplus to the taxing entities.

8. Use of Estimates

The presentation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

9. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas County and District Retirement System (TCDRS) and additions to/deductions from TCERS's Fiduciary Net Position have been determined on the same basis as they are reported by TCERS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

10. Deferred Outflows of Resources and Deferred Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period while a deferred inflow of resources is an acquisition of net position. These items are presented in separate sections following assets (deferred outflows) or liabilities (deferred inflows) on the statement of net position.

11. Budget - The District follows these procedures in adopting a budget for the year:

1. Before June 15 of each year, the chief appraiser prepares a budget for District operations for the following tax year and submits copies to each participating taxing unit and to the District board of directors. An estimate of the budgetary costs to be allocated to each taxing unit must be included.
2. Before September 15 the board must hold hearings on, make amendments to and finally approve the budget. Each participating taxing unit must receive at least 10 days written notice of the place, date and time for such hearings.
3. The board may amend the approved budget at any time, but the secretary of the board must deliver a written copy of the proposed amendment to each participating taxing unit not later than the 30th day before the date the board acts on it.

12. GASB Statement No. 87, Leases

As of January 1, 2022, the District adopted GASB Standard No. 87 *Leases*. The implementation of this standard established a single model for lease accounting based on the foundational principle that leases are financings of the right to use of an underlying asset. The standard requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on payment provisions of the contract. The additional disclosures required by this standard are included in Notes 5 and 8.

13. Implementation of GASB Statement No. 96, SBITA

As of January 1, 2023, the District adopted GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. The implementation of this standard establishes a SBITA results in a right-to-use subscription asset (an intangible asset) and a corresponding subscription liability. The standard requires recognition of right-to-use subscription assets and liabilities for SBITAs that previously were classified as operating expenditures based on the payment provisions of the contract. The disclosures required by this standard are included in Notes 5 and 9.

NOTE 2. DEPOSITS AND INVESTMENTS

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

At December 31, 2024, the carrying amount of the District's deposits was \$636,480 in the General Fund and the bank balance was \$346,222 and \$12,706,308 in the Custodial Funds and the bank balance was \$11,968,786. The District's cash deposits at December 31, 2024 were not entirely covered by FDIC insurance and pledged securities.

The **Public Funds Investment Act** (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the District to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit. Statutes authorize the District to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, (10) and common trust funds. The Act also requires the District to have independent auditors perform test procedures related to investment practices as provided by the Act. The District has not adopted an investment policy as required by the Act.

Policies Governing Deposits and Investments

The **Public Funds Investment Act** addresses the following risks:

Custodial Credit Risk - Deposits: This is the risk that in the event of bank failure, the District's deposits may not be returned to it. The District was exposed to custodial credit risk since its deposits at year-end were not fully covered by depository insurance or by pledged collateral held by the District's agent bank in the District's name. As of December 31, 2024, \$620,804 of the District's bank balance of \$12,315,008 was exposed to custodial credit risk.

Other Credit Risk: There is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At December 31, 2024, the District was not exposed to concentration of credit risk, interest rate risk or foreign currency risk.

NOTE 3. OPERATIONS

The district's operations are financed by payments from each participating taxing unit. Each unit's portion of the total cost is determined by the proportion its total property tax levy bears to the total amount of property taxes imposed in the District by all participating units. Each taxing unit pays its allocation in four equal payments. A summary of the allocation for 2024 follows:

	Budget		
	2023		
	Tax Levy	%	Amount
County of Blanco	\$ 11,549,488	\$ 24.84%	\$ 264,972
Blanco I.S.D.	14,671,729	31.55%	336,603
Johnson City I.S.D.	13,471,412	28.97%	309,065
City of Blanco	1,217,028	2.62%	27,921
City of Johnson City	1,209,888	2.60%	27,758
North Blanco Emergency Service District	1,645,317	3.54%	37,747
South Blanco Emergency Service District	1,887,370	4.06%	43,301
Blanco - Pedernales Groundwater District	616,385	1.33%	14,141
Fredericksburg I.S.D.	230,179	0.50%	5,281
Totals	\$ 46,498,796	100%	\$ 1,066,789

