

# Cameron Appraisal District

San Benito, Texas

## Comprehensive Annual Financial Report

For Year Ended December 31, 2012



Prepared By:

Administration Department of Cameron Appraisal District

Independent Auditors:

Oscar R. Gonzalez, CPA & Associates, PLLC  
Certified Public Accountants

# **Cameron Appraisal District**

San Benito, Texas

## **Comprehensive Annual Financial Report**

For Year Ended December 31, 2012

# CAMERON APPRAISAL DISTRICT

San Benito, Texas

## COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR YEAR ENDED DECEMBER 31, 2012

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# CAMERON APPRAISAL DISTRICT

San Benito, Texas

## COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR YEAR ENDED DECEMBER 31, 2012

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# INTRODUCTORY SECTION



# CAMERON APPRAISAL DISTRICT

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**MEMBERS OF THE BOARD**  
Jose Noe Diaz, Sr., **Chairman**  
Enrique Escobedo Jr., **Vice-Chairman**  
Jesse Villarreal, **Secretary**  
Carlos H. Cascos  
Roberto Garcia  
Vicente Mendez  
Ricardo Morado  
Robert Pinkerton Jr.  
David Argabright  
Tony Yzaguirre, Jr.

July 28, 2013

The Honorable Members of the Board  
Cameron Appraisal District  
San Benito, Texas

Ladies and Gentlemen:

I am pleased to present the Comprehensive Annual Financial Report (CAFR) of the Cameron County Appraisal District (the District) for the year ended December 31, 2012, with the Independent Auditors' Report, submitted in compliance with Section 6.063, Texas Tax Code, which requires an audit of the financial affairs of an appraisal district by an independent certified public accountant.

Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the District. I believe that the data, as presented, is accurate in all material respects; that its presentation fairly shows the financial position and the results of the District's operations as measure by the financial activity of its various funds; and that the included disclosures will provide the reader with an understanding of the District's financial affairs.

This is the seventh year the District prepares the CAFR using the new financial reporting requirements as prescribed by the GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* (GASB 34). This GASB Statement requires that management provide a narrative introduction, overview, and analysis to accompany the Basic Financial Statements in the form of Management's Discussion & Analysis to accompany the Basis Financial Statements in the form of a Management's Discussion & Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditors.

This report consists of management's representations concerning the finances of the District. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the District has established a comprehensive internal control framework that is designed to both protect the District's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the District's financial statements in conformity with accounting principles generally accepted in the United States of America ("GAAP"). Because the cost of internal controls should not outweigh their benefits, the District's comprehensive framework internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The independent certified public accounting firm of Oscar R. Gonzalez, CPA & Associates, PLLC has audited the financial statements and related notes. The goal of the independent audit was to provide reasonable assurance that the District's financial statements, for the year ended December 31, 2012, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements: assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an opinion that the District's financial statements for the year ended December 31, 2012, are fairly presented in conformity with Generally Accepted Accounting Principles. The independent auditors' report is presented as the first component of the financial section of this report.

## **The District and its Services**

The District is a political subdivision of the State of Texas established in 1980, following the codification of property tax laws by the 66<sup>th</sup> Texas Legislature in 1979. The 1979 codification established one appraisal district in each of the state's 254 counties, with the exception of Potter and Randall Counties that are combined for one appraisal district, for the purpose of discovering and appraising property for *ad valorem* tax purposes for each tax unit within the boundaries of the appraisal district. The District, the fifteenth largest in the state, serves 40 taxing units.

## **Board of Directors**

The District is governed by a ten-member Board of Directors. Nine directors are appointed by the taxing units within the county. The tenth member is the county tax assessor-collector and serves as a nonvoting director.

The Board of Directors has policy-making authority; appoints the chief appraiser who is administrator of the District, the taxpayer liaison officer, and the Appraisal Review Board; primary responsibility for fiscal matters, including approval of major contracts; and adoption of the annual budget.

## **Purpose**

The primary purpose and responsibility of the District is to provide to the taxing units and property owners within its boundaries fair and equitable appraisal of property subject to *ad valorem* taxation.

In Texas, the property tax is the primary source of funding for local governmental units (school districts, cities, counties, junior college districts, and other special districts). Property taxes pay much of the cost of public schools, police and fire protection, courts, health services, streets, water and sewage, parks and most other local government activities. The District does not determine how much each of these local governments will spend to provide services, nor does it set their tax rates. Each local government adopts its own budget, then sets a tax rate that will generate the amount of money required to pay for its services. The District provides each local government with a list of its taxable property, together with the January 1 value of each property and appropriate exemptions and our special valuations. The appraisals serve to allocate the tax burden among all property owners on an equitable basis, based upon market value except when where special valuations apply.

## **Departmental Functions**

The Office of the Chief Appraiser is primarily responsible for the overall planning, organizing, staffing and controlling of District operations as required by the Texas Property Tax Code. The Taxpayer Assistance Department provides support functions relating to exemptions and customer service to property owners. The Real Estate and Personal Property Departments are responsible for the valuation of all property accounts. The Data Processing Department maintains the District's mainframe data processing facility, local area networks, software applications, records management and provides support on all hearings, maintains records of those hearings, and coordinates postal services. The Property ID Department is responsible for the mapping function and deed maintenance for all properties within the District. The Administration Department is responsible for the business support functions including human resources, budget, finance, employee benefits, purchasing, fixed assets, facilities, and litigation coordination.

## **Budget**

The District uses a detailed line item budget. Department managers submit their budget recommendations to the chief appraiser in March. Section 6.06 of the Texas Property Tax Code requires the chief appraiser to formulate his proposed budget and submit it to the Board of Directors and presiding officers of the taxing units prior to June 15. The statute also provides that the Board of Directors publish a ¼ page advertisement on the budget, conduct a public hearing, and finally adopt a budget before June 15. Texas law also provides that each of the 40 taxing units entitled to vote on the appointment of Board members is required to maintain a copy of the proposed budget for public inspection at its principal administrative office. Additional information about the budgeting process is available in the notes to the financial statements.

The taxing units participating in the District, fund the District. The annual allocation to the taxing units is based upon the proportion of each taxing unit's property tax levy to the sum of the tax levies of all participating taxing units. Taxing units pay their share quarterly with the first quarter due by December 31 of the year before the budget takes effect. The taxing units pay an equal amount of the District's budget based on their tax units' share of the total county-wide levy for District services.

The chief appraiser may transfer budgeted amounts among departments or line items; however, supplemental appropriations require the approval of the Board of Directors and notification to the taxing units. Information regarding this upcoming year's budget can be referenced in the management discussion and analysis Section of this report.

### **Changes in Rendition Reporting**

In 2004, the implementation of Senate Bill 340 and the new laws regarding the rendition of business personal property was put in effect. As a result of Senate Bill 340, over \$50,000,000 was added to the personal property roll. The 2004 rendition law imposed a penalty for business property owners who fail to render their business personal property in a timely manner. This was the first year that a penalty existed for such actions. The penalty is 10% of the tax liability of the business personal property. Additionally, if evidence demonstrates that a rendition has been falsified in any manner, or if the owner intentionally omits required information in an attempt to evade taxation and is found by the district attorney to be guilty of fraud, the monetary penalty for such a crime is 50% of the tax liability of the business personal property. It is anticipated that these new rendition penalties will boost the number of personal property accounts.

In 2005, H.B. 2491 amends Chapter 22, Section 22.28 of the Property Tax Code, Subsection (b) and adds Subsection (c) to require the chief appraiser to certify to assessors that the chief appraiser has imposed a rendition related penalty. The assessor must add the penalty to the original amount of tax on the property and include the penalty in the tax bill for that year. The penalty becomes part of the tax on the property and is secured by the tax lien that attaches to the property. A collector who collects a rendition related penalty must remit to the appraisal district imposing the penalty, 5 percent of the penalty amount collected. The law is effective September 1, 2005, and affects business owners, appraisal districts and all taxing units.

S.B. 286 adds Sections 551.005 and 552.012 to the Government Code to require elected and appointed public officials and designated public information officers to complete a course of training on the Open Meetings Act and the Public Information Act not later than the 90th day after the official takes the oath of office or otherwise assumes responsibilities as a member of a governing body. The bill is effective January 1, 2006, and affects chief appraisers, boards of directors, appraisal review boards, agricultural advisory boards, information officers and taxing units.

### **Economic Development, Condition and Outlook**

According to information collected by the Real Estate Center at the Texas A&M University, non-farm employment has had a constant increase from year to year it has risen from being approximately 109,700 in the year 2000 to 132,800 in the year 2012, a percent change of 19.8% since 2000. We recorded a decrease of 400 during the past year for the Brownsville-Harlingen Metropolitan Area. This percentage changes are very positive considering that the average non-farm employment change over the past ten years for the State of Texas has been approximately 11.55% which is much lower than the 19.90% growth shown by the Brownsville-Harlingen Metropolitan Area.

Looking at the trends of the 2012 employment growth rate by sector we can conclude that the area with the highest percentage growth were jobs in the field of Financial Activities with a growth rate of 3.8% , Mining-Logging-Construction jobs with a growth rate of 8.8%, and retail trade services with a growth rate of 1.2%. The 2012 average hourly wage in the Brownsville-Harlingen Metropolitan Area averaged \$15.44 per hour, while the average wage rate in Texas is at an average of \$20.97, according to the Bureau of Labor Statistics, most recent year surveyed. Unemployment figures for the year 2012 indicate that the Brownsville-Harlingen Area has an unemployment rate of 10.5 while the unemployment rate in the State of Texas is found to be at 6.2, and despite this we have been incurring a positive growth in employment. Positive employment growth rate reflects a healthy economy, if more jobs are being created more opportunities for expansion and investment are also generated.

The median-priced home around the Brownsville-Harlingen Metropolitan area is found to be \$76,000, while the Texas median-priced home average is \$126,400 and the United States median-priced home average is \$186,200. Maintaining a low price on homes means more accessible relocation prices for businesses willing to migrate to this area.

According to the most recent results and information released by the U.S. Census Bureau, Cameron County has a population estimate of approximately 415,557 which translates into approximately to 1.59% of the total population of the State of Texas. Population has increased at an estimated percentage rate of 21.2% during the past ten years, a figure that goes hand in hand with our constant job growth rate. The average household in the Cameron County area is 3.36, which is more than the household average for the State of Texas which is currently at 2.79. Percent of population between the ages of 0-18 is approximately 32.4% which is greater than the average for the State of Texas which is currently at 26.8%, while population over 65 years of age is 11.6% for Cameron County and 10.96% for the State of Texas.



If the Valley is insulated from the broader U.S. economy, it is largely because of its proximity to Mexico, and local businesses can more accurately forecast future sales activity based on the strength of the Mexican peso to the dollar. The relative stability of the Mexican peso in recent years has sustained the Valley through the front end of the storm. Lately, that has been changing. The peso has been losing ground to the dollar amid a global economic slowdown, leaving the Valley especially vulnerable. When essentials become too expensive, communities along the border once again benefit from their proximity to Mexico. Gasoline consumers, from farmers to shrimp boat captains, headed to Mexico to fill their tanks at prices far lower than those found on the U.S. side of the border. Consumer dollars will continue to be the main driver of the economy, but to what extent is unclear. Alberto Davila, chairman of the department of economics and finance at the University of Texas-Pan American in Edinburg, believes the Valley will emerge from this economic crisis more resilient than before, though it is less clear how it will change the local economy. A shift to a public-private business model could be unfolding locally. Further information about economic trends can be referred to in the statistical section as well as in the MD & A section of this report.

### **Other Information**

The District's employees are subject to the provisions of the Property Taxation Professional Certification Act. The purpose of this act is to assure the people of Texas that the responsibility of assessing property for taxation is entrusted only to those persons duly registered and competent and that it be practiced and regulated as a learned profession. Effective September 1, 2009, The Texas Board of Tax Professional Examiners ("BTPE") was abolished and replaced by the Texas Department of Licensing and Regulation (TDLR). The TDLR is now responsible for establishing standards of professional practice, conduct, education, registration, certification, and ethics for appraisers, assessors, and collectors. Although the TDLR is responsible for establishing standards and approving curricula and materials for use in training and educating appraisers, the task of developing courses of instruction and training programs remains with public agencies, educational institutions, or private organizations.

Appraisers have five years to complete a specific curriculum to qualify for exams administered by the TDLR. The "designation of Registered Professional Appraiser (RPA )" is conferred on those successfully completing the course of instruction. Not less than 75 hours of continuing education is required for recertification every two years.

The District's web site makes a broad range of information available for public access, including: detailed information of the appraisal process, protest and appeal procedures, a tax calendar, and various forms such as exemption applications and business personal property renditions. Users can gain access to real and personal property appraisal records by account number, address, owner's name, and several other search criteria. The District's server may be reached on the World Wide Web at <http://www.cameroncad.org/>.

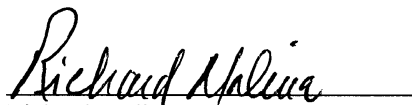
### **Acknowledgments**

The preparation of the Comprehensive Annual Financial Report involves the entire Administrative Team staff. Managing departmental budgets of the District involved over 6 managers with primary budget responsibility, which includes managers from each functional department, and the finance director. We are grateful for their stewardship in making this system work smoothly and efficiently. Finally, we wish to thank our independent auditor, Oscar R. Gonzalez, CPA and Associates PLLC, whose professional competence and leadership have assisted us in developing this report.

Respectfully Submitted,



Frutoso M. Gomez, Jr.  
Chief Appraiser



Richard Molina  
Finance Director

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

Cameron Appraisal District  
Texas

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended  
December 31, 2011

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



*Christopher P. Moivell*

President

*Jeffrey R. Enner*

Executive Director



**CAMERON APPRAISAL DISTRICT**  
**BOARD OF DIRECTORS**

**JOSE NOE DIAZ, SR.**  
Chairman of the Board

**ENRIQUE ESCOBEDO, JR.**  
Vice-Chairman of the Board

**JESSE VILLARREAL**  
Secretary of the Board

**CARLOS H. CASCOS**  
Member of the Board

**DAVID ARGABRIGHT**  
Member of the Board

**ROBERTO GARCIA**  
Member of the Board

**RICARDO MORADO**  
Member of the Board

**VICENTE MENDEZ**  
Member of the Board

**ROBERT PINKERTON, JR.**  
Member of the Board

**TONY YZAGUIRRE, JR.**  
Member of the Board



**FINANCIAL SECTION**



 **Oscar R. González, CPA**  
&  
**Associates, P.L.L.C.**  
*Certified Public Accountants*

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*Oscar R. González*  
*Melissa González*

INDEPENDENT AUDITOR'S REPORT

To the Members of the Board of  
Cameron Appraisal District  
San Benito, Texas

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Cameron Appraisal District, as of and for the year ended December 31, 2012, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Cameron Appraisal District, as of December 31, 2012, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis on Matter***

As described in Note 1H to the financial statements, the District adopted the provisions of GASB Statement No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflow of Resources and Net Position* for the year ended December 31, 2012. Our opinion is not modified with respect to this matter.

