

Cameron Appraisal District

San Benito, Texas

Comprehensive Annual Financial Report

For Year Ended December 31, 2018



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, 2018**

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INTRODUCTORY SECTION



CAMERON APPRAISAL DISTRICT

Richard Molina - Chief Appraiser
P.O. Box 1010, 2021 Amistad Dr.
San Benito, TX 78586-1010
www.cameroncad.org
(956) 399-9322
(956) 541-3365
(956) 428-8020
Fax (956) 399-6969



MEMBERS OF THE BOARD

Vicente Mendez, **Chairman**
David Garza, **Vice-Chairman**
David Argabright, **Secretary**
Gloria Casas
Alta Monroe
Ricardo Morado
Laura Perez-Reyes
Jesse Villarreal
Gilbert Weaver
Tony Yzaguirre, Jr.

April 11, 2019

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, 2018, with the Independent Auditor's 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 tenth 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 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 for 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 control 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 & Associated, PLLC had 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, 2018, 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, 2018, are fairly presented in conformity with Generally Accepted Accounting Principles. The independent auditor's 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 law by the 66th 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 42 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 42 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 statement.

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 \$50,000.00 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 two 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 no 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 156,636 in the year 2018, a percent change of 42.78% since 2000. We recorded an increase of 1799 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 years for the State of Texas has been approximately 34.08% which is lower than the 42.78% growth shown by the Brownsville-Harlingen Metropolitan Area.

Looking at the trends of the 2018 employment growth rate by sector we concluded that the area with the highest percentage growth were jobs in the field of Mining-Logging & Construction with a growth rate of 17.97% & 6.40% respectfully, Information jobs with a decrease -2.10% and Financial Activities with a growth rate of 2.60%. The 2018 average hourly wage in the Brownsville-Harlingen Metropolitan Area averaged \$16.94 per hour, while the average wage rate nationwide is at an average of \$24.34, according to the Bureau of Labor Statistics, most recent year surveyed. Unemployment figures for the year 2018 indicate that the Brownsville-Harlingen Area has an unemployment rate of 5.77 while the unemployment rate in the State of Texas 3.59, 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 \$133,000, while the Texas median-priced home average is \$230,000 and the United States median-priced home average is \$340,100. 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 estimated of approximately 423,725 which translate into approximately to 1.50% of the total population of the State of Texas. Population has increased at an estimated percentage rate of 79.1% since 2000, a figure that goes hand in hand with our constant job growth rate. The average household in the Cameron County area is 3.40, which is more than the household average for the State of Texas which is currently at 2.8. Percent of population between the ages of 0-18 is approximately 35.56% which is greater than the average for the State of Texas which is currently at 29.69%, while population over 65 years of age is 11.69% for Cameron County and 10.92% 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 framers 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 is 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 30 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/>.

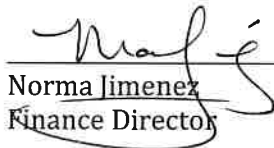
Acknowledgements

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,



Richard Molina
Chief Appraiser



Norma Jimenez
Finance Director

**CAMERON APPRAISAL DISTRICT
BOARD OF DIRECTORS**

VICENTE MENDEZ

Chairman of the Board

DAVID GARZA

Vice-Chairman of the Board

DAVID ARGABRIGHT

Secretary of the Board

GLORIA CASAS

Member of the Board

CESAR LOPEZ

Member of the Board

ALTA MONROE

Member of the Board

J. RUBEN MONTEMAYOR

Member of the Board

RICARDO MORADO

Member of the Board

BHARAT PATEL

Member of the Board

LAURA PEREZ-REYES

Member of the Board

JESSE VILLARREAL

Member of the Board

TONY YZAGUIRRE, JR. (Ex-officio)