NOTE 4. CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 1/1/2024	Additions	Deletions	Balance 12/31/2024
Land	\$ 66,041	\$ -	\$ -	\$ 66,041
New Building	318,259	-	-	318,259
Office Furniture & Fixtures	25,894	-	-	25,894
Computers	45,407	1,189	(2,758)	43,838
Vehicles	25,158	47,121	-	72,279
Improvements	-	19,285	-	19,285
Totals	\$ 480,759	\$ 67,595	\$ (2,758)	\$ 545,596
Less Accumulated Depreciation	(229,133)	(19,471)	2,758	(245,846)
Capital Assets, Net	\$ 251,626	\$ 48,124	\$ -	\$ 299,750
Right-to-Use Assets Being Amortized				
Leased Equipment	\$ 27,086	\$ -	\$ -	\$ 27,086
SBITA	26,952	-	-	26,952
Total Right-to-Use Assets	\$ 54,038	\$ -	\$ -	\$ 54,038
Less Accumulated Amortization				
Leased Equipment	\$ (7,883)	\$ (5,417)	\$ -	\$ (13,300)
SBITA	(6,738)	(6,738)	-	(13,476)
Total Accumulated Amortization	\$ (14,621)	\$ (12,155)	\$ -	\$ (26,776)
Total Right-to-Use Assets Being Amortized, Net	\$ 39,417	\$ (12,155)	\$ -	\$ 27,262
Governmental Activities, Capital Assets, Net	\$ 291,043	\$ 35,969	\$ -	\$ 327,012

NOTE 5. CHANGES IN LONG-TERM LIABILITIES

Changes in long-term liabilities appear below:

	Balance 1/1/2024	Increases	Decreases	Balance 12/31/2024	Due Within One Year
Loan Payable-					
Texas Regional Bank	\$ 112,846	\$ -	\$ 14,995	\$ 97,851	\$ 15,791
Finance Purchase Payable	-	47,121	9,831	37,290	7,186
Leases Payable	19,561	-	5,337	14,224	5,478
SBITA Payable	20,483	-	6,645	13,838	6,826
Compensated Absences	62,412	9,834	-	72,246	-
	<u>215,302</u>	<u>56,955</u>	<u>36,808</u>	<u>235,449</u>	<u>35,281</u>

Loans, leases and SBITAs payable are paid from the general fund with revenue generated from assessing fees for appraisal and collection services.

NOTE 6. LOAN PAYABLE

The District obtained a loan from the Texas Regional Bank for construction of an office building. The total loan amount of \$257,906 is due in monthly installments of \$1,703 (including interest at 5%) until maturity on May 7, 2030.

Estimated principal and interest requirements to maturity are as follows:

For the Year Ending December 31,	Principal	Interest	Total
2025	15,791	4,642	\$ 20,433
2026	16,612	3,821	20,433
2027	17,476	2,957	20,433
2028	18,378	2,055	20,433
2029	19,340	1,093	20,433
2030	10,254	873	11,127
Total	<u>\$ 97,851</u>	<u>\$ 15,441</u>	<u>\$ 113,292</u>

NOTE 7. FINANCE PURCHASE PAYABLE

In July 2024, the District entered into a finance purchase agreement with Ford Motor Credit Company LLC for the purchase of a vehicle. The finance contract is due in monthly installments of \$822.63 (including interest at 7.89%) until maturity on June 19, 2029.

Annual requirements on the finance purchase is as follows:

For the Year Ending December 31,	Principal	Interest	Total
2025	7,186	2,686	\$ 9,872
2026	7,774	2,098	9,872
2027	8,410	1,462	9,872
2028	9,097	774	9,871
2029	4,823	112	4,935
Total	<u>\$ 37,290</u>	<u>\$ 7,132</u>	<u>\$ 44,422</u>

NOTE 8. LEASES PAYABLE

In June 2022, the District entered into a lease with Pitney Bowes for the use of a postage machine. An initial lease liability was recorded in the amount of \$20,776. Under the terms of the lease, the District pays a monthly fee of \$376 which includes interest at 2.60%. This lease terminates in May 2027.