## ***Other Matters***

### ***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 on pages 10-14 and 38 be presented to supplement the basic financial statements. Such information, 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.

### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Cameron Appraisal District's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 28, 2013, on our consideration of the Cameron Appraisal District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Cameron Appraisal District's internal control over financial reporting and compliance.

*Oscar R. Gonzalez, CPA, & Associates, PLLC*  
Oscar R. Gonzalez, CPA & Associates, PLLC  
Certified Public Accountants

Pharr, Texas  
July 28, 2013

**MANAGEMENT'S DISCUSSION AND ANALYSIS**





# CAMERON APPRAISAL DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Cameron Appraisal District's annual financial report presents our discussion and analysis of the District's financial performance during the year ended December 31, 2012. Please read it in conjunction with the District's financial statements, which follow this section.

## FINANCIAL HIGHLIGHTS

- The District's total combined net position was \$1,978,825 at December 31, 2012.
- During the year, the District's expenses were \$69,633 more than the \$3,443,319 generated in charges for services for governmental activities.
- The general fund reported a fund balance this year of \$1,574,127 or 44% of current year expenditures.

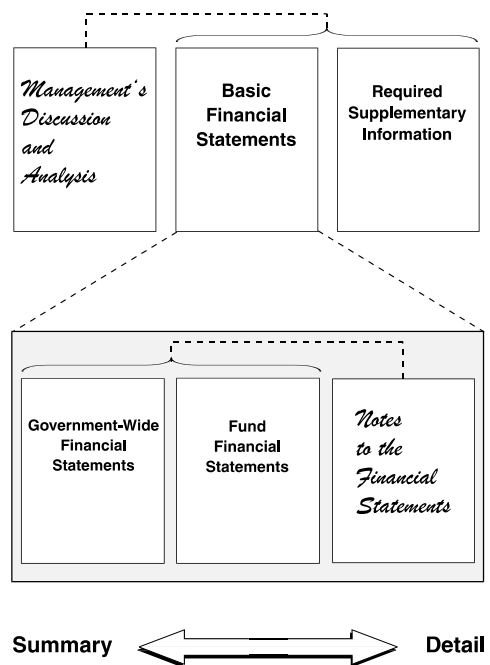
## OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts—*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the District:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the District's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the District's operations in more detail than the government-wide statements.
- *The governmental funds* statements tell how *general government* services were financed in the *short term* as well as what remains for future spending.
- *Fiduciary fund* statements provide information about the financial relationships in which the District acts solely as a *trustee or agent* for the benefit of others, to whom the resources in question belong.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and related to one another.

**Figure A-1, Required Components of the District's Annual Financial Report**



### Government-Wide Financial Statements

The government-wide statements report information about the District as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets and liabilities as well as deferred outflows and inflows of resources, with the difference being reported as net position. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid

The two government-wide statements report the District's net position and how it has changed. Net position "the difference between the District's assets and outflows and liabilities and inflows" is one way to measure the District's financial health or *position*.

## **CAMERON APPRAISAL DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS**

- Over time, increases or decreases in the District's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the District, one needs to consider additional nonfinancial factors such as changes in the District's assessment base.

The government-wide financial statements of the District include the *Governmental activities*. The basic service of the District's, assessment services is included here.

### **Fund Financial Statements**

The fund financial statements provide more detailed information about the District's most significant *funds*—not the District as a whole. Funds are accounting devices that the District uses to keep track of specific sources of funding and spending for particular purposes.

- Some funds are required by State law and/or by bond covenants.
- The Board of Directors establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes and grants.

The District has the following kinds of funds:

- *Governmental funds*—Most of the District's basic services are included in governmental funds, which focus on (1) how *cash and other financial assets* that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed *short-term* view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the governmental funds statement, or on the subsequent page, that explain the relationship (or differences) between them.
- *Fiduciary funds*—The District is the trustee, or *fiduciary*, for certain funds. It is also responsible for other assets that—because of a trust arrangement—can be used only for the trust beneficiaries. The District is responsible for ensuring that the assets reported in these funds are used for their intended purposes. All of the District's fiduciary activities are reported in a separate statement of fiduciary net position and a statement of changes in fiduciary net position. We exclude these activities from the District's government-wide financial statements because the District cannot use these assets to finance its operations.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Other Information**

The District's progress in funding its obligations to provide retirement benefits to its employees can be found at the end of the notes to the financial statements.

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the result of activities comparing the budget versus actual.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information.

**CAMERON APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

**FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE**

Net Position

The District's combined net position was **\$1,978,825** at December 31, 2012. (See Table A-1).

Cameron Appraisal District's Net Position Table A-1 (In dollars)			
	Primary Government		Increase / Decrease
	2012	2011	2012-2011
	<u>          </u>	<u>          </u>	<u>          </u>
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 2,447,420	\$ 2,391,102	\$ 56,318
Prepaid Expenses	24,170	27,000	(2,830)
Total Current Assets	<u>2,471,590</u>	<u>2,418,102</u>	<u>53,488</u>
Non-Current Assets			
Land	27,738	27,738	-
Building and Improvements	728,802	728,802	-
Furniture and Equipment	1,640,974	1,619,109	21,865
Accumulated Depreciation	<u>(1,955,945)</u>	<u>(1,858,571)</u>	<u>(97,374)</u>
Total Non-Current Assets	<u>441,569</u>	<u>517,078</u>	<u>(75,509)</u>
Total Assets	<u>\$ 2,913,159</u>	<u>\$ 2,935,180</u>	<u>\$ (22,021)</u>
Deferred Outflow of Resources:			
Aggregate Deferred Outflows	<u>-</u>	<u>-</u>	<u>-</u>
Total Deferred Outflows	<u>-</u>	<u>-</u>	<u>-</u>
Liabilities			
Account Payable	43,611	113,498	(69,887)
Due to Governmental Entities	78,056	31,506	46,550
Deferred Revenues	772,767	715,965	56,802
Other Current Liabilities	2,643	1,692	951
Long Term Liabilities			
Compensated Absences	<u>37,257</u>	<u>43,133</u>	<u>(5,876)</u>
Total Liabilities	<u>934,334</u>	<u>905,794</u>	<u>28,540</u>
Deferred Inflow of Resources			
Aggregate Deferred Inflows	<u>-</u>	<u>-</u>	<u>-</u>
Total Deferred Inflows	<u>-</u>	<u>-</u>	<u>-</u>
Net Position:			
Net Invested in Capital Assets, Net of Related Debt	441,569	517,078	(75,509)
Unrestricted	<u>1,537,256</u>	<u>1,512,308</u>	<u>24,948</u>
Total Net Position	<u>\$ 1,978,825</u>	<u>\$ 2,029,386</u>	<u>\$ (50,561)</u>

**CAMERON APPRAISAL DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

Change in 2012

- Total current assets increased by \$53,488; due to a increase in cash and cash equivalents.
- Capital assets decreased by \$75,509; mostly due to the depreciation of the equipment.
- Due to governmental entities increased by \$46,550.
- Total liabilities increased by \$28,540; mostly due to an increase in governmental entity liabilities.
- Net position decreased by \$50,561.
- Overall assets and liabilities and net position decreased by \$22,021.

Changes in net position

The District's total revenues were \$3,462,391 with assessments revenues of \$3,403,615. The total cost of appraisal services was \$3,415,578 and depreciation was \$97,374 for the year ending December 31, 2012. (See Table A-2)

Cameron Appraisal District's  
Changes in Net Position  
Table A-2

	Primary Government		Increase / Decrease 2012 -2011
	2012	2011	
Revenues:			
Assessments	\$ 3,443,319	\$ 3,547,423	\$ (104,104)
Interest income	2,491	2,592	(101)
Miscellaneous income	56,285	20,049	36,236
Total Revenues	3,502,095	3,570,064	(67,969)
Expenses:			
Appraisal Services Expenses	3,512,952	3,502,537	10,415
Total Expenses	3,512,952	3,502,537	10,415
Excess of Revenues over Expenses	(10,857)	67,527	(78,384)
Net Change in Net Position	(10,857)	67,527	(78,384)
Beginning Net Position	2,029,386	1,961,859	67,527
Prior Period Adjustment	(39,704)	-	(39,704)
Ending Net Position	\$ 1,978,825	\$ 2,029,386	\$ (10,857)

Change in 2012

- Revenues decreased by \$67,969; with the majority of the decrease due to a decrease in assessments proceeds.
- Expenses increased by \$10,415.
- Net change in net position decreased by 78,384; mostly to decrease in revenues.
- Net position decreased by \$10,561.

# CAMERON APPRAISAL DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS

## General Fund Budgetary Highlights

Actual expenditures were \$81,870 under final budget amounts while revenues available were \$16,610 over the final budgeted amount. Overall net change in fund balance was \$98,480 over the expected change.

## Capital Assets

At the end of 2012, the District has invested \$441,569 in a broad range of capital assets, including land, equipment, buildings, and furniture. (See Table A-3)

Cameron Appraisal District's  
Capital Assets  
Table A-3

	Balance December 31, 2011	Additions	Deletions	Balance December 31, 2012
Land	\$ 27,738	\$ -	-	\$ 27,738
Building & Improvements	728,802	-	-	728,802
Furnitures & Equipment	1,619,109	21,865	-	1,640,974
Accumulated Depreciation	(1,858,571)	(97,374)	-	(1,955,945)
Total	<u>\$ 517,078</u>	<u>\$ (75,509)</u>	<u>\$ -</u>	<u>\$ 441,569</u>

The District's capital project spending was \$21,865, principally for furniture and equipment. More detailed information about the District's capital assets is presented in this report under Note 4 – Capital Assets of the financial statements.

## Next Year's Budget

The Board of Directors adopted a 2013 expenditure budget of \$3,647,459 on August 15, 2012. This amount represented a 3.5% increase of the 2012 budget.

## Contacting the District's Financial Management

This financial report is designed to provide our citizens, taxpayers, taxing entities, and investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Cameron Appraisal District, Finance Director, P.O. Box 1010, 2021 Amistad Drive, San Benito, Texas 78586-1010.

# BASIC FINANCIAL STATEMENTS



**Cameron Appraisal District  
Statement of Net Position  
December 31, 2012**

	<b>Primary Government</b>	
	<b>Governmental Activities</b>	<b>Total</b>
<b>ASSETS</b>		
Current Assets:		
Cash and Cash Equivalents	\$ 2,447,420	\$ 2,447,420
Prepaid Expenses	24,170	24,170
Total Current Assets	2,471,590	2,471,590
Capital Assets:		
Land	27,738	27,738
Building and Improvements, Net of Accumulated Depreciation	206,310	206,310
Furniture and Equipment, Net of Accumulated Depreciation	207,521	207,521
Total Capital Assets	441,569	441,569
<b>Total Assets</b>	2,913,159	2,913,159
 <b>DEFERRED OUTFLOW OF RESOURCES</b>		
Aggregated Deferred Outflow	-	-
<b>Total Deferred Outflow of Resources</b>	-	-
 <b>LIABILITIES</b>		
Accounts Payable	43,611	43,611
Due to Governmental Entities	78,056	78,056
Unearned Revenues	772,767	772,767
Other Current Liabilities	2,643	2,643
Compensated Absences	37,257	37,257
<b>Total Liabilities</b>	934,334	934,334
 <b>DEFERRED INFLOW OF RESOURCES</b>		
Aggregated Deferred Inflow	-	-
<b>Total Deferred Inflow of Resources</b>	-	-
 <b>NET POSITION</b>		
Net Investment in Capital Assets	441,569	441,569
Restricted	625,000	625,000
Unrestricted	912,256	912,256
<b>Total Net Position</b>	\$ 1,978,825	\$ 1,978,825

The notes to the financial statements are an integral part of this statements.

**Cameron Appraisal District  
Statement of Activities  
For the Year Ended December 31, 2012**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<b>Primary Government</b>				
<b>Governmental Activities:</b>				
Appraisal Services	\$ 3,512,952	\$ 3,443,319	\$ -	\$ -
<i>Total Governmental Activities</i>	<u>\$ 3,512,952</u>	<u>\$ 3,443,319</u>	<u>\$ -</u>	<u>\$ -</u>

**General Purpose Revenues and Transfers:**

**Revenues**

Interest Income

Miscellaneous Income

*Total General Revenues and Transfers*

*Change in Net Position*

*Net Position at Beginning of Period*

*Prior Period Adjustment*

*Net Position at End of Period*

The notes to the financial statements are an integral part of this statement.



**Net (Expense) Revenue and Changes in Net  
Position**

**Primary Government**

<u>Governmental Activities</u>	<u>Total</u>
\$ ( 69,633 )	\$ ( 69,633 )
( 69,633 )	( 69,633 )
2,491	2,491
56,285	56,285
58,776	58,776
( 10,857 )	( 10,857 )
2,029,386	2,029,386
( 39,704 )	( 39,704 )
<u>\$ 1,978,825</u>	<u>\$ 1,978,825</u>

**Cameron Appraisal District  
Balance Sheet  
Governmental Funds  
December 31, 2012**

	<u>General Fund</u>	<u>Special Revenue</u>	<u>Special Collection Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>				
Cash and Cash Equivalents	\$ 2,438,571	\$ 8,849		\$ 2,447,420
Prepaid Expenses	24,170	-		24,170
<i>Total Assets</i>	<u>2,462,741</u>	<u>8,849</u>		<u>2,471,590</u>
 <b>DEFERRED OUTFLOW OF RESOURCES</b>				
Aggregated Deferred Outflow	-	-		-
<i>Total Assets and Deferred Outflow of Resources</i>	<u>\$ 2,462,741</u>	<u>\$ 8,849</u>		<u>\$ 2,471,590</u>
 <b>LIABILITIES</b>				
Account Payable	\$ 35,148	\$ 8,463		\$ 43,611
Due to Governmental Entities	78,056	-		78,056
Unearned Revenues	772,767	-		772,767
Other Current Liabilities	2,643	-		2,643
<i>Total Liabilities</i>	<u>888,614</u>	<u>8,463</u>		<u>897,077</u>
 <b>DEFERRED INFLOW OF RESOURCES</b>				
Aggregated Deferred Inflow	-	-		-
<i>Total Deferred Inflow of Resources</i>	<u>-</u>	<u>-</u>		<u>-</u>
 <b>FUND BALANCE</b>				
Committed:				
Building Improvements and Renovation	625,000	-		625,000
Assigned:				
General Reserve	926,242	-		926,242
Special Revenue Fund	-	386		386
Unassigned	22,885	-		22,885
<i>Total Fund Balance</i>	<u>1,574,127</u>	<u>386</u>		<u>1,574,513</u>
<i>Total Liabilities, Deferred Inflow of Resources and Fund Balance</i>	<u>\$ 2,462,741</u>	<u>\$ 8,849</u>		<u>\$ 2,471,590</u>

The notes to the financial statements are an integral part of this statement.