Member of the Board

OTHER OFFICIALS

RICHARD MOLINA

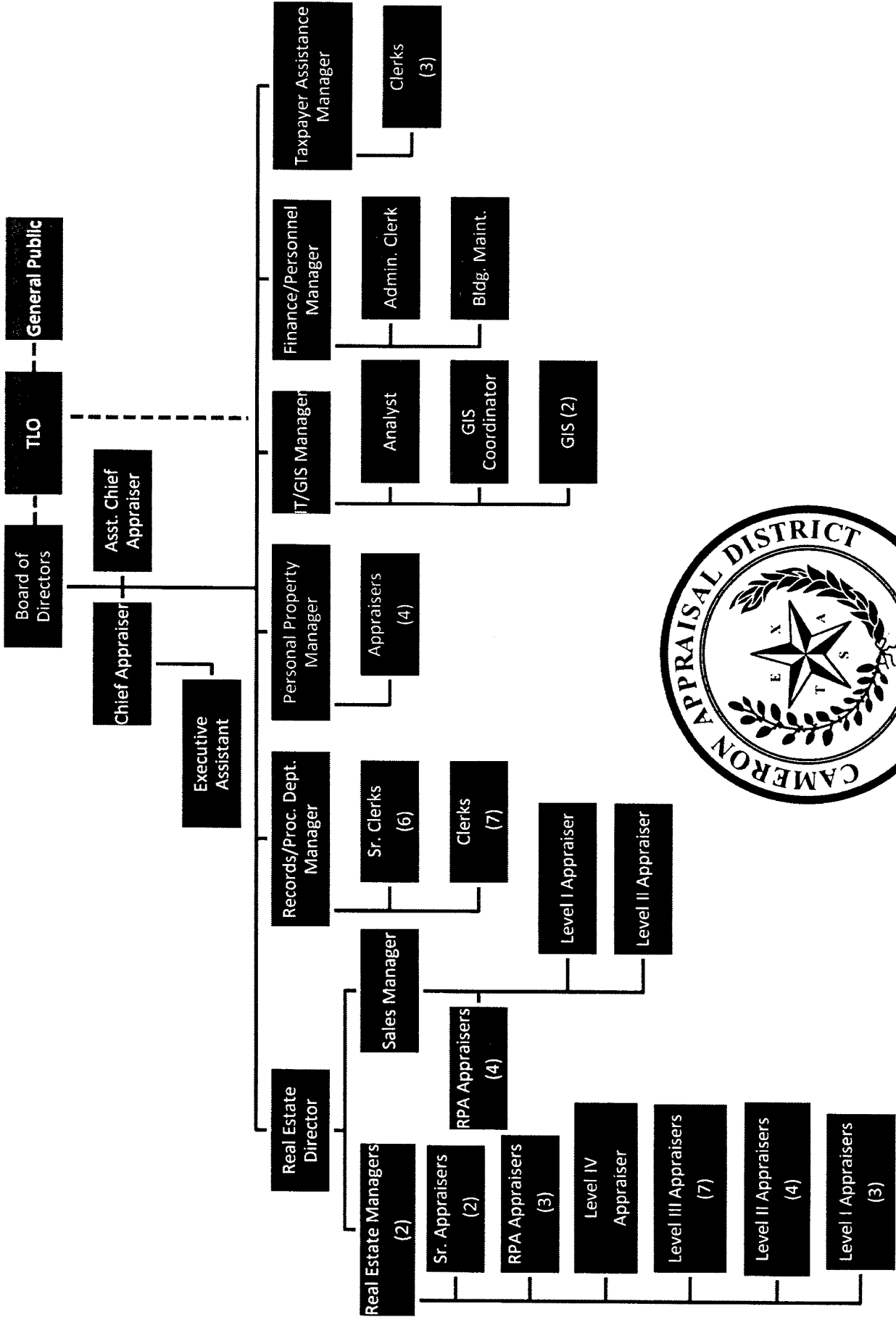
Chief Appraisal

NORMA JIMENEZ

Finance Director

CAMERON APPRAISAL DISTRICT

ORGANIZATIONAL CHART



FINANCIAL SECTION





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

208 W. Ferguson Unit #1 • Pharr, Texas 78577

Tel: (956) 787-9909 • Fax: (956) 787-3067

Email: org110n@aol.com

*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, 2018, 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 Cameron Appraisal District, as of December 31, 2018, 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.