In January 2023, the District entered into 60-month lease agreement with Xerox for a copier. An initial lease liability was recorded in the amount of \$5,952. Under the terms of the lease, the District pays a monthly fee of \$106 which includes interest at 2.69%. This lease terminates in December 2027.

Remaining obligations associated with the leases as of December 31, 2024 are as follows:

For the Year Ending December 31,	Principal	Interest	Total
2025	5,478	308	5,786
2026	5,623	163	5,786
2027	3,123	30	3,153
Total	<u>\$ 14,224</u>	<u>\$ 501</u>	<u>\$ 14,725</u>

NOTE 9. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

At January 1, 2023, the District had a 48-month subscription agreement with Pictometry for the use of an appraisal software. An initial SBITA liability was recorded in the amount of \$26,952. Under the terms of the subscription, the District pays an annual fee of \$7,114 and includes an interest rate of 2.69%. This subscription terminates in December 2026.

Remaining obligations associated with the SBITA as of December 31, 2024 was as follows:

For the Year Ending December 31,	Principal	Interest	Total
2025	6,826	288	7,114
2026	7,012	102	7,114
Total	<u>\$ 13,838</u>	<u>\$ 390</u>	<u>\$ 14,228</u>

NOTE 10. RETIREMENT PLAN

Blanco County Appraisal District (BCAD) began participation in the Texas County & District Retirement System (TCDRS) as of April 1, 2024, and therefore did not have any participating employees as of the TCDRS measurement date, December 31, 2023. A description of the pension plan pursuant to Paragraph 40 of GASB Statement No. 68 is as follows:

- a. BCAD participates in TCDRS, which is a statewide, agent multiple-employer, public employee retirement system.
- b. A brief description of benefit terms:
 - 1) All full- and part-time non-temporary employees participate in the plan, regardless of the number of hours they work in a year. Employees in a temporary position are not eligible for membership.
 - 2) The plan provides retirement, disability and survivor benefits.
 - 3) TCDRS is a savings-based plan. For the BCAD plan, 6% of each employee’s pay is deposited into his or her TCDRS account. By law, employee accounts earn 7% interest per year on beginning of year balances. At retirement, the account is

matched at an employer set percentage(s) (current match is 200%) and is then converted to a lifetime annuity.

4) There are no automatic COLAs. Each year, BCAD may elect an ad hoc COLA for its retirees (if any). There are two COLA types, each limited by actual inflation.

5) Benefit terms are established under the TCDRS Act. They may be amended as of Jan. 1 each year, but must remain in conformity with the Act.

c. As of the measurement date (Dec. 31, 2023), BCAD had no employees covered in TCDRS.

d. BCAD's contribution rate is calculated annually on an actuarial basis, although the employer may elect to contribute at a higher rate. The BCAD contribution rate is based on the TCDRS funding policy adopted by the TCDRS Board of Trustees and must conform with the TCDRS Act. The employee deposit rate is set by BCAD and was 6%. The actuarially determined employer contribution rate for 2024 was 9.30%. Contributions to the pension plan from BCAD were \$ 34,478 for the fiscal year ended Dec. 31, 2024.

e. The most recent comprehensive annual financial report for TCDRS can be found at the following link, www.tcdrs.org.

NOTE 11. EMPLOYEE BENEFITS

Defined Contribution Plan

In addition to the social security program, the District provided a benefit plan for its employees by contributing a percentage (up to 10.7% in 2024) of the employees' gross salary to an individual retirement account. For 2024, the District contributed \$11,635 for this benefit plan. Since the assets held under this plan were not the District's property and were not subject to the District's control, they have been excluded from the financial statements.

On April 1, 2024, the District approved the termination of the Defined Contribution Plan and joined the Texas County & District Retirement System. As a result of the termination, no further contributions were made to the defined contribution plan.

Health Insurance

The District pays the premium for health insurance coverage for all full-time employees. Employees, at their option, may authorize payroll withholdings to pay premiums for eligible dependents.