**Cameron Appraisal District**  
**Reconciliation of Governmental Funds Balance Sheet to the Statement of Net Position**  
**December 31, 2012**

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds Balance Sheet	\$	1,574,513
Compensated absences expensed as paid in governmental fund statements, expensed as incurred in entity wide statements, and reflected as liability on Statement of Net Position.		( 37,257 )
Fixed assets are capitalized in the Statement of Net Position and depreciation expense in the Statement of Activities. These are expenses when acquired in the Statement of Revenues, Expenditures, and Changes in the Fund Balance.		441,569
<b>Total Net Position-Governmental Funds - Statement of Net Position</b>	<b>\$</b>	<b>1,978,825</b>

The notes to the financial statements are an integral part of this statement.

**Cameron Appraisal District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Governmental Funds**  
**For the Year Ended December 31, 2012**

	<u>General Fund</u>	<u>Special Revenue</u> <u>Special Collection</u> <u>Fund</u>	<u>Total</u> <u>Governmental</u> <u>Funds</u>
<b>Revenues</b>			
Assessments	\$ 3,443,319	\$ -	\$ 3,443,319
Interest Income	2,491	-	2,491
Miscellaneous Income	56,285	-	56,285
<b>Total Revenues</b>	<u>3,502,095</u>	<u>-</u>	<u>3,502,095</u>
<b>Expenditures</b>			
Salaries and Other Compensation	1,999,702	-	1,999,702
Contractual Services	201,092	-	201,092
Supplies and Training	418,282	-	418,282
Insurance and Benefits	724,363	-	724,363
Other Expenses	78,015	-	78,015
Capital Outlay	21,865	-	21,865
<b>Total Expenditures</b>	<u>3,443,319</u>	<u>-</u>	<u>3,443,319</u>
<b>Excess of Revenues Over</b> <b>(Under) Expenditures</b>	<u>58,776</u>	<u>-</u>	<u>58,776</u>
<b>Other Financing Sources (Uses)</b>			
Transfers from Other Funds	-	-	-
Transfers to Other Funds	-	-	-
<b>Net Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	58,776	-	58,776
<i>Fund Balance at Beginning of Period</i>	1,555,055	386	1,555,441
<i>Prior Period Adjustment</i>	( 39,704 )	-	( 39,704 )
<b>Fund Balance at End of Period</b>	<u>\$ 1,574,127</u>	<u>\$ 386</u>	<u>\$ 1,574,513</u>

The notes to the financial statements are an integral part of this statement.

**Cameron Appraisal District**  
**Reconciliation of Governmental Funds Statement of Revenues, Expenditures, and**  
**Changes in Fund Balance with Statement of Activities**  
**For the Year Ended December 31, 2012**

Amount reported for governmental activities in the Statement of Activities different because:

Total Net Change in Fund Balances - Governmental Funds	\$	58,776
Fixed assets expensed as capital outlay in governmental fund statements, capitalized as fixed assets in Statement of Net Position.		21,865
Compensated absences expensed as paid in governmental fund statements, expensed as incurred in entity wide statements, and reflected as liability on Statement of Net Position.		5,876
Depreciation expense reflected in entity wide statements, not reflected in governmental fund statements.		( 97,374 )
<b>Changes in Net Position-Governmental Funds</b>	<b>\$</b>	<b>( 10,857 )</b>

The notes to the financial statements are an integral part of this statement.

**Cameron Appraisal District  
Statement of Fiduciary Net Position  
Fiduciary Funds  
December 31, 2012**

	<b>Private Purpose Trust</b>
	<b>Education &amp; Public Relations</b>
<b>ASSETS</b>	
Cash and Cash Equivalents	\$ 16,877
<i>Total Assets</i>	16,877
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Aggregated Deferred Outflow	-
<i>Total Deferred Outflow of Resources</i>	-
<b>LIABILITIES</b>	
Due to Employee	16,877
<i>Total Liabilities</i>	16,877
<b>DEFERRED INFLOW OF RESOURCES</b>	
Aggregated Deferred Inflow	-
Total Deferred Inflow of Resources	-
<b>NET POSITION</b>	
Held in Trust	\$ -

The notes to the financial statements are an integral part of this statement.

**NOTES TO THE FINANCIAL STATEMENTS**



**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

**A. Nature of Operations**

The ratification of Senate Bill 621 by the Texas Legislature provided, in part, for each county within Texas to organize and operate a separate and distinct appraisal district. Consequently, in April 1980, a Board of Directors was named to direct the affairs of the then newly created Cameron Appraisal District (the "District"). The organization is responsible for conducting property appraisals and providing property values for each of forty separate taxing jurisdictions in Cameron County. Effective October 1980, the organization began operation with the hiring of a chief appraiser.

**B. Reporting Entity**

As required by accounting principles generally accepted in the United States of America, these financial statements present the District and its component units, entities for which the District is considered to be financially accountable. The discussion of component units below summarizes the relevant guidelines considered by the District in determining the nature of their operational or financial relationships.

The blended component units, although legally separate entities, are in substance part of the government's operations and so data from these units are combined with data of the primary government. The District does not have any component units that are considered blended component units.

The discretely presented component units, on the other hand, are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the District. The District does not have any component units that are considered discretely presented component units.

**C. Financial Statement Presentation**

In June 1999, GASB issued Statement No. 34, *Basic Financial Statements-and Managements' Discussion and Analysis for State and Local Governments* ("GASB Statement No. 34"). This statement, known as the "reporting model" statement, affects the way the District prepares and presents financial information. State and local governments traditionally have used a financial reporting model substantially different from the one used to prepare private-sector financial information.

*Management's Discussion and Analysis*

GASB Statement No. 34 established new requirements and a new reporting model for the annual financial reports of state and local governments. GASB Statement No. 34 was developed to make annual reports easier to understand and more useful to the people who use governmental financial information to make decisions.

GASB Statement No. 34 requires financial statements be accompanied by a narrative introduction and analytical overview of the government's financial activities in the form of "management's discussion and analysis." This analysis is similar to the analysis that private-sector companies provide in their annual reports.

*Government-Wide Financial Statements*

The reporting model includes financial statements prepared using full accrual accounting for all of the government's activities. This approach includes not just current assets and liabilities, but also capital assets and long-term liabilities, such as building and infrastructure, including roads and bridges, and general obligation debt. Accrual accounting reports all of the revenues and costs of providing services each year, not just those received or paid in the current or soon thereafter, as in the case with the modified accrual basis of accounting.

*Statement of Net Position*

The schedule of net position is designed to display the financial position of the primary government, governmental and business-type activities, and its discretely presented component units. Governments report all capital assets, including infrastructure, in the government-wide schedule of net position and report related depreciation expense, the cost of "using up" capital assets, in the statement of activities. The net position of a government is divided into three categories:



**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

*(continued)*

- 1) Invested in capital assets-net of related debt;
- 2) Restricted;
- 3) Unrestricted;

*Statement of Activities*

The new government-wide statement of activities reports expenses and revenues in a format that focuses on the cost of each of the government's functions. The expense of individual functions is compared to the revenues generated directly by the function, such as user charges or intergovernmental grants.

*Budgetary Comparison Schedules*

Demonstrating compliance with the adopted budget is an important component of a government's accountability to the public. Many governments revise their original budget throughout the year for a variety of reasons. Under the new reporting model, governments will continue to provide budgetary comparison information in their annual reports. An important change, however, is a requirement to add the government's original budget to the current comparison of the final budget and actual results.

**D. Government-Wide and Fund Accounting**

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. While the previous reporting model emphasized fund types-the total of all funds of a particular type-in the new reporting model, the focus is on either the District as a whole or on major individual funds (within the fund financial statements). Both the government-wide and fund financial statements (within the basic financial statements) categorize primary activities as governmental.

In the government-wide statement of net position, the governmental activity column is presented on a consolidated basis and is reflected on a full accrual, economic resource basis, which incorporates long-term assets, deferred outflows, receivables, as well as long-term debt and deferred inflows. The District generally first uses restricted assets for expenses incurred for which both restricted and unrestricted assets are available. The District may defer the use of restricted assets based on a review of the specific transaction.

The government-wide financial statements report information on all non-fiduciary activities of the primary government.

The government-wide statement of activities reflects both the gross and net cost per functional category, which is otherwise being supported by general government revenues. The statement of activities reduces gross expenses (including depreciation) by related program revenues. The program revenues must be directly associated with the function. The District does not allocate indirect expenses.

The governmental fund major fund statement in the fund financial statements is presented on a current financial resource and modified accrual basis of accounting. This is the manner in which these funds are normally budgeted. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statement's governmental column, a reconciliation is presented which briefly explains the adjustments necessary to reconcile fund-based financial statement with the governmental column of the government-wide presentation.

The focus of the revised reporting model is on the District as a whole and the fund financial statements, including the major individual fund of the governmental category. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

In the fund financial statements, the accounts of the District are organized on the basis of funds, 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 that comprise its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues, and expenditures or expenses, as appropriate. Following is a description of the various funds:

- *Governmental Funds:* Governmental funds are those funds through which most governmental functions are typically financed.

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

*(continued)*

- *General Fund:* The General Fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include charges for services. Expenditures include administrative services, information systems, appraisal services, capital expenditures, building and equipment debt services, if applicable
- *Other Fund Types:* The Education and Public Relations is an agency fund (no legal trust exists) which accumulates resources for educational and public relation needs for the employees.

**E. Basis of Accounting**

The accounting and financial report treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets, deferred outflows, current liabilities and deferred inflows generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets.

The District utilizes the modified accrual basis of accounting in the governmental fund types. Under the modified accrual basis of accounting, revenues are recognized in the accounting period when they are susceptible to accrual (i.e., when they are measurable and available). Measurable means the amount of transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. Revenues susceptible to accrual include charges for services and interest on temporary investments.

Under modified accrual accounting, expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for interest on general long-term debt, which is recognized when due.

The basic financial statements of Cameron Appraisal District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting reporting principles.

**F. Estimates**

The preparation 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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

**G. Assets, Liabilities, and Net Assets or Equity**

*Cash and Cash Equivalents*

The District considers all deposits and investments with an original maturity of three months or less to be cash and cash equivalents.

*Deposits and Investments*

The District is required by Government Code Chapter 2256, The Public Funds Investment Act (“Act”), to adopt, implement, and publicize an investment policy. That policy must be written, primarily emphasize safety of principal and liquidity, address investment diversification, yield and maturity and the quality and capability of investment management, and include a list of the types of authorized investments in which the investing entity’s fund may be invested, and the maximum allowable stated maturity of any individual investment owned by the entity.

The Act requires an annual audit of investment practices. Audit procedures in this area are conducted as part of the audit of the general purpose financial statements disclosed in the areas of investment practices, management reports and establish appropriate policies. The District adheres to the requirements of the Act. Additionally, investment practices of the District are in accordance with local policies.

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

*(continued)*

For District investments, both the statutes of the state of Texas and policies mandated by the District's Board of Directors, which are more restrictive, authorize the District to invest only in certificates of deposit issued by federally insured banks or savings and loans associations.

In accordance with GASB Statement No. 31, money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported as amortized costs.

Analysis of Specific Risk

GASB Statement No. 34 requires a determination as to whether the District was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

- a. Interest Rate Risk – This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the District was not exposed to interest rate risk. The District's investment policy states that no investment shall have a legal stated maturity of more than twelve months. By limiting the exposure of its investments, the District reduces its risk to the rising or decreasing interest rates.
- b. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The ratings of securities by nationally recognized agencies are designated to give an indication of credit risk. At year end, the District was not exposed to credit risk.
- c. Custodial Credit Risk – Deposits and investments are exposed to custodial risk if they are not covered by depository insurance and the deposits and investments are uncollateralized, collateralized securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name. At year end, the District was not exposed to custodial risk. See Note III for more information on the coverage of this risk.
- d. Concentration of Credit Risk – This risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. It is the policy of Cameron Appraisal District to diversify its portfolio to eliminate the risk of loss resulting from over concentration of liquid assets with a specific maturity, a specific insurer or a specific class of investments. At year end the District was not exposed to concentration of credit risk.
- e. Foreign Currency Risk – This is the risk that exchange rates will adversely affect the fair value of an investment. At year end, the District was not exposed to foreign currency risk.

*Due From Governmental Entities*

The District's primary revenue source is from assessments to taxing jurisdictions for services provided by the District. Assessments are imposed annually based on the amount approved by the Board of Directors in the annual budget. As required by law, the assessment is allocated in four equal payments due on the last day of each quarter, with the first quarterly payment due before January 1 of the year in which the budget takes effect. If unpaid on the due date, such assessments become delinquent. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent. Assessments that are applicable to the District's subsequent fiscal year are recorded as Advance Payments of Assessments a form of deferred revenue.

*Allowance for Doubtful Accounts*

The allowance for doubtful accounts is established as losses are estimated to have occurred through a provision for bad debts charged to earnings. Losses are charged against the allowance when the un-collectability of a receivable is confirmed. Subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is evaluated on a regular basis by management and is based on historical experience and specifically identified questionable receivables. The evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. As of December 31, 2012, there was no allowance for doubtful accounts as all are considered collectible.

**Cameron Appraisal District**  
**Notes to Financial Statements**  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

*(continued)*

*Capital Assets*

Capital assets, which include equipment, improvements, and vehicles, are reported in the governmental activities column in the government-wide financial statements. The District defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements that add to the value of the asset or materially extend asset lives are capitalized.

The District provides for depreciation on assets using the straight-line method in order to amortize costs of assets over their estimated useful lives. The following estimated useful lives are used in providing for depreciation:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Building and improvements	20-50 years
Furniture and fixtures	10 years
Software	5 years
Equipment	5-10 years

*Due to Governmental Entities*

By Texas Property Tax Code Sec. 6.06 (j) each calendar year, the chief appraiser and finance director review the actual assessments versus the amount actually spent or obligated to be spent during the calendar. If assessments are greater than the amount spent or obligated, then the chief appraiser shall credit the excess amount against each taxing unit's allocated payments for the following year in proportion to the amount of each unit's budget allocation for the fiscal year for which the payments were made. The District generally credits the excess in the second quarter of the following year. The following table is the calculation of the excess amount for the year ended December 31, 2012. The District generally credits the excess in the second quarter of the following year.