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 11- 18 and 54 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

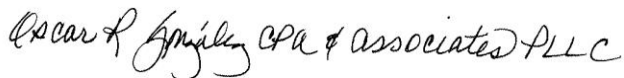
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Cameron Appraisal District's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section, are presented for 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 April 11, 2019, on our consideration of 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 solely 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 the effectiveness of Cameron Appraisal District's 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.

Handwritten signature of Oscar R. Gonzalez in cursive script.

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

April 11, 2019

MANAGEMENT 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, 2018. Please read it in conjunction with the District’s financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

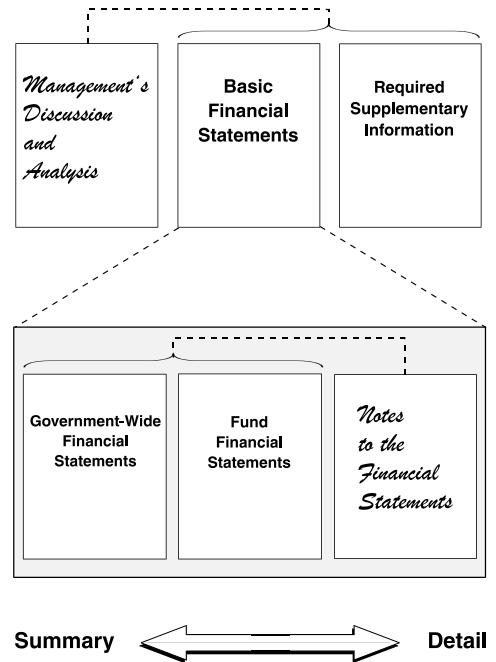
- The District’s total combined net position was \$2,466,086 at December 31, 2018
- During the year, the District’s expenses were \$4,858,605, \$42,210 more than the \$4,816,395 generated in charges for services and for governmental activities.
- The general fund reported a fund balance this year of \$2,141,018 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.

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



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.

CAMERON APPRAISAL DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

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*.

- 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.

CAMERON APPRAISAL DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS

- *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.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Net Position

The District's combined net position was \$2,466,086, at December 31, 2018. (See Table A-1).

CAMERON APPRAISAL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Cameron Appraisal District's Net Position Table A-1 (In dollars)			
	Primary Government 2018	2017	Increase / (Decrease) 2018-2017
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 3,545,293	\$ 3,309,404	\$ 235,889
Prepaid Expenses	30,193	30,451	(258)
Due from Governmental Entities	-	600	(600)
Total Current Assets	3,575,486	3,340,455	235,031
Non-Current Assets			
Land	27,738	27,738	-
Building and Improvements	732,267	732,267	-
Furniture and Equipment	1,811,018	1,816,329	(5,311)
Construction in Progress	26,368	26,368	-
Accumulated Depreciation	(2,347,603)	(2,330,758)	(16,845)
Total Non-Current Assets	249,788	271,944	(22,156)
Total Assets	3,825,274	3,612,399	212,875
Deferred Outflow of Resources:			
Related to Pension	1,109,849	1,420,723	(310,874)
Total Deferred Outflows	1,109,849	1,420,723	(310,874)
Liabilities			
Account Payable	89,695	201,919	(112,224)
Due to Governmental Entities	-	-	-
Deferred Revenue	1,341,631	1,051,604	290,027
Other Current Liabilities	3,142	2,380	762
Total Current Liabilities	1,434,468	1,255,903	178,565
Non-Current Liabilities:			
Net Pension Liability	257,875	1,133,925	(876,050)
Compensated Absences	80,964	64,284	16,680
Total Liabilities	1,773,307	2,454,112	(680,805)
Deferred Inflow of Resources			
Related to Pension	695,730	77,470	618,260
Total Deferred Inflows	695,730	77,470	618,260
Net Position:			
Net Investment in Capital Assets	249,788	271,944	(22,156)
Restricted	1,108,730	1,077,034	31,696
Unrestricted	1,107,568	1,152,562	(44,994)
Total Net Position	\$ 2,466,086	\$ 2,501,540	\$ (35,454)

CAMERON APPRAISAL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Changes in 2018

- Total current assets increased by \$235,031 due to an increase in cash and cash equivalents.
- Net capital assets activity decreased by \$22,156; mostly due to the depreciation of the equipment.
- Total liabilities decreased by \$680,805, mostly due to the decrease in the amount due to other governmental entities.
- Total Deferred Revenue collections increased by \$290,027.
- Net position decreased by \$35,454.