NOTE 12. FUND BALANCE- REFUND TO TAXING ENTITIES

Prior fund balances must be credited against each taxing unit's allocated payment in the following year in accordance with Section 6.06 of the Property Tax Code. The District will apply the prior year credit of \$27,694 to the entity allocation in 2025.

NOTE 13. RISK MANAGEMENT

The Appraisal District is exposed to various risks of loss relating to general liability, the accidental loss of real and personal property, damage to District assets, error and omissions and personnel risks which relate to workers compensation. The District carries commercial insurance in order to manage the above listed risks.

NOTE 14. COMMITMENTS AND CONTINGENCIES

In 2024, the District entered into an agreement with Pritchard and Abbott for appraisal services. The District's obligation in 2025 for this agreement is \$10,400.

In 2021, the District entered into an agreement with Pictometry International Corporation for 6 years. The total obligation of \$209,740 will be due in annual installments of \$34,957 for the period 2021-2026.

In the normal course of operations, there are various legal actions and proceedings pending against or

involving the District. The direct effect on the District's financial statements from unfavorable litigation may consist of plaintiff attorney's fees with certain limitations as defined in the Texas Property Tax Code, Section 42.29. Management does not believe the outcome of these matters will have an adverse effect on the District's financial position.

NOTE 15. DEFERRED COMPENSATION PLAN

Plan Description

The District offers all its employees a deferred compensation plan administered by Nationwide Life Insurance Company. The plan, created in accordance with Internal Revenue Code Section 457, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. The plan meets the definition of a defined contribution plan under GASB Statement No. 67.

Plan Administration and Authority

The plan is administered by Nationwide, which is responsible for managing plan assets and maintaining participant accounts. The authority for establishing or amending plan provisions and contribution requirements rests with the Appraisal District's Board of Directors.

Contributions

Employees may contribute a portion of their annual compensation, not to exceed the limits established by the Internal Revenue Code. The District does not make employer contributions to the plan. For the year ended December 31, 2024, employee contributions totaled \$325.

Plan Assets and Participant Control

All assets of the plan are held in trust for the exclusive benefit of participants and their beneficiaries. Plan participants direct the investment of their individual accounts among available investment options. The District does not control the assets of the plan beyond remitting contributions to the plan administrator.

Pension Expense and Liabilities

Pension expense for the defined contribution plan is recognized equal to the amount of contributions made to employees' accounts during the reporting period, net of any forfeitures. At December 31, 2024, the District had no outstanding liability to the plan.

Forfeitures

Forfeitures, if any, are used to reduce future employer contributions or are allocated among remaining participants, as provided by the plan documents. For the year ended December 31, 2024, the District had no forfeitures.

Other Disclosures

There are no assets accumulated in a trust that meets the criteria of paragraph 4 of GASB Statement No. 68, as the plan is a defined contribution plan and assets are held for the exclusive benefit of participants. The plan is not subject to the Employee Retirement Income Security Act of 1974 (ERISA).

NOTE 16. SUBSEQUENT EVENTS

The District has evaluated subsequent events through October 28, 2025, the date which the financial statements were available to be issued. The District is not aware of any subsequent events that materially impact the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