The following table is the calculation of the excess amount for the year ended December 31, 2012:

Assessments	\$ 3,485,485
Fund Balance Applied	39,704
District's Expenses	3,443,319
Amount Due to Entities	\$ 81,870

It has been the District's practice not to include investment and miscellaneous income into the determination of the actual assessments versus the amount actually spent or obligated to be spent.

*Compensated Absences*

All regular employees are granted sick and vacation leave benefits in varying amounts. A maximum of fifteen days of annual vacation leave may be accrued, and if annual vacation balances exceeding fifteen days will be reduced to fifteen days as of January of each year. As for sick leave, an employee may earn up to twelve days per year. Unused sick time can be carried over up to a maximum of 90 days. Sick leave may be accrued but will not be paid to employees that leave before retirement. All vested compensated absences are accrued when incurred in the government-wide financial statements. The liability was reduced by \$5,876 for December 31, 2012.

*Long-Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Long-term debt consists primarily of notes payable and compensated absences. Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, and the payment of principal and interest is reported as expenditures. However, claims and judgments and compensated absences paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

*(continued)*

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the General Fund. Lease payments representing both principal and interest are recorded as expenditures in the General Fund upon payment, with an appropriate reduction of principal recorded in the government-wide financial statements.

*Net Position*

The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available. Unreserved fund balance is that portion of fund balance which is undesignated and available for budgeting in future years.

The reporting standard established a hierarchy for fund balance classifications and the constraints imposed on the uses of those resources. GASB Statement no. 54 provides for two major types of fund balances which are non-spendable and spendable. Below are the District's classifications of the types of fund balances:

- Non-spendable fund balances are balances that cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact. Examples of this classification are prepaid items, inventories, noncurrent advances to other funds that not expected to be collected in the next fiscal year, and the principal (corpus) of an endowment fund. The District does not have any prepaid items or non spendable funds related to an endowment. In addition to non-spendable fund balance, GASB statement no. 54 has provided a hierarchy of spendable fund balances, based on a hierarchy of spending constraints.
- Restricted: Fund balances that are constrained by external parties, constitutional provisions, or enabling legislation. All of the District's restricted funds are from Special Revenue Funds, whose funds are revenues legally restricted to expenditures for a particular purpose.
- Committed: Fund balances that contain self-imposed constraints of the government from its highest level of decision making authority. The responsibility to commit funds rests with the elected Board of Directors. Committed amounts cannot be used for any other purpose unless the governing board removes those constraints by taking the same type of formal action. The District formally approved the recording of fund balance as committed on December 5<sup>th</sup>, 2011 and was designated as follows.
  1. Roof Resurfacing (\$75,000) – CAD anticipates the need to resurface and/or repair the roof approximately every 15-20 years or as needed. The CAD last resurfaced the roof in 1999 {approximately 1600 sq.ft}.
  2. Building Addition/Renovation (\$190,000) – As the population within the county has risen and continues to increase, the demand for additional space is needed. CAD anticipates expanding the building for additional space & storage in the near future.
  3. Restroom Remodeling (\$35,000) – Restrooms are anticipated to be remodeled and during that time will need to meet the ADA requirements.
  4. A/C Replacement (\$45,000) – Typically A/C units are expected to last 10-15 years. Units beyond this become less efficient and add to maintenance cost {last replaced in 1999}.
  5. Building Entrance Renovation (\$35,000) – CAD anticipates the need to renovate the entrance to the building. Rain and other conditions contribute to this needed addition.
  6. Front & Back Covered Walk Way (\$40,000) – Covered walk way design will facilitate taxpayers and staff during extreme weather conditions “rain”.
  7. Concrete & Parking Lot Repairs (\$20,000) – Several areas with the CAD's parking lot are in need of repair that will require an independent contractor to perform the work.

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 1-Summary of Significant Accounting Policies**

(continued)

8. Server Upgrade/Replacement (\$140,000) – Every 4-5 years the CAD must upgrade and/or replace its main server {last upgraded in 2010}.
  9. Telephone System Upgrade (\$45,000) – CAD anticipates the need to completely upgrade the Merlin Magix telephone system with current technology {current system purchased in 1997}.
- Assigned: Fund balances that contain self-imposed constraints of the government to be used for a particular purpose. The items in this fund balance are designed to be in compliance with GASB Statement 54 and must be utilized as set forth. Any utilization or changes must be approved by the Board of Directors and be in compliance with Statement 54.

The fund balance designated as assigned by the district is as follows:

Maintenance and Operations (\$890,737) – This fund is designed to satisfy the daily operations of the appraisal district in the event of an extraordinary catastrophic event such as hurricane, extreme flood damage, building failure, etc. This Fund is not to exceed 6 months of operating expenditures. Access to these funds requires approval by the CAD's Board of Directors.

Miscellaneous Revenue Assignment (\$58,776) – In 2012, the Board and CAD representative agreed to allocate any unused miscellaneous revenues collected during the year under audit and apply them as a reduction to the taxing entities contributions when proposing the next budget. This item will continue until the board makes any other recommendations.

Unassigned: Fund balance of the general fund that is not constrained for any particular purpose. This is also where negative amounts from the other categories of fund balance are recognized. When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the District typically first applies restricted resources, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of assigned, then unassigned, and finally committed funds.

**H. New Accounting Pronouncements**

In June 2011, GASB issued Statements No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. This statement is effective for financial statements for periods beginning after December 15, 2011. This statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources. Concepts Statement No. 4, *Elements of Financial Statements*, introduced and defined those elements as consumption of net position by the government that is applicable to future reporting period, and an acquisition of net position by the government. This statement amends the net asset reporting requirements in Statement No. 34, *Basic Financial Statements – and Management's Discussion and analysis-for State and Local Governments*, and other pronouncements by incorporating deferred outflows of resources and deferred inflows of resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets. The District implemented GASB 63 during FY 2012. This statement had no significant impact on the District.

**Note 2- Stewardship, Compliance, and Accountability**

**A. Budgetary Data**

The District uses the following procedures in establishing the budget reflected in the financial statements:

- Prior to June 15<sup>th</sup>, the Board of Directors and taxing units are presented with a proposed budget for the year beginning the following January 1 by the chief appraiser. The budget includes proposed expenditures and the means of financing those expenditures. The budget determines the annual assessments due from taxing jurisdictions.
- Public hearing is conducted to obtain citizens' comments.
- The budget must be approved by September 15. The budget for the year ending December 31, 2012 was legally enacted on August 15, 2011.

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 2- Stewardship, Compliance, and Accountability**  
*(continued)*

The budget is incorporated into the accounting system of the District and considered a management and planning tool. An annual budget is legally adopted for the General Fund only.

**B. Budget Basis of Accounting**

The District prepares its annual budget on a basis (budget basis), which differs from generally accepted accounting principles (GAAP Basis). The budget and all transactions are presented in accordance with the District's method (budget basis) in the Statement of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual-General fund to provide a meaningful comparison of actual results with the budget. The major differences between budget and GAAP are principal payments on loan paid and capital expenditures capitalized under GAAP.

**Note 3 - Cash and Cash Equivalents**

At December 31, 2012, the District's Deposits are summarized as follows:

	<b>Carrying Amounts</b>	<b>Bank Balance</b>	
Checking Accounts	\$ 524,902	\$ 581,102	
Money Market	704,016	704,016	
Texpool Account	1,218,502	1,218,502	
<b>Total Deposits</b>	<b>\$ 2,447,420</b>	<b>\$ 2,503,620</b>	

The District's deposits were held during the year in a financial institution and were carried at cost. The financial institution provides insurance through the FDIC and pledges collateral to secure these deposits, as needed. A third-party bank in joint custody for the District and the depository bank hold certain collateralized securities (Category 2).

At December 31, 2012, the insurance and collateral pledged are summarized as follows:

<b>Financial institution:</b>	<b>FDIC Coverage</b>	<b>Security Pledged</b>		<b>Bank Balance</b>
<b>BBVA Compass</b>	\$ 250,000	\$ 1,246,247	\$	1,285,118
<b>Texpool</b>	\$ -	\$ 162,944,636	\$	1,218,502

The cash deposits held at financial institutions can be categorized according to three levels of risk. These three levels of risk are as follows:

- Category 1: Deposits which are insured or collateralized with securities held by the District or by its agent in the District's name.
- Category 2: Deposits which are collateralized with securities held by the pledging Financial Institution's trust department or agent in the District's name.
- Category 3: Deposits which are not collateralized or insured.

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 5 - Capital Assets**

A summary of changes in capital assets for governmental activities is as follows:

	Beginning Balance			Ending Balance	
	December 31, 2011	Increase	Decrease	December 31, 2012	
<i>Non-depreciable Assets:</i>					
Land	\$ 27,738	\$ -	\$ -	\$ 27,738	
<i>Total Non-depreciable Assets</i>	<u>27,738</u>	<u>-</u>	<u>-</u>	<u>27,738</u>	
<i>Depreciable Assets:</i>					
Buildings and Improvements	728,802	-	-	728,802	
Furniture and Equipment	1,619,109	21,865	-	1,640,974	
<i>Total Depreciable Assets</i>	<u>2,347,911</u>	<u>21,865</u>	<u>-</u>	<u>2,369,776</u>	
<i>Less Accumulated Depreciation for:</i>					
Buildings and Improvements	498,979	23,513	-	522,492	
Furniture and Equipment	1,359,592	73,861	-	1,433,453	
<i>Total Accumulated Depreciation</i>	<u>1,858,571</u>	<u>97,374</u>	<u>-</u>	<u>1,955,945</u>	
<i>Total Depreciable Assets Net of Accumulated Depreciation</i>	<u>489,340</u>	<u>(75,509)</u>	<u>-</u>	<u>413,831</u>	
<b>Total Capital Assets</b>	<u>\$ 517,078</u>	<u>\$ (75,509)</u>	<u>\$ -</u>	<u>\$ 441,569</u>	

Depreciation expense for the year totaled \$97,374, and was allocated fully to the appraisal service function.

**Note 6 – Unearned Revenues**

Unearned revenues are recorded when a taxing entity prepays their assessment for a preceding year during the year. Since the amount paid is not revenue for this fiscal year, it becomes unearned revenue to be recognized in the assessment year. The total amount of prepaid assessments that were collected from the entities are described below, by type of taxing entity:

Taxing Units by Type	2013 Prepaid Assessment
Municipalities and Cities	\$ 194,572
School Districts	394,748
County	159,532
MUD	5,368
Drainage Districts	15,646
Water Districts	2,901
<b>Total Unearned Revenue</b>	<u>\$ 772,767</u>



**Cameron Appraisal District**  
**Notes to Financial Statements**  
December 31, 2012

**Note 7 – Due to Governmental Entities**

Assessments were greater than the amount spent or obligated, excess amount will be applied against each taxing unit's allocated payments for the following year in proportion to the amount of each unit's budget allocation for the fiscal year for which the payments were made. This year's assessment refund consists of:

Taxing Units	2012 Assessment Revenue	2012 Expenditure Allocation	Allocation Percent	* 2012 Assesment Refund
Brownsville ISD	\$ 562,738	\$ (549,569)	16.64%	13,169
Harlingen ISD	383,310	(374,328)	10.51%	8,982
La Feria ISD	45,420	(44,326)	1.46%	1,093
Los Fresnos CISD	156,075	(152,446)	4.36%	3,629
Point Isabel ISD	413,556	(403,873)	11.50%	9,683
Rio Hondo ISD	28,215	(27,559)	0.84%	656
San Benito ISD	111,348	(108,714)	3.21%	2,634
Santa Maria ISD	5,162	(5,041)	0.15%	121
Santa Rosa ISD	9,653	(9,428)	0.27%	225
South Texas ISD	82,025	(80,105)	2.40%	1,920
City of Brownsville	392,251	(383,340)	10.83%	8,911
City of Harlingen	164,796	(160,940)	4.89%	3,856
City of San Benito	41,249	(40,285)	1.20%	965
City of Port Isabel	19,202	(18,741)	0.57%	461
Town of South Padre Island	67,751	(66,184)	1.85%	1,568
City of Los Fresnos	11,015	(10,758)	0.31%	256
City of La Feria	13,004	(12,698)	0.39%	305
City of Rio Hondo	4,913	(4,797)	0.13%	115
Town of Laguna Vista	10,316	(10,085)	0.28%	232
City of Santa Rosa	2,168	(2,119)	0.06%	49
Town of Indian Lake	931	(910)	0.03%	21
Town of Palm Valley	4,966	(4,850)	0.15%	116
City of Combes	3,949	(3,859)	0.10%	90
City of Primera	6,612	(6,462)	0.18%	150
Town of Rancho Viejo	8,798	(8,600)	0.24%	199
Cameron County Drainage District #1	14,677	(14,335)	0.43%	342
SBCC Drainage District #3	23,195	(22,650)	0.69%	546
Cameron County District #4	441	(431)	0.01%	10
Southmost Union Junior College	181,592	(177,363)	5.21%	4,229
Valley Mud #2	9,563	(9,339)	0.28%	224
Palm Valley Estates Utility	-	-	1.01%	-
Brownsville Navigation District	33,548	(32,758)	0.79%	791
Laguna Madre Water District	28,160	(27,505)	0.84%	654
CC Emergency Service District #1	28,690	(28,017)	17.23%	673
Port of Harlingen	-	-	0.61%	-
Cameron County	621,177	(606,983)	0.08%	14,194
Camernon County Drainage District #5	21,438	(20,944)	0.13%	495
Paseo De La Resaca Mud #1	2,836	(2,770)	0.11%	65
Paseo De La Resaca Mud #2	4,455	(4,354)	0.03%	101
Paseo De La Resaca Mud #3	3,988	(3,896)	0.11%	92
Paseo De La Resaca Landscape	-	-	0.00%	-
Town of Bayview	1,009	(986)	0.03%	23
Lyford ISD	999	(974)	0.03%	25
	\$ 3,525,189	\$ (3,443,319)	100%	\$ 81,870

\* Includes:

\$39,704 for Prior Years Assessments  
\$42,166 for this years Assessments

Less Last Year Overpayment \$ 3,814

Total Due to Entities \$ 78,056

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 8 – Compensated Absences**

Compensated absences accounts for vested sick and vacation leave. Changes for the year in the liability were a decrease of \$5,876 resulting in an ending balance of \$37,257 at year end.

	Beginning Balance	Increases	Decreases	Ending Balance
Compensated Absences	\$ 43,133	\$ 80,318	\$ 86,194	\$ 37,257
Total Liability	\$ 43,133	\$ 80,318	\$ 86,194	\$ 37,257

**Note 9 - Other Information**

**A. Risk Management**

Cameron Appraisal District is exposed to various uncertainties for losses related to intentional and unintentional tort; theft of damage to and destruction of real and personal property; errors-and-omissions; catastrophes, medical and dental claims by employees; employee illnesses and injuries and pollution claims for which the District carries commercial insurance coverage. There have been no significant reductions in insurance coverage from the previous year. No negotiated settlements or jury awards have exceeded policy limits in any of the past three years.

