



San Patricio County Appraisal District

1301 E. Sinton, Ste. B ★ P. O. Box 938 ★ Sinton, Texas 78387-0938
(361) 364-5402 ★ Fax (361) 364-1198
www.sanpatcad.org

MINUTES OF THE San Patricio County Appraisal District 2024 Audit and 2026 Budget Workshop Meeting of the Board of Directors June 10, 2025

Meeting was called to order by Mr. John Curlee at 8:34 am.

Item #1. Invocation was delivered by Mr. Robert Cenci.

Item #2. Pledge of Allegiance led by Mr. John Curlee

Item #3. Texas Pledge led by Mr. John Curlee

Item #4. Roll Call: Dr. Anne Matula, Mr. Bill Wilson, Mr. John Curlee, Ms. Michelle Koesema were in attendance.

Absent: Ms. Marcy Thormaehlen

Also in attendance: Mr. Robert Cenci, Chief Appraiser, Ms. Frances DeLeon, Assistant Chief Appraiser, Ms. Sylvia Yglesias – Recording Secretary

Item #5. Public Comments: No public Comments

Item #6. 2024 Audit Workshop: Mr. Cenci mentioned that Mr. Frank Lovvorn, CPA came to the meeting to review the documents pertaining to the audit. He also mentioned that Ms. Kimberly Green with Swank, Salch, and Henderson was also present to share information regarding the audit. Mr. Cenci also mentioned that he met with Mr. Lovvorn and Ms. Kimberly Green and arrived at the bottom line in the black by \$11,000. Mr. Cenci asked that Mr. Lovvorn go through the 2024 audit and share the information with the Board. Mr. Lovvorn went over the district net position from pg. 8 of the audit, restated assets, liabilities, and net position. Total net position in 2024 for the District is \$2,813,571. Dr. Anne Matula asked the auditor and Mr. Cenci to come up with the documentation with a written process on steps on how to address the committed account when addressing litigation expenses.

Item 7. 2026 Budget Workshop: No guests were present. Mr. Cenci mentioned that Terry Ayala, Financial Assistant, was present as part of our staff. Financial documents were handed out. Mr. Bill Wilson mentioned that he had a problem with item 6004. It did not add up correctly. There were errors with the handouts. The meeting was suspended at 9:48 am relative to the Budget and will pick up/conclude after the Regular Board Meeting is adjourned so that corrections/ can be made accordingly.

The Board returned to the open session at 11:47 am.



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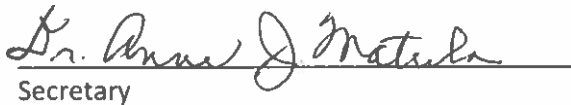
Item 7. 2026 Budget Workshop (cont.):

The new sheets were presented to be reviewed and discussed. Mr. Bill Wilson mentioned that there were three big accounts that the increase impacted. Mr. Cenci went over several line items that increased. The increased amounts were for BIS by \$33K and Harris Govern by \$14.5K. Higginbotham increased by \$9K, Litigation increased by \$300K, Law firm BPFCM was an added \$8K, Rent went up by \$6K, Data pull for Carahsoft is \$5K and the Subscription from CoStar to Crexi was a \$16K increase for a better program. Mr. Cenci added that the cost-of-living increase for staff was 3.7% of the adopted 2025 Payroll amount for 26 positions excluding the Chief Appraiser. Mr. Cenci also mentioned that healthcare was reduced in the 2026 Proposed Budget.

Item 8: Adjourn at 12:21 pm


Chair

7-8-25
Date


Secretary

7-8-25
Date