BLANCO COUNTY APPRAISAL DISTRICT
 REQUIRED SUPPLEMENTARY INFORMATION - BUDGETARY COMPARISON SCHEDULE -
 GENERAL FUND - FOR THE YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues:</u>				
Appraisal & Collection Services	\$ 1,066,789	\$ 1,066,789	\$ 1,066,789	\$ -
Miscellaneous Income	-	-	10,786	10,786
Total Revenues	\$ 1,066,789	\$ 1,066,789	\$ 1,077,575	\$ 10,786
<u>Expenditures:</u>				
Entity Budget:				
Salaries	\$ 536,960	536,960	\$ 483,236	\$ 53,724
Employee Benefits	59,239	59,239	46,112	13,127
Health Insurance	88,000	88,000	67,390	20,610
Worker's Comp	1,150	1,150	750	400
Payroll Taxes	43,005	43,005	35,793	7,212
Computer Services	63,900	63,900	64,157	(257)
Professional Fees	33,000	33,000	33,161	(161)
Board of Review	12,050	12,050	12,050	-
Pictometry	39,100	39,100	30,328	8,772
Education and Dues	4,700	4,700	4,462	238
Office Supplies	27,000	27,000	20,692	6,308
Utilities	8,700	8,700	8,953	(253)
Postage/Meter Rental	30,700	30,700	24,327	6,373
Telephone	8,300	8,300	5,505	2,795
Insurance	8,000	8,000	11,574	(3,574)
Advertising	2,000	2,000	1,449	551
Mileage Allowance	6,950	6,950	3,120	3,830
Vehicle	14,800	14,800	2,489	12,311
Copy Machine	1,800	1,800	613	1,187
Repairs and Maintenance	13,000	13,000	3,442	9,558
Mapping/Contract Services	38,000	38,000	32,301	5,699
Capital Outlay	6,000	6,000	20,474	(14,474)
Debt Service	20,435	20,435	41,961	(21,526)
Subtotal - Entities Budget	\$ 1,066,789	\$ 1,066,789	\$ 954,338	\$ 112,451
Non-Entities Budget Expenditures				
Capital Outlay	-	-	47,121	(47,121)
Total Expenditures	1,066,789	1,066,789	1,001,459	65,330
Excess (Deficiency) of Revenues over Expenditures	-	-	76,116	76,116
Other Financing Sources (Uses):				
Proceeds from Finance Purchases	-	-	47,121	47,121
Net Change in Fund Balance	\$ -	\$ -	\$ 123,237	\$ 123,237
<u>Fund Balance/Net Position:</u>				
Beginning of the Year	\$ 185,488	\$ 185,488	\$ 185,488	\$ -
Refund to Taxing Entities (Note 12)	-	-	(27,694)	(27,694)
End of the Year	\$ 185,488	\$ 185,488	\$ 281,031	\$ 95,543

The accompanying notes are an integral part of this financial statement.

SUPPLEMENTAL SCHEDULES

BLANCO COUNTY APPRAISAL DISTRICT
 COMBINING STATEMENTS OF FIDUCIARY NET POSITION- CUSTODIAL FUNDS
 DECEMBER 31, 2024

	Tax Collections Fund	VIT Escrow Fund	Total
ASSETS:			
Cash and Cash Equivalents	12,706,307	1	\$ 12,706,308
Total Assets	\$ 12,706,307	\$ 1	\$ 12,706,308
 LIABILITIES:			
Due to Others	12,643,781	\$ -	\$ 12,643,781
Net Position			
Restricted for Other Purposes	62,526	1	62,527
Total Liabilities & Net Position	\$ 12,706,307	\$ 1	\$ 12,706,308

BLANCO COUNTY APPRAISAL DISTRICT
 COMBINING STATEMENT OF ADDITIONS, DEDUCTIONS AND CHANGES IN NET POSITION-
 CUSTODIAL FUNDS
 FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Tax Collections Fund</u>	<u>VIT Escrow Fund</u>	<u>Total</u>
ADDITIONS			
Property Tax Collections	53,492,193	222	\$ 53,492,415
Total Additions	<u>\$ 53,492,193</u>	<u>\$ 222</u>	<u>\$ 53,492,415</u>
DEDUCTIONS			
Property Tax Collections paid to Entities	\$ 52,995,962	\$ 4,698	\$ 53,000,659
Attorney Fees	249,551		249,551
Refunds	475,731		475,731
Total Deductions	<u>\$ 53,721,243</u>	<u>\$ 4,698</u>	<u>\$ 53,725,941</u>
Net Change in Fiduciary Net Position	\$ (229,050)	\$ (4,476)	\$ (233,526)
Total Net Position - January 1 (Beginning)	291,576	4,477	296,053
Total Net Position - December 31 (Ending)	<u>\$ 62,526</u>	<u>\$ 1</u>	<u>\$ 62,527</u>