**B. Commitments**

*Litigation*

The District is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the District’s legal counsel and management that resolution of these matters will not have a material adverse effect on the condition of the District at December 31, 2012.

**C. Retirement Plan**

*Plan Description*

Cameron Appraisal District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of 509 nontraditional defined benefit pension plans. TCDRS in aggregate issues a comprehensive annual financial report (CAFR) on a calendar year basis.

The CAFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the employer, within the options available in the Texas State statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 8 or more years of service, with 30 years of service regardless of age, or when the sum of their age and years of service equals 75 or more.

Members are vested after 8 years of service but must leave their accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in lump sum are not entitled to any amounts contributed by their employer. Benefit amounts are determined by the sum of the employee’s contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer’s commitment to contribute.

At retirement, death, or disability, the benefit is calculated by converting the sum of the employee’s accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

*Annual Pension Cost*

For the year ending December 31, 2012, the annual pension cost for the TCDRS plan was \$ 225,306 for employer and \$ 137,982 for employee. The annual required contributions were actuarially determined as a percent of the covered payroll of the

**Cameron Appraisal District**  
Notes to Financial Statements  
December 31, 2012

**Note 9 - Other Information**  
(Continued)

participating employees and were in compliance with GASB Statement No. 27 of the Governmental Accounting Standards Board (GASB 27), titled *Accounting for Pensions by State and Local Governmental Employers*. The employee contribution rate used for December 31, 2011 and December 31, 2012 was 7% and 7%; the employer contribution rates were 11.43 % and 11.97%, respectively.

The required contribution was determined as part of the December 31, 2012 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2012 included (a) 8% investment rate of return (net of administrative expenses), and (b) projected salary increases of 5.4%. Both (a) and (b) included an inflation component of 3.5%.

The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a ten-year period. The unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on a closed basis. The remaining amortization period at December 31, 2012 was 20 years.

The schedule of funding progress, presented as RSI following the notes to the financial statements, presents current and preceding years information on the annual pension cost, the percentage of annual pension cost contributed, and the net pension obligation.

*Funded Status and Funding Progress*

As of December 31, 2012, the most recent actuarial valuation date, the plan was 86.82% funded. The actuarial accrued liability for benefits was \$ 7,022,702, and the actuarial value of assets was \$ 6,097,284, resulting in an unfunded actuarial accrued liability (UAAL) of \$ 925,418, which is 47% of annual covered payroll.

The schedule of funding progress, presented as RSI following the notes to the financial, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

**Note 10 – Prior Period Adjustment**

Prior period adjustment was needed in the fund in order to properly state the correct financial position of the District. The prior period adjustment amount and the reason is as follows:

FUND LEVEL:

Adjustment to Correct Prior Year Due to Entities	\$ (39,704)
Total General Fund	<u>(39,704)</u>

Total General Fund Prior Period Adjustment	(39,704)
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GOVERNMENT-WIDE LEVEL:

Grand Total Prior Period Adjustment (Changes in Net Assets)	<u>\$ (39,704)</u>
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**Note 11 – Subsequent Events**

**A. Subsequent Events**

For the purposes of reporting subsequent events, management has considered events occurring up to July 28, 2013, the date the report was available to be issued. No subsequent events were noted.

# REQUIRED SUPPLEMENTARY INFORMATION



**Cameron Appraisal District  
Texas County and District Retirement System  
Schedule of Funding Progress  
For the Year Ended December 31, 2012**

(unaudited)

Accounting Year-End	Annual Pension Cost "APC"	Percentage of APC Contributed	Net Pension Obligation
12/31/2011	225,306	100%	-
12/31/2010	250,620	100%	-
12/31/2009	256,297	100%	-
12/31/2008	280,248	100%	-
12/31/2007	244,000	100%	-
12/31/2006	245,000	100%	-
12/31/2005	216,008	100%	-
12/31/2004	215,208	100%	-
12/31/2003	215,208	100%	-
12/31/2002	123,626	100%	-
12/31/2001	125,400	100%	-

Actuarial Valuation Date	Actuarial Value of Asset (a)	Actuarial Accrued Liability ("AAL") (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Annual Covered Payroll	UAAL as a Percentage of Covered Payroll ((b-a)/c)
12/31/2011	6,097,284	7,022,702	925,418	86.82%	1,971,180	46.95%
12/31/2010	5,781,956	6,596,726	814,770	87.65%	1,901,302	42.85%
12/31/2009	5,273,811	6,339,315	1,065,504	83.19%	2,032,798	52.42%
12/31/2008	5,781,956	6,596,726	814,770	87.65%	1,901,302	42.85%
12/31/2007	5,273,811	6,339,315	1,065,504	83.19%	1,713,796	62.17%
12/31/2006	5,391,175	6,144,290	753,115	87.74%	1,741,424	43.25%
12/31/2005	4,935,861	5,649,928	714,067	87.36%	1,696,846	42.08%
12/31/2004	4,233,240	5,138,781	905,541	82.38%	1,590,598	56.93%
12/31/2003	3,629,213	4,549,849	920,636	82.38%	1,601,217	57.50%
12/31/2002	3,321,998	4,270,754	948,756	77.78%	1,424,938	66.58%
12/31/2001	2,906,580	3,483,414	576,834	83.44%	1,663,824	34.67%

**Cameron Appraisal District**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual**  
**General Fund (Non-GAAP Budgetary Basis)**  
**For the Year Ended December 31, 2012**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Final</u>
	<u>Original</u>	<u>Final</u>	<u>Budget</u>	<u>Variance</u>
			<u>Variance</u>	<u>Basis</u>
<b>Revenues</b>				
Assessments	\$ 3,485,485	\$ 3,485,485	\$ 3,443,319	\$ ( 42,166 )
Interest Income	-	-	2,491	2,491
Miscellaneous Income	-	-	56,285	56,285
<b>Total Revenues</b>	<u>3,485,485</u>	<u>3,485,485</u>	<u>3,502,095</u>	<u>16,610</u>
<b>Expenditures</b>				
Salaries and Other Compensation	2,055,401	2,021,878	1,999,702	22,176
Contractual Services	162,000	209,173	201,092	8,081
Supplies and Training	440,550	457,250	418,282	38,968
Insurance and Benefits	761,388	728,038	724,363	3,675
Other Expenses	75,350	78,350	78,015	335
Capital Outlay	30,500	30,500	21,865	8,635
<b>Total Expenditures</b>	<u>3,525,189</u>	<u>3,525,189</u>	<u>3,443,319</u>	<u>81,870</u>
<b>Other Financing Uses</b>	-	-	-	-
<b>Total Expenditures and Other Financing Uses</b>	<u>3,525,189</u>	<u>3,525,189</u>	<u>3,443,319</u>	<u>81,870</u>
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>	<u>( 39,704 )</u>	<u>( 39,704 )</u>	<u>58,776</u>	<u>98,480</u>
<b>Net Change in Fund Balance</b>	<u>( 39,704 )</u>	<u>( 39,704 )</u>	<u>58,776</u>	<u>98,480</u>
<i>Fund Balance at Beginning of Period</i>	1,555,055	1,555,055	1,555,055	-
<i>Prior Period Adjustment</i>	<u>( 39,704 )</u>	<u>( 39,704 )</u>	<u>( 39,704 )</u>	<u>-</u>
<b>Fund Balance at End of Period</b>	<u><u>\$ 1,475,647</u></u>	<u><u>\$ 1,475,647</u></u>	<u><u>\$ 1,574,127</u></u>	<u><u>\$ 98,480</u></u>

**Cameron Appraisal District**  
Notes to Required Supplementary Information  
December 31, 2012

Budget Basis of Accounting

The District prepares its annual budget on a basis (budget basis), which differs from generally accepted accounting principles (GAAP Basis). The budget and all transactions are presented in accordance with the District's method (budget basis) in the Statement of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual-General fund to provide a meaningful comparison of actual results with the budget.

**A. Budget Reconciliation to GAAP**

The major differences between the budget basis and GAAP basis are,

1. Capital purchases and lease principal payments are outflows for budgetary purposes, but are not expenditures for financial reporting purposes
2. Depreciation expenses which are reflected in the GAAP basis budget are not considered in the budget basis.
3. Compensated absences are included in the GAAP basis budget when incurred, while on the budget basis they are expensed as paid.

Reconciliation amounts are summarized below:

		Revenues		Net Major Adjustment
		Increases	Decreases	Needed for GAAP
None		-	-	-
	Adjustments to Reconcile to GAAP Basis	-	-	-
		Expenditures		Net Major Adjustment
		Increases	Decreases	Needed for GAAP
	Capital Outlay Expenditures		(21,865)	(21,865)
	Change in Compensated Absences Incurred		(5,876)	(5,876)
	Depreciation Expense	97,374		97,374
	Adjustments to Reconcile to GAAP Basis	97,374	(27,741)	69,633

**COMBINING AND INDIVIDUAL FUND INFORMATION  
AND OTHER SUPPLEMENTARY INFORMATION**





**Cameron Appraisal District**  
**Statement of Changes in Fiduciary Net Position**  
**Fiduciary Funds**  
**For the Year Ended December 31, 2012**

	<b>Education &amp; Public Relations</b>
<b>Additions</b>	\$ 2,300
<i>Total Additions</i>	2,300
<b>Deductions</b>	3,298
<i>Total Deductions</i>	3,298
<i>Change in Net Position</i>	( 998 )
<i>Net Position at Beginning of Period</i>	17,875
<i>Net Position at End of Period</i>	\$ 16,877

# STATISTICAL SECTION



**Cameron Appraisal District**  
**Statistical Section**  
(unaudited)

This part of the District's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the District's overall financial health.

**Contents** **Page**

**Financial Trends** 40 - 45

These schedules contain trend information to help the reader understand how the District's financial performance and well-being have changed over time.

**Revenue Capacity** 46 - 55

These schedules contain information to help the reader assess the District's most significant local revenue source.

**Debt Capacity** 56

These schedules presents information to help the reader assess the affordability of the District's current levels of outstanding debts.

**Demographic and Economic Information** 57 - 58

These schedules offer demographic and economic indicators to help the reader understand the environment within which the District's financial activities take place.

**Operating Information** 59 - 62

These schedules contain data to help the reader understand how the information in the District's financial report relates to the services the District provides and the activities it perform.

Sources: The information in these schedules is derived from the comprehensive annual financial report for the relevant year, unless otherwise noted.

# FINANCIAL TRENDS



**Cameron Appraisal District**  
**Net Position By Component**  
**Last Ten Fiscal Years**

	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
<b>Governmental Activities</b>					
Net Investment in Capital Assets	\$ 441,569	\$ 517,078	\$ 476,006	\$ 457,989	\$ 601,822
Restricted	625,000	625,000	-	-	-
Unrestricted	<u>912,256</u>	<u>887,308</u>	<u>1,485,852</u>	<u>1,445,027</u>	<u>1,445,027</u>
 Total Net Position	 <u>\$ 1,978,825</u>	 <u>\$ 2,029,386</u>	 <u>\$ 1,961,858</u>	 <u>\$ 1,903,016</u>	 <u>\$ 2,046,849</u>

	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
<b>Governmental Activities</b>					
Net Investment in Capital Assets	\$ 700,682	\$ 832,766	\$ 1,011,623	\$ 473,915	\$ 671,319
Restricted	-	-	-	-	-
Unrestricted	<u>1,610,623</u>	<u>1,182,705</u>	<u>680,598</u>	<u>1,238,671</u>	<u>1,191,135</u>
 Total Net Position	 <u>\$ 2,311,305</u>	 <u>\$ 2,015,471</u>	 <u>\$ 1,692,221</u>	 <u>\$ 1,712,586</u>	 <u>\$ 1,862,454</u>

Source: Financial Statements and Independent Auditor's Report  
Statement of Net Position  
2003-2012 Year Ends

**Cameron Appraisal District**  
**Changes In Net Position**  
**Last Ten Fiscal Years**

	2012	2011	2010	2009
<b>Expenses</b>				
Governmental Activities				
Appraisal Services	\$ 3,512,952	\$ 3,502,537	\$ 3,574,264	\$ 3,547,693
<b>Total Governmental Activities Expenses</b>	3,512,952	3,502,537	3,574,264	3,547,693
<b>Program Revenues</b>				
Governmental Activities				
Charges of Services:				
Assessments	3,443,319	3,547,423	3,537,522	3,365,741
<b>Total Governmental Activities - Program Revenues</b>	3,443,319	3,547,423	3,537,522	3,365,741
<b>Total Net (Expense) Revenue</b>				
Governmental Activities	(69,633)	44,886	(36,742)	(181,952)
<b>General Revenues and Other</b>				
<b>Changes in Net Position</b>				
Governmental Activities				
Interest Income	2,491	2,592	5,268	11,406
Miscellaneous Income	56,285	20,049	35,470	23,305
<b>Total Governmental Activities</b>	58,776	22,641	40,738	34,711
Special Items	-	-	54,757	-
<b>Total Change in Net Position</b>				
Governmental Activities	\$ (10,857)	\$ 67,527	\$ 58,753	\$ (147,241)

Source: Financial Statements and Independent Auditor's Report  
Statement of Activities  
2003-2012 Year Ends

2008	2007	2006	2005	2004	2003
\$ 3,578,239	\$ 3,613,846	\$ 3,481,903	\$ 3,201,533	\$ 2,828,191	\$ 2,608,945
<u>3,578,239</u>	<u>3,613,846</u>	<u>3,481,903</u>	<u>3,201,533</u>	<u>2,828,191</u>	<u>2,608,945</u>
<u>3,620,382</u>	<u>3,645,291</u>	<u>3,573,590</u>	<u>3,010,027</u>	<u>2,891,873</u>	<u>2,813,819</u>
<u>3,620,382</u>	<u>3,645,291</u>	<u>3,573,590</u>	<u>3,010,027</u>	<u>2,891,873</u>	<u>2,813,819</u>
42,143	31,445	91,687	(191,506)	63,682	204,874
59,034	103,908	90,361	58,785	18,747	17,750
<u>12,622</u>	<u>13,328</u>	<u>13,631</u>	<u>3,775</u>	<u>23,765</u>	<u>6,332</u>
71,656	117,236	103,992	62,560	42,512	24,082
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
\$ <u>113,799</u>	\$ <u>148,681</u>	\$ <u>195,679</u>	\$ <u>(128,946)</u>	\$ <u>106,194</u>	\$ <u>228,956</u>