Changes in net position

The District's total revenues were \$4,816,396 with assessments revenues of \$4,766,685. The total cost of appraisal services was \$4,858,605 and depreciation was \$47,460 for the year ended December 31, 2018. (See Table A-2).

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

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

	Primary Government 2018	2017	Increase / 2018-2017
Revenues:			
Assessments	\$ 4,766,685	\$ 4,497,392	\$ 269,293
Interest Income	26,312	11,340	14,972
Miscellaneous Income	23,398	20,362	3,036
Total Revenues	<u>4,816,395</u>	<u>4,529,094</u>	<u>287,301</u>
Expenses:			
Appraisal Services Expenses	<u>4,858,605</u>	<u>4,806,095</u>	<u>52,510</u>
Total Expenses	<u>4,858,605</u>	<u>4,806,095</u>	<u>52,510</u>
Excess of Revenues over Expenses	(42,210)	(277,001)	234,791
Change in Net Position	(42,210)	(277,001)	234,791
Net Position - Beginning	2,501,540	2,536,348	(34,808)
Prior Period Adjustment	6,756	242,193	(235,437)
Net Position - Ending	<u>\$ 2,466,086</u>	<u>\$ 2,501,540</u>	<u>\$ (35,454)</u>

Change in 2018

- Revenues increased by \$287,301 with the majority of the increased due to an increased in assessments proceeds.
- Expenses increased by \$52,510.
- Net change in net position increased by \$234,791; mostly due to significant increase in revenues over expenses.
- Net position decreased by \$42,210.

General Fund Budgetary Highlights

Actual expenditures were \$66,244 under final budget amounts while revenues available were \$16,541 under the final budgeted amount. Overall net change in fund balance was \$49,702 over the expected change.

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

Capital Assets

At the end of 2018, the District has invested \$249,788 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

	Governmental Activities		Increase (Decrease)
	2018	2017	
Capital assets, not being depreciated:			
Land	\$ 27,738	\$ 27,738	\$ -
	<u>27,738</u>	<u>27,738</u>	<u>-</u>
Capital assets, being depreciated:			
Buildings and Improvements	732,267	732,267	-
Furnitures and Equipment	1,811,018	1,816,329	(5,311)
Construction in Progress	26,368	26,368	-
	<u>2,569,653</u>	<u>2,574,964</u>	<u>(5,311)</u>
Accumulated Depreciation	<u>(2,347,603)</u>	<u>(2,330,758)</u>	<u>(16,845)</u>
Total Capital Assets, being Depreciated, net	<u>222,050</u>	<u>244,206</u>	<u>(22,156)</u>
Capital Assets, Net	<u>\$ 249,788</u>	<u>\$ 271,944</u>	<u>\$(22,156)</u>

The District's furniture and equipment decreased by \$(5,311). More detailed information about the District's capital assets is presented in this report under Note 4 – Capital Assets of the financial statements.

Long-Term Debt

	Beginning Balance	Increase	Decrease	Ending Balance
Net Pension Liability/(Asset)	\$ 1,133,925	\$	\$ 876,050	\$ 257,875

CAMERON APPRAISAL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

The table below provides the District's key pension statistics related to the TCDRS plan as of and for the fiscal year ended December 31, 2018:

PENSION	
Key Pension Statistics	
Net Pension Liability (Asset)	\$ 257,875
Pension Expense	\$ 409,488

Additional information on the District's net pension liability can be found in the notes to the financial statements as indicated in the table of contents of this report.

Next Year's Budget

The Board of Directors adopted a 2019 expenditure budget of \$5,175,203 on August 20, 2018. This amount represented an increase of \$342,274 over the prior year or 7% higher than the prior year.