**Cameron Appraisal District**  
**Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**

	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
General Fund					
PRE GASB 54					
Reserved Fund Balances	\$ -	\$ -	\$ 1,492,709	\$ 1,441,619	\$ 450,000
Unreserved and Undesignated	-	-	40,090	47,593	1,040,426
POST GASB 54					
Committed:					
Building Improvements and Renovations	625,000	625,000	-	-	-
Assigned:					
General Reserve	926,242	907,415	-	-	-
Special Revenue Fund	386	386			
Unassigned	<u>22,885</u>	<u>22,641</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total General Fund	<u>\$ 1,574,513</u>	<u>\$ 1,555,442</u>	<u>\$ 1,532,799</u>	<u>\$ 1,489,212</u>	<u>\$ 1,490,426</u>
	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
PRE GASB 54					
General Fund					
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	<u>1,722,574</u>	<u>1,448,951</u>	<u>680,598</u>	<u>1,238,671</u>	<u>1,191,135</u>
Total General Fund	<u>\$ 1,722,574</u>	<u>\$ 1,448,951</u>	<u>\$ 680,598</u>	<u>\$ 1,238,671</u>	<u>\$ 1,191,135</u>

Source: Financial Statements and Independent Auditor's Report  
Balance Sheet - Governmental Funds 2003-2012  
Per GASB 54 (Note 10) 2012



**Cameron Appraisal District**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**

	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
<b>Revenues</b>					
Assessments from Tax Units	\$ 3,443,319	\$ 3,547,423	\$ 3,537,522	\$ 3,365,741	\$ 3,351,750
Interest Income	2,491	2,592	5,268	11,406	59,034
Miscellaneous Income	56,285	20,049	35,470	23,305	12,622
<b>Total Revenues</b>	<u>3,502,095</u>	<u>3,570,064</u>	<u>3,578,260</u>	<u>3,400,452</u>	<u>3,423,406</u>
<b>Expenditures</b>					
Appraisal Services	3,443,319	3,547,423	3,593,017	3,401,576	3,203,140
Debt Service					
Principal	-	-	-	-	144,528
Interest	-	-	-	-	7,607
<b>Total Expenditures</b>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,593,017</u>	<u>3,401,576</u>	<u>3,355,275</u>
Excess of Revenues Over (Under) Expenditures	58,776	22,641	(14,757)	(1,124)	68,131
<b>Other Financing Sources</b>					
Insurance Proceeds	-	-	54,757	-	-
<b>Net Change in Fund Balances</b>	<u>\$ 58,776</u>	<u>\$ 22,641</u>	<u>\$ 40,000</u>	<u>\$ (1,124)</u>	<u>\$ 68,131</u>

N/A- Information was not available.

Source: Financial Statements and Independent Auditor's Report  
Statement of Revenues, Expenditures, and Changes in Fund Balances  
2003-2012 Year Ends

	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
\$	3,645,291	\$ 3,573,590	\$ 3,010,027	\$ 2,891,873	\$ 2,813,819
	103,908	90,361	58,785	18,747	17,750
	13,328	13,631	3,775	23,765	6,332
	<u>3,762,527</u>	<u>3,677,582</u>	<u>3,072,587</u>	<u>2,934,385</u>	<u>2,837,901</u>
	3,441,980	3,342,032	3,008,601	2,844,214	2,608,945
	44,214	44,214	44,213	46,757	-
	-	-	-	-	-
	<u>3,486,194</u>	<u>3,386,246</u>	<u>3,052,814</u>	<u>2,890,971</u>	<u>2,608,945</u>
	276,333	291,336	19,773	43,414	228,956
	-	-	-	-	-
\$	<u><u>276,333</u></u>	<u><u>291,336</u></u>	<u><u>19,773</u></u>	<u><u>43,414</u></u>	<u><u>228,956</u></u>

# REVENUE CAPACITY



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**Cameron Appraisal District**  
**Top Five Principal Commercial, Business, and Industrial**  
**Real and Personal Property Owners By Appraised Valuation**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Property Owners	2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)	2009 Appraised Property (a)
<b>Commercial Real Property</b>				
VHS HARLINGEN HOSPITAL COMPANY LLC	\$ 80,952,111	\$ -	\$ -	\$ -
CBL/SUNRISE COMMONS LP	39,599,366	37,663,352	37,798,983	37,883,063
H E BUTT GROCERY CO	33,997,259	33,381,280	29,837,144	29,971,001
VHS BROWNSVILLE HOSPITAL COMPANY LLC	30,265,723	-	-	-
BOYER HARLINGEN LC	27,955,724	-	-	-
COLUMBIA VALLEY HEALTHCARE SYS LP	-	27,835,162	27,844,994	29,957,816
HMC REALTY LLC	-	23,852,478	24,502,011	25,227,692
WAL-MART STORES EAST INC	-	22,228,022	22,646,633	22,602,525
SIMON PROPERTY GROUP	-	-	-	-
HARLINGEN MEDICAL CENTER LTD	-	-	-	-
VALLEY BAPTIST	-	-	-	-
BROWNSVILLE MEDICAL CENTER	-	-	-	-
<b>Total Commercial Real Property</b>	<b>\$ 212,770,183</b>	<b>\$ 144,960,294</b>	<b>\$ 142,629,765</b>	<b>\$ 145,642,097</b>
<b>Business Personal Property</b>				
WAL-MART STORES INC	\$ 39,719,875	\$ 38,985,082	\$ 38,074,653	\$ 39,373,919
H E BUTT GROCERY CO	24,755,558	25,156,255	22,217,270	22,518,570
VHS HARLINGEN HOSPITAL COMPANY LLC	21,111,118	-	-	-
HOME DEPOT USA INC	14,663,058	17,191,006	16,299,081	17,721,369
KEPPEL AMFELS	-	-	-	16,500,000
ESCO MARINE INC	-	-	-	12,918,536
HMC LIMITED	-	11,237,491	12,044,897	-
DILLARD'S INC	-	-	-	-
STRIPES LLC	21,086,483	19,982,802	19,226,324	-
HARLINGEN MEDICAL CENTER	-	-	-	-
SEARS ROEBUCK & CO	-	-	-	-
<b>Total Business Personal Property</b>	<b>\$ 121,336,092</b>	<b>\$ 112,552,636</b>	<b>\$ 107,862,225</b>	<b>\$ 109,032,394</b>

(a) Amounts shown for these property owners may not include valuations, which may be substantial, attributable certain subsidiaries and affiliates which are not grouped with the property owners shown. The amounts do not include exemption nor take into consideration any pending litigated values.

N/A- Information was not available.

Source: Cameron Appraisal District

2008 Appraised Property (a)	2007 Appraised Property (a)	2006 Appraised Property (a)	2005 Appraised Property (a)	2004 Appraised Property (a)	2003 Appraised Property (a)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37,851,631	37,851,631	37,635,243	19,586,037	29,279,854	-
30,305,578	26,086,565	26,801,413	7,798,680	24,820,246	23,823,288
-	-	-	-	-	-
-	-	-	-	-	-
29,957,816	29,957,816	33,510,779	7,434,810	34,153,859	33,197,316
25,228,459	25,228,459	25,458,318	6,148,186	-	-
22,228,022	22,646,633	22,602,525	22,228,022	20,631,244	-
-	-	-	-	29,138,203	18,275,381
-	-	-	-	-	29,138,203
-	-	-	-	-	17,383,575
-	-	-	-	-	-
<u>\$ 145,571,506</u>	<u>\$ 141,771,104</u>	<u>\$ 146,008,278</u>	<u>\$ 63,195,735</u>	<u>\$ 138,023,406</u>	<u>\$ 121,817,763</u>
\$ 22,228,022	\$ 22,646,633	\$ 22,602,525	\$ 50,430,415	\$ 33,169,735	\$ 32,478,687
19,985,377	21,261,253	20,694,336	34,223,949	17,503,913	21,935,930
-	-	-	-	-	-
15,634,963	16,814,136	17,181,988	39,556,907	11,182,561	10,973,028
12,608,032	-	-	36,105,821	-	-
12,282,636	-	-	-	-	-
-	12,309,728	13,847,503	-	-	-
-	11,674,928	11,592,403	21,296,143	11,519,305	11,138,237
-	-	-	-	-	-
-	-	-	-	16,183,637	16,183,637
-	-	-	-	-	-
<u>\$ 82,739,030</u>	<u>\$ 84,706,678</u>	<u>\$ 85,918,755</u>	<u>\$ 181,613,235</u>	<u>\$ 89,559,151</u>	<u>\$ 92,709,519</u>

**Cameron Appraisal District**  
**Top Five Principal Commercial, Business, and Industrial**  
**Real and Personal Property Owners By Appraised Valuation**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Property Owners	2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)	2009 Appraised Property (a)
<b>Industrial Real Property</b>				
TITAN WHEEL INTERNATIONAL INC	\$ 13,083,032	\$ 13,083,032	\$ 13,083,032	\$ 13,083,032
FINSA/HAR-VEST II LTD	11,398,508	-	-	-
BIP NAFTA BUSINESS PARK I LTD PRT	-	7,308,000	8,157,236	8,232,507
RICH-SEAPAK CORP	-	7,095,778	7,434,810	7,434,810
KEPPEL AMFELS INC	8,083,836	8,083,836	8,083,836	8,000,000
TRICO TECHNOLOGIES	-	-	-	-
FRUIT OF THE LOOM TEXAS INC	-	-	-	-
NAFTA DEVELOPMENT GROUP INC	-	-	-	-
FINSA/HAR-VEST LTD	6,529,006	8,527,185	8,483,226	8,518,024
PV NAFTA LLC	6,401,085	-	-	-
Total Industrial Real Property	<u>\$ 45,495,467</u>	<u>\$ 44,097,831</u>	<u>\$ 45,242,140</u>	<u>\$ 45,268,373</u>
<b>Industrial Personal Property</b>				
DELPHI ELECTRONIC & SAFETY	\$ -	\$ -	\$ -	\$ 35,444,674
RICH-SEAPAK CORP	-	-	25,137,037	-
TRICO PRODUCTS CORP	31,918,780	33,508,461	26,888,876	29,364,128
PANASONIC AUTOMOTIVE ELECTRONICS	30,011,943	23,086,281	-	-
TRANSMONTAIGNE PRODUCT, INC	33,261,405	32,405,667	23,613,397	20,544,298
UNITED LAUNCH ALLIANCE LLC	38,271,757	38,271,757	35,148,338	24,844,244
LOCKHEED MARTIN	-	-	-	-
DYNASOL LLC	-	-	-	20,385,122
GLH LP	25,518,294	30,125,479	24,331,532	-
DELCO ELECTRONIC CORP	-	-	-	-
FRUIT OF THE LOOM TEXAS INC	-	-	-	-
VF IMAGEWEAR (EAST) INC	-	-	-	-
KEPPEL AMFELS	-	-	-	-
Total Industrial Personal Property	<u>\$ 158,982,179</u>	<u>\$ 157,397,645</u>	<u>\$ 135,119,180</u>	<u>\$ 130,582,466</u>

- (a) Amounts shown for these property owners may not include valuations, which may be substantial, attributable certain subsidiaries and affiliates which are not grouped with the property owners shown. The amounts do not include exemption nor take into consideration any pending litigated values.

N/A- Information was not available.

Source: Cameron Appraisal District

	2008 Appraised Property (a)	2007 Appraised Property (a)	2006 Appraised Property (a)	2005 Appraised Property (a)	2004 Appraised Property (a)	2003 Appraised Property (a)
\$	13,619,893	\$ 18,732,378	\$ 19,586,037	\$ 16,021,577	\$ 20,189,515	\$ -
	-	-	-	-	-	-
	7,560,000	7,560,000	7,798,680	-	-	-
	7,434,810	7,434,810	7,434,810	7,434,810	7,434,810	7,434,810
	5,964,088	5,964,088	6,148,186	7,846,385	7,846,385	7,846,385
	5,242,691	5,511,265	6,625,632	-	-	10,548,743
	-	-	-	10,830,090	10,830,090	14,103,998
	-	-	-	7,919,966	7,919,966	7,919,966
	-	-	-	-	-	-
	-	-	-	-	-	-
\$	<u>39,821,482</u>	<u>\$ 45,202,541</u>	<u>\$ 47,593,345</u>	<u>\$ 50,052,828</u>	<u>\$ 54,220,766</u>	<u>\$ 47,853,902</u>
\$	56,244,047	\$ 48,256,726	\$ 50,430,415	\$ -	\$ -	\$ -
	38,756,886	33,811,910	34,223,949	-	27,578,257	20,239,074
	33,289,196	34,579,782	39,556,907	36,506,957	30,379,707	28,224,894
	21,000,400	26,034,212	36,105,821	17,453,803	-	-
	20,073,055	-	-	-	-	-
	-	21,416,844	-	-	-	-
	-	-	21,296,143	26,924,012	29,375,219	29,489,667
	-	-	-	34,402,197	-	-
	-	-	-	16,497,975	-	-
	-	-	-	-	26,132,781	36,823,425
	-	-	-	-	14,839,621	31,086,814
	-	-	-	-	-	-
	-	-	-	-	-	-
\$	<u>169,363,584</u>	<u>\$ 164,099,474</u>	<u>\$ 181,613,235</u>	<u>\$ 131,784,944</u>	<u>\$ 128,305,585</u>	<u>\$ 145,863,874</u>



**Cameron Appraisal District**  
**Top Five Principal Commercial, Business, and Industrial**  
**Real and Personal Property Owners By Appraised Valuation**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Property Owners	2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)	2009 Appraised Property (a)
<b>Minerals</b>				
SANCHEZ OIL & GAS CORP	\$ 2,284,980	\$ -	\$ -	\$ -
RINCON PETROLEUM CORP	782,330	698,350	1,131,290	-
SANCHEZ O&G EMPLOYEES ROYALTY	140,890	-	-	-
FAULCONER VERNON E	119,480	252,140	333,720	261,250
GOODRICH VIRGINIA	72,840	-	-	-
ROSETTA RESOURCES OPERATING	-	-	-	14,100
EOG RESOURCES	-	30,210	43,930	-
PINNACLE OPERATING COMPANY INC	-	-	-	11,700
RIO GRANDE ROYALTY CO INC	-	22,660	32,950	-
NEW AGE ENERGY-RI/ORRI	-	22,660	32,950	-
CRAIN RESOURCES LTD	-	-	-	15,440
GRIFFITH MINERAL PARTNERS	-	-	-	15,090
RIO GRANDE ROYALTY COMPANY INC	-	-	-	-
WESTERN GULF OIL & GAS LLC	-	-	-	-
CHEVRON USA INC	-	-	-	-
AWP OPERATING CO.	-	-	-	-
Total Minerals	<u>\$ 3,400,520</u>	<u>\$ 1,026,020</u>	<u>\$ 1,574,840</u>	<u>\$ 317,580</u>
<b>Utilities</b>				
AEP TEXAS CENTRAL CO	\$ 108,339,385	\$ 102,622,243	\$ 111,829,750	\$ 99,410,550
SOUTHWESTERN BELL TELE	38,237,900	47,941,560	53,745,560	62,629,070
UNION PACIFIC RR CO	34,433,140	32,080,510	28,147,250	25,494,010
TWE-ADVANCED/NEWHOUSE PRTNSHIP	15,479,090	17,645,560	22,172,580	20,802,700
MAGIC VALLEY ELEC COOP	12,828,887	12,608,601	12,343,320	13,020,056
TX & KANSAS CITY CABLE PTRS LP	-	-	-	-
Total Utilities	<u>\$ 209,318,402</u>	<u>\$ 212,898,474</u>	<u>\$ 228,238,460</u>	<u>\$ 221,356,386</u>

- (a) Amounts shown for these property owners may not include valuations, which may be substantial, attributable certain subsidiaries and affiliates which are not grouped with the property owners shown. The amounts do not include exemption nor take into consideration any pending litigated values.

N/A- Information was not available.

Source: Cameron Appraisal District

2008 Appraised Property (a)	2007 Appraised Property (a)	2006 Appraised Property (a)	2005 Appraised Property (a)	2004 Appraised Property (a)	2003 Appraised Property (a)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
535,760	393,000	657,780	345,090	449,460	1,729,770
-	-	-	-	-	-
527,370	154,860	150,980	118,990	16,500	-
-	-	-	-	-	-
27,410	21,350	-	-	-	-
26,830	12,470	18,930	-	-	-
17,160	11,700	-	15,770	34,840	-
-	-	15,110	8,900	-	-
-	-	14,200	-	-	-
-	-	-	21,000	-	-
-	-	-	-	-	-
-	-	-	-	-	629,190
-	-	-	-	37,790	341,980
-	-	-	-	37,790	87,860
-	-	-	-	62,740	80,780
<u>\$ 1,134,530</u>	<u>\$ 593,380</u>	<u>\$ 857,000</u>	<u>\$ 509,750</u>	<u>\$ 639,120</u>	<u>\$ 2,869,580</u>
\$ 95,834,490	\$ 88,204,300	\$ 104,875,630	\$ 98,410,761	\$ 86,139,046	\$ 81,396,240
66,944,120	74,853,360	72,344,960	73,486,681	73,464,882	82,236,853
22,648,920	20,719,200	19,749,980	19,744,080	20,195,100	17,302,250
21,987,590	23,549,690	-	-	-	-
18,795,560	16,314,020	15,942,040	15,336,040	14,481,292	13,188,682
-	-	24,149,430	25,925,490	26,204,250	25,495,000
<u>\$ 226,210,680</u>	<u>\$ 223,640,570</u>	<u>\$ 237,062,040</u>	<u>\$ 232,903,052</u>	<u>\$ 220,484,570</u>	<u>\$ 219,619,025</u>

## Cameron Appraisal District

### Revenue Base Last Ten Fiscal Years (Unaudited)

Taxing Entity	2012		2011		2010		2009	
	2012 Tax	Levy	2011 Tax	Levy	2010 Tax	Levy	2009 Tax	Levy
	Levy	%	Levy	%	Levy	%	Levy	%
Brownsville I.S.D.	\$ 54,109,128	15.96%	\$ 53,617,610	16.22%	\$ 53,382,448	16.64%	\$ 52,931,405	16.76%
Cameron County	59,761,902	17.63%	56,288,599	17.03%	55,298,963	17.23%	53,738,393	17.01%
Point Isabel I.S.D.	39,764,246	11.73%	39,443,890	11.93%	36,902,522	11.50%	37,210,277	11.78%
City of Brownsville	37,742,600	11.13%	35,110,210	10.62%	34,741,468	10.83%	34,308,303	10.86%
Harlingen I.S.D.	36,855,317	10.87%	36,618,546	11.08%	33,714,729	10.51%	33,135,679	10.49%
TX Southmost College Dist	17,462,677	5.15%	17,119,086	5.18%	16,701,520	5.21%	16,647,944	5.27%
City of Harlingen	15,845,781	4.67%	15,696,199	4.75%	15,677,296	4.89%	14,988,796	4.75%
Los Fresnos I.S.D.	15,009,452	4.43%	14,664,868	4.44%	13,974,909	4.36%	13,752,228	4.35%
San Benito I.S.D.	10,703,640	3.16%	10,850,966	3.28%	10,298,051	3.21%	9,851,473	3.12%
South Texas I.S.D.	7,886,897	2.33%	7,816,816	2.36%	7,708,248	2.40%	7,692,573	2.44%
Town of South Padre	6,516,272	1.92%	6,303,337	1.91%	5,946,300	1.85%	5,944,245	1.88%
La Feria I.S.D.	4,364,225	1.29%	4,587,458	1.39%	4,676,943	1.46%	4,319,891	1.37%
City of San Benito	3,966,356	1.17%	3,918,836	1.19%	3,852,062	1.20%	3,703,826	1.17%
Brownsville Navigation Dist	3,225,287	0.95%	3,236,988	0.98%	3,242,632	1.01%	3,229,690	1.02%
Cameron Cnty Emer. Dist #1	2,758,429	0.81%	2,751,837	0.83%	2,692,797	0.84%	2,761,388	0.87%
Rio Hondo I.S.D.	2,713,382	0.80%	2,658,837	0.80%	2,688,975	0.84%	2,629,696	0.83%
Laguna Madre Water Dist	2,708,116	0.80%	2,645,971	0.80%	2,524,399	0.79%	2,529,510	0.80%
SBCC Drainage Dist. #3	2,230,055	0.66%	2,236,974	0.68%	2,199,392	0.69%	2,148,904	0.68%
CC Drainage Dist. #5	2,062,011	0.61%	1,982,101	0.60%	1,955,256	0.61%	1,922,516	0.61%
City of Port Isabel	1,845,147	0.54%	1,930,162	0.58%	1,818,129	0.57%	1,785,856	0.57%
CC Drainage Dist. #1	1,411,438	0.42%	1,385,343	0.42%	1,367,661	0.43%	1,354,118	0.43%
City of La Feria	1,250,263	0.37%	1,243,364	0.38%	1,249,769	0.39%	1,225,157	0.39%
City of Los Fresnos	1,059,183	0.31%	1,043,186	0.32%	1,007,521	0.31%	1,025,915	0.32%
Valley MUD #2	919,435	0.27%	908,682	0.27%	891,004	0.28%	900,007	0.28%
Santa Rosa I.S.D.	928,238	0.27%	909,488	0.28%	879,946	0.27%	811,693	0.26%
Town of Laguna Vista	992,941	0.29%	900,878	0.27%	898,015	0.28%	866,017	0.27%
Town of Rancho Viejo	846,720	0.25%	780,816	0.24%	764,303	0.24%	744,956	0.24%
City of Primera	636,182	0.19%	587,750	0.18%	576,475	0.18%	559,297	0.18%
Santa Maria I.S.D.	496,392	0.15%	496,912	0.15%	468,139	0.15%	449,283	0.14%
Town of Palm Valley	477,501	0.14%	475,521	0.14%	469,817	0.15%	472,580	0.15%
City of Rio Hondo	472,348	0.14%	467,495	0.14%	430,740	0.13%	402,733	0.13%
Paseo de la Resaca #2	428,644	0.13%	396,365	0.12%	409,324	0.13%	402,014	0.13%
Paseo de la Resaca #3	383,621	0.11%	362,724	0.11%	365,152	0.11%	369,865	0.12%
City of Combes	379,906	0.11%	354,329	0.11%	334,038	0.10%	300,302	0.10%
Paseo de la Resaca #1	272,694	0.08%	260,200	0.08%	263,362	0.08%	256,019	0.08%
City of San Rosa	208,591	0.06%	191,611	0.06%	178,196	0.06%	172,919	0.05%
Palm Valley Est Utility Dist.	-	0.00%	-	0.00%	N/A	0.00%	N/A	0.00%
Lyford I.S.D.	95,902	0.03%	101,085	0.03%	86,607	0.03%	76,166	0.02%
Town of Bayview	97,031	0.03%	96,694	0.03%	92,556	0.03%	90,736	0.03%
Town of Indian Lake	89,603	0.03%	84,959	0.03%	94,207	0.03%	92,657	0.03%
CC Drainage Dist. #4	42,372	0.01%	40,839	0.01%	40,591	0.01%	39,356	0.01%
	<u>\$ 339,019,925</u>	<u>100.00%</u>	<u>\$ 330,567,533</u>	<u>100.00%</u>	<u>\$ 320,864,463</u>	<u>100.00%</u>	<u>\$ 315,844,382</u>	<u>100.00%</u>

N/A- Information was not available.

Source: Cameron Appraisal District

2008		2007		2006		2005		2004		2003	
2008 Tax	Levy	2007 Tax	Levy	2006 Tax	Levy	2005 Tax	Levy	2004 Tax	Levy	2003 Tax	Levy
Levy	%	Levy	%	Levy	%	Levy	%	Levy	%	Levy	Percentage
\$ 51,069,707	17.32%	\$ 61,639,120	20.32%	\$ 56,893,668	18.76%	\$ 56,893,668	20.24%	\$ 53,980,789	20.81%	\$ 45,411,431	21.30%
48,928,978	16.59%	45,413,918	14.97%	41,561,524	13.70%	41,561,524	14.79%	38,611,088	14.88%	30,751,694	14.42%
32,841,612	11.14%	33,425,736	11.02%	30,526,709	10.06%	30,526,709	10.86%	26,730,828	10.30%	19,559,768	9.17%
32,822,842	11.13%	30,741,516	10.13%	27,930,676	9.21%	27,930,676	9.94%	26,386,518	10.17%	21,773,963	10.21%
31,887,005	10.81%	38,152,889	12.58%	37,739,109	12.44%	37,739,109	13.43%	36,444,732	14.05%	31,415,196	14.73%
15,360,034	5.21%	13,817,049	4.56%	12,262,774	4.04%	12,262,774	4.36%	9,062,544	3.49%	7,634,474	3.58%
14,522,362	4.92%	13,737,247	4.53%	12,547,864	4.14%	12,547,864	4.46%	11,908,856	4.59%	10,121,109	4.75%
12,839,911	4.35%	13,651,464	4.50%	12,264,990	4.04%	12,264,990	4.36%	10,552,768	4.07%	8,549,660	4.01%
8,735,557	2.96%	10,201,054	3.36%	9,914,260	3.27%	9,914,260	3.53%	8,964,960	3.46%	7,180,570	3.37%
7,037,500	2.39%	5,237,746	1.73%	4,633,907	1.53%	4,633,907	1.65%	4,305,437	1.66%	3,634,523	1.70%
5,479,052	1.86%	4,772,418	1.57%	4,196,142	1.38%	4,196,142	1.49%	3,756,226	1.45%	2,653,324	1.24%
3,931,475	1.33%	4,220,083	1.39%	3,754,596	1.24%	3,754,596	1.34%	3,298,539	1.27%	2,669,539	1.25%
3,526,581	1.20%	3,428,391	1.13%	3,215,106	1.06%	3,215,106	1.14%	2,962,222	1.14%	2,548,904	1.20%
3,403,509	1.15%	3,376,858	1.11%	3,475,578	1.15%	3,475,578	1.24%	3,475,208	1.34%	3,022,846	1.42%
2,493,840	0.85%	2,264,644	0.75%	1,996,641	0.66%	1,996,641	0.71%	1,870,974	0.72%	1,698,855	0.80%
2,350,252	0.80%	2,690,921	0.89%	2,583,829	0.85%	2,583,829	0.92%	2,427,431	0.94%	1,933,261	0.91%
2,308,742	0.78%	2,368,484	0.78%	2,238,576	0.74%	2,238,576	0.80%	2,301,511	0.89%	2,410,272	1.13%
2,052,740	0.70%	1,954,859	0.64%	1,952,608	0.64%	1,952,608	0.69%	1,840,864	0.71%	1,458,958	0.68%
1,822,984	0.62%	1,713,165	0.56%	1,656,143	0.55%	1,656,143	0.59%	1,554,294	0.60%	1,325,593	0.62%
1,645,703	0.56%	1,485,441	0.49%	1,434,268	0.47%	1,434,268	0.51%	1,264,675	0.49%	1,092,861	0.51%
1,326,478	0.45%	1,289,712	0.43%	1,264,716	0.42%	1,264,716	0.45%	1,213,638	0.47%	684,507	0.32%
1,098,261	0.37%	955,696	0.32%	897,784	0.30%	897,784	0.32%	846,138	0.33%	745,932	0.35%
967,254	0.33%	865,781	0.29%	783,289	0.26%	783,289	0.28%	679,653	0.26%	771,876	0.36%
872,636	0.30%	832,864	0.27%	767,179	0.25%	767,179	0.27%	738,812	0.28%	621,311	0.29%
758,358	0.26%	862,716	0.28%	809,530	0.27%	809,530	0.29%	772,074	0.30%	708,809	0.33%
736,561	0.25%	377,583	0.12%	351,063	0.12%	351,063	0.12%	283,164	0.11%	220,740	0.10%
727,447	0.25%	690,974	0.23%	644,099	0.21%	644,099	0.23%	637,593	0.25%	578,272	0.27%
492,856	0.17%	436,794	0.14%	390,755	0.13%	390,755	0.14%	258,755	0.10%	214,136	0.10%
444,049	0.15%	541,502	0.18%	465,897	0.15%	465,897	0.17%	517,139	0.20%	399,358	0.19%
434,085	0.15%	399,100	0.13%	369,226	0.12%	369,226	0.13%	252,501	0.10%	286,231	0.13%
373,035	0.13%	329,946	0.11%	300,268	0.10%	300,268	0.11%	276,871	0.11%	220,841	0.10%
330,840	0.11%	305,469	0.10%	276,993	0.09%	276,993	0.10%	237,334	0.09%	156,073	0.07%
317,683	0.11%	255,178	0.08%	179,396	0.06%	179,396	0.06%	204,446	0.08%	16,634	0.01%
282,018	0.10%	271,744	0.09%	248,594	0.08%	248,594	0.09%	248,312	0.10%	205,696	0.10%
248,746	0.08%	243,080	0.08%	228,015	0.08%	228,015	0.08%	116,492	0.04%	152,737	0.07%
176,452	0.06%	171,055	0.06%	148,021	0.05%	148,021	0.05%	147,094	0.06%	131,446	0.06%
N/A	0.00%	N/A	0.00%	N/A	0.00%	N/A	0.00%	118,015	0.05%	109,353	0.05%
86,303	0.03%	N/A	0.00%	N/A	0.00%	N/A	0.00%	N/A	0.00%	-	0.00%
84,544	0.03%	78,318	0.03%	67,366	0.02%	67,366	0.02%	50,621	0.02%	45,017	0.02%
83,845	0.03%	89,841	0.03%	87,145	0.03%	87,145	0.03%	76,318	0.03%	70,695	0.03%
37,772	0.01%	34,847	0.01%	30,754	0.01%	30,754	0.01%	27,893	0.01%	23,837	0.01%
<b>\$ 294,939,609</b>	<b>100.00%</b>	<b>\$ 303,325,201</b>	<b>100.00%</b>	<b>\$ 281,089,061</b>	<b>92.68%</b>	<b>\$ 281,089,061</b>	<b>100.00%</b>	<b>\$ 259,403,327</b>	<b>100.02%</b>	<b>\$ 213,210,302</b>	<b>100.00%</b>

**Cameron Appraisal District**  
**Top Ten Revenue Sources**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Payor	2012		2011		2010		2009		2008	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Cameron County	\$ 614,416	1	\$ 609,414	1	\$ 625,851	1	\$ 599,530	1	\$ 600,603	2
Brownsville I.S.D.	556,299	2	580,497	2	604,162	2	590,527	2	626,880	1
Point Isabel I.S.D.	408,819	3	427,044	3	417,648	3	415,135	3	403,131	3
City of Brownsville	388,034	4	380,124	4	393,190	4	382,759	4	402,900	4
Harlingen I.S.D.	378,912	5	396,455	5	381,570	5	369,677	5	391,413	5
TX Southmost College Dist	179,535	6	185,342	6	189,021	6	185,732	6	188,544	6
City of Harlingen	162,911	7	169,937	7	177,429	7	167,222	7	178,262	7
Los Fresnos I.S.D.	154,313	8	158,771	8	158,163	8	153,426	8	157,610	8
San Benito I.S.D.	110,045	9	117,479	9	116,549	9	109,907	9	107,229	9
South Texas I.S.D.	81,086	10	84,630	10	87,239	10	85,822	10	86,385	10

Payor	2007		2006		2005		2004		2003	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Brownsville I.S.D.	\$ 545,774	2	\$ 723,310	1	\$ 626,375	1	\$ 429,333	2	\$ 397,079	3
Cameron County	740,764	1	528,388	2	448,029	2	608,018	1	586,376	1
Harlingen I.S.D.	401,703	4	479,791	3	422,892	3	277,474	5	252,566	5
Point Isabel I.S.D.	369,444	5	388,097	4	310,175	4	285,736	4	281,157	4
City of Brownsville	458,512	3	355,093	5	306,180	5	426,818	3	405,649	2
City of Harlingen	166,050	6	159,526	6	138,186	6	100,726	8	98,580	8
Los Fresnos I.S.D.	165,091	7	155,929	7	122,451	7	137,625	6	130,689	6
TX Southmost College Dist	164,060	8	155,901	8	105,159	8	119,134	7	110,398	7
San Benito I.S.D.	122,594	9	126,044	9	104,026	9	97,581	9	92,719	9
South Texas I.S.D.	62,946	10	58,913	10	49,959	10	47,838	10	46,931	10

Source: Cameron Appraisal District

**Cameron Appraisal District**  
**Top Ten Revenue Types**  
**Last Ten Fiscal Years**  
**(Unaudited)**

<u>Payor Type</u>	<u>2012</u> Assessments	<u>2011</u> Assessments	<u>2010</u> Assessments	<u>2009</u> Assessments	<u>2008</u> Assessments
Municipalities and Cities	\$ 744,620	\$ 749,041	\$ 771,078	\$ 743,961	\$ 778,883
School Districts	1,777,871	1,859,650	1,864,933	1,816,945	1,865,575
County	614,416	609,414	625,851	599,530	600,603
MUD	20,608	20,873	21,831	21,508	21,726
Water Districts	27,842	28,647	28,570	28,220	28,340
Drainage Districts	59,074	61,119	62,959	60,968	64,321
Emergency Districts	28,360	29,793	30,476	30,807	30,612
Special Districts	33,159	35,046	36,699	36,032	41,778
Other	179,535	185,342	189,021	185,732	188,544
	<u>\$ 3,485,485</u>	<u>\$ 3,578,925</u>	<u>\$ 3,631,418</u>	<u>\$ 3,523,703</u>	<u>\$ 3,620,382</u>

<u>Payor Type</u>	<u>2007</u> Assessments	<u>2006</u> Assessments	<u>2005</u> Assessments	<u>2004</u> Assessments	<u>2003</u> Assessments
Municipalities and Cities	\$ 707,028	\$ 681,584	\$ 580,595	\$ 554,962	\$ 538,208
School Districts	2,050,510	2,028,882	1,717,280	1,650,306	1,568,382
County	545,774	528,388	448,029	429,333	397,079
MUD	19,668	18,455	15,051	13,816	12,225
Water Districts	28,464	28,460	26,706	27,194	31,123
Drainage Districts	59,999	62,349	53,803	53,390	45,103
Emergency Districts	27,216	25,384	21,710	22,697	23,348
Special Districts	40,582	44,186	41,694	39,449	39,033
Other	166,050	155,901	105,159	100,726	98,580
	<u>\$ 3,645,291</u>	<u>\$ 3,573,589</u>	<u>\$ 3,010,027</u>	<u>\$ 2,891,873</u>	<u>\$ 2,753,081</u>

Source: Cameron Appraisal District

**DEBT CAPACITY**



**Cameron Appraisal District**  
**Ratios of Outstanding Debt By Type**  
**Last Ten Fiscal Years**  
**(Unaudited)**

<u>Year</u>	<u>Note Payable</u>	<u>Bond Payable</u>	<u>Total Primary Government</u>	<u>Number of Tax Units</u>	<u>Cost Per Tax Unit</u>
2012	\$ -	\$ -	\$ -	40	\$ -
2011	-	-	-	40	-
2010	-	-	-	40	-
2009	-	-	-	40	-
2008	-	-	-	40	-
2007	152,135	-	152,135	40	3,803
2006	304,270	-	304,270	40	7,607
2005	518,562	-	518,562	40	12,964
2004	-	-	-	40	-
2003	-	-	-	40	-

Source: Financial Statements and Independent Auditor's Report  
Notes to Financial Statements - Long-Term Obligations 2005-2007



# DEMOGRAPHIC AND ECONOMIC INFORMATION



**Cameron Appraisal District**  
**Demographic Statistics - Primary Metropolitan**  
**Statistical Area - Last Ten Years**  
**(Unaudited)**

Year	Estimated Population	Personal Income ( c )	Estimated Per Capita Income	Unemployment Rate ( a )
2012	415,557	\$ 32,190	N/A	10.500%
2011	412,577	32,280	23,236	11.800%
2010	406,220	31,720	22,557	11.200%
2009	396,371	28,855	22,388	9.700%
2008	389,164	28,342	22,090	6.800%
2007	387,210	27,126	20,553	6.000%
2006	379,708	25,795	19,366	6.600%
2005	372,703	24,893	18,537	7.600%
2004	365,815	24,222	17,821	8.800%
2003	358,366	23,539	17,396	9.500%

Source: Real Estate Center At Texas A&M University, from the Market Report 2012 for the Brownsville-Harlingen area.

Bureau of Labor Statistics

**Cameron Appraisal District**  
**Ten Largest Employers - Last Ten Years**  
(Unaudited)

Employer	2012	Rank	2011	Rank	2010	Rank	2009	Rank	2008	Rank
BISD	N/A	-	7708	1	7,434	1	7,434	1	7,300	1
HCISD	N/A	-	2848	2	2,848	2	2,675	3	2,675	2
VBMC	N/A	-	2668	3	2,647	3	2,931	2	2,214	5
UT-BROWNSVILLE	N/A	-	2343	4	2,386	4	2,386	4	2,264	4
CAMERON CNTY	N/A	-	2040	5	2,076	5	2,076	5	1,750	6
AMFELS	N/A	-	1600	6	1,695	6	1,695	6	2,361	3
HEB	N/A	-	1567	7	1,552	7	1,521	8	-	-
WAL-MART	N/A	-	1511	8	1,511	8	1,608	7	1,463	8
ADVANCED CALL CENTERS	N/A	-	1250	9	-	-	-	-	-	-
CITY OF BROWNVILLE	N/A	-	1200	10	1,178	9	1,178	9	1,300	10
DISH NETWORK	N/A	-	-	-	1,036	10	-	-	-	-
VICKI ROY	N/A	-	-	-	-	-	-	-	-	-
CONVERGYS	N/A	-	-	-	-	-	1,000	10	-	-
SBCISD	N/A	-	-	-	-	-	-	-	1,700	7
STRIPES LTD	N/A	-	-	-	-	-	-	-	1,440	9

	2007	Rank	2006	Rank	2005	Rank	2004	Rank	2003	Rank
BISD	7,080	1	6,926	1	6,125	1	N/A	1	N/A	1
UT-BROWNSVILLE	2,077	4	1,828	4	1,628	4	N/A	4	N/A	4
CAMERON CNTY	1,838	6	1,714	5	1,550	5	N/A	5	N/A	6
CITY OF BROWNVILLE	1,114	8	1,072	8	1,155	9	N/A	9	N/A	10
WAL-MART	1,174	7	1,438	6	885	8	N/A	7	N/A	8
CONVERGYS	-	-	-	-	850	-	N/A	10	-	-
VBMC	2,024	5	2,062	3	724	3	N/A	2	N/A	5
AMFELS	2,273	3	1,185	7	706	6	N/A	6	N/A	3
HEB	-	-	760	10	645	7	N/A	8	-	-
HCISD	2,582	2	2,396	2	-	2	N/A	3	N/A	2
VICKI ROY	888	10	878	9	-	-	-	-	-	-
DISH NETWORK	925	9	-	-	-	10	-	-	-	-
SBCISD	-	-	-	-	-	-	-	-	N/A	7
STRIPES LTD	-	-	-	-	-	-	-	-	N/A	9

N/A - Information was not available.

Source: San Benito Chamber of Commerce

# OPERATING INFORMATION



**Cameron Appraisal District**  
 Full-Time Equivalent Appraisal District Employees by Function/Program  
 Last Ten Fiscal Years  
 (Unaudited)

	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
Number of full time equivalent positions:										
Administration services	7	7	7	7	7	7	7	8	8	8
Appraisal services	25	25	25	25	27	24	24	23	20	19
Support Staff/Other	18	18	18	18	15	16	16	15	17	18
Geographic Information Systems	3	3	3	3	3	3	3	3	6	5
Information systems	3	3	3	3	4	5	6	6	6	6
Total regular positions	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>55</u>	<u>56</u>	<u>55</u>	<u>57</u>	<u>56</u>

Source: Cameron Appraisal District

\*Data represents employed positions at year-end based on human resources records.

**Cameron Appraisal District**  
**Operating Indicators by Function**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Function/program	2012	2011	2010	2009
<b>Appraisal:</b>				
Appraisal value (in thousands)	\$ 18,363,661,346	\$ 18,022,428,910	\$ 17,807,316,711	\$ 17,651,379,798
Number of parcels	207,002	205,753	204,844	203,261
Accounts appraised	207,002	205,753	204,844	203,261
Appraisal review board members	12	12	12	12
Taxing entities	40	40	40	40
Informal hearings	6,026	7,030	7,280	6,494
Formal hearings	1,530	1,487	1,770	1,565
Full notices mailed - real property	50,908	179,452	177,401	179,546
<b>Accounts:</b>				
Residential accounts	116,014	113,532	111,765	109,927
Commercial accounts	17,923	17,467	17,113	16,893
Mobile home accounts	6,909	6,848	6,681	6,714
Leased equipment - multi-locations	1,134	1,043	1,031	1,080
Leased vehicle - multi-locations	328	293	295	297
Mineral accounts	264	75	75	47
District accounts	1,052	1,046	1,053	1,038
<b>Exemptions:</b>				
Homestead	59,652	58,952	58,659	58,398
Over 65	20,223	19,494	19,151	18,885
Disabled veterans	2,004	1,881	1,817	1,684
Disabled residential homestead	3,000	2,955	2,962	2,975
Abatements	0	4	5	2
Absolute	11,405	11,205	10,881	10,796
Freeport	120	117	118	128

Sources: Cameron Appraisal District  
Real Estate Center At Texas A&M University, from the Market Report 2012 for the  
Brownsville-Harlingen area.

	2008	2007	2006	2005	2004	2003
\$	17,595,253,181	\$ 16,549,387,180	\$ 15,293,286,138	\$ 13,364,865,285	\$ 12,360,307,252	\$ 11,239,556,111
	201,601	197,737	193,977	189,254	184,074	180,401
	201,601	197,737	193,977	189,254	184,074	180,401
	12	12	12	10	12	12
	40	40	40	40	40	40
	3,986	6,052	8,219	5,896		2,833
	2,243	1,607	1,386	728		710
	178,017	170,336	172,589	168,410	166,202	162,684
	109,326	106,734	102,559	97,837	94,327	91,302
	17,029	16,479	15,838	15,467	14,625	15,502
	6,827	6,792	7,002	7,000	7,076	6,808
	1,100	1,043	962	869	1,051	1,300
	288	259	239	315	374	439
	79	105	110	222	183	232
	1,017	1,011	983	790	950	937
	57,511	56,350	55,010	54,879	54,511	52,232
	18,534	18,207	17,882	17,873	17,970	17,465
	1,599	1,508	1,352	1,478	1,175	1,060
	2,873	2,717	2,576	1,345	2,506	2,279
	5	8	11	6	6	8
	10,269	10,074	10,069	9,257	9,559	9,512
	121	113	122	116	121	106

**Cameron Appraisal District**  
**Building Square Footage**  
**Owned by the Primay Government**  
**By Functions/Programs**  
**(Unaudited)**

	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
Governmental Activities					
Appraisal Services	15,860 sq. ft.	15,860 sq. ft.	15,860 sq. ft.	15,860 sq. ft.	15,860 sq. ft.
	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
Governmental Activities					
Appraisal Services	15,860 sq. ft.	15,860 sq. ft.	15,860 sq. ft.	15,860 sq. ft.	15,860 sq. ft.

Source: Cameron Appraisal District



# INTERNAL CONTROL / COMPLIANCE SECTION



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&  
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**Oscar R. González**  
**Melissa González**

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Members of the Board of  
Cameron Appraisal District  
San Benito, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Cameron Appraisal District, as of and for the year ended December 31, 2012, and the related notes to the financial statements, which collectively comprise the Cameron Appraisal District's basic financial statements, and have issued our report thereon dated July 28, 2013.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Cameron Appraisal District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cameron Appraisal District's internal control. Accordingly, we do not express an opinion on the effectiveness of Cameron Appraisal District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Cameron Appraisal District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Oscar R. Gonzalez, CPA & Associates, PLLC*

Oscar R. Gonzalez, CPA & Associates, PLLC

Certified Public Accountants

Pharr, Texas

July 28, 2013

**Cameron Appraisal District**  
Schedule of Findings and Responses  
December 31, 2012

**FINDINGS: NONE**