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, 2018**

	Primary Government	
	Governmental Activities	Total
ASSETS		
Current Assets:		
Cash and Cash Equivalents	\$ 3,545,293	\$ 3,545,293
Prepaid Expenses	30,193	30,193
Due From Governmental Entities	-	-
Total Current Assets	<u>3,575,486</u>	<u>3,575,486</u>
Non-Current Assets:		
Land	27,738	27,738
Construction in Progress	26,368	26,368
Building and Improvements, (Net)	94,119	94,119
Furniture and Equipment, (Net)	101,563	101,563
Total Non-Current Assets	<u>249,788</u>	<u>249,788</u>
Total Assets	<u>3,825,274</u>	<u>3,825,274</u>
DEFERRED OUTFLOW OF RESOURCES		
Related from Pension	1,109,849	1,109,849
Total Deferred Outflow of Resources	<u>1,109,849</u>	<u>1,109,849</u>
LIABILITIES		
Current Liabilities:		
Accounts Payable	89,695	89,695
Due to Governmental Entities	-	-
Deferred Revenue	1,341,631	1,341,631
Other Current Liabilities	3,142	3,142
Total Current Liabilities	<u>1,434,468</u>	<u>1,434,468</u>
Non-current Liabilities:		
Net Pension Liability	257,875	257,875
Compensated Absences	80,964	80,964
Total Liabilities	<u>1,773,307</u>	<u>1,773,307</u>
DEFERRED INFLOW OF RESOURCES		
Related to Pension	695,730	695,730
Total Deferred Inflow of Resources	<u>695,730</u>	<u>695,730</u>
NET POSITION		
Net Investment in Capital Assets	249,788	249,788
Restricted	1,108,730	1,108,730
Unrestricted	1,107,568	1,107,568
Total Net Position	<u>\$ 2,466,086</u>	<u>\$ 2,466,086</u>

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, 2018**

<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>
Primary Government				
Governmental Activities:				
Appraisal Services	\$ 4,858,605	\$ 4,766,685	\$ -	\$ -
<i>Total Governmental Activities</i>	<u>\$ 4,858,605</u>	<u>\$ 4,766,685</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

**Governmental
Activities**

Total

\$	(91,920)	\$	(91,920)
	(91,920)		(91,920)

	26,312		26,312
	23,398		23,398
	49,710		49,710
	(42,210)		(42,210)
	2,501,540		2,501,540
	6,756		6,756
\$	2,466,086	\$	2,466,086

**Cameron Appraisal District
Balance Sheet
Governmental Funds
December 31, 2018**

	<u>General Fund</u>	<u>Special Revenue Special Collection Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and Cash Equivalents	\$ 3,536,426	\$ 8,867	\$ 3,545,293
Prepaid Expenses	30,193	-	30,193
Due from Governmental Entities	-	-	-
Total Assets	<u>3,566,619</u>	<u>8,867</u>	<u>3,575,486</u>
DEFERRED OUTFLOW OF RESOURCES			
Aggregated Deferred Outflow	-	-	-
Total Assets and Deferred Outflow of Resources	<u>\$ 3,566,619</u>	<u>\$ 8,867</u>	<u>\$ 3,575,486</u>
LIABILITIES			
Account Payable	\$ 81,232	\$ 8,463	\$ 89,695
Due to Governmental Entities	-	-	-
Deferred Revenue	1,341,631	-	1,341,631
Other Current Liabilities	3,142	-	3,142
Total Liabilities	<u>1,426,005</u>	<u>8,463</u>	<u>1,434,468</u>
DEFERRED INFLOW OF RESOURCES			
Aggregated Deferred Inflow	-	-	-
Total Deferred Inflow of Resources	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE			
Committed	1,108,730	-	1,108,730
Assigned	867,709	-	867,709
Unassigned	164,175	404	164,579
Total Fund Balance	<u>2,140,614</u>	<u>404</u>	<u>2,141,018</u>
Total Liabilities, Deferred Inflow of Resources and Fund Balance	<u>\$ 3,566,619</u>	<u>\$ 8,867</u>	<u>\$ 3,575,486</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, 2018**

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

Total Fund Balance - Governmental Funds Balance Sheet	\$	2,141,018
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.		(80,964)
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.		249,788
Deferred Outflows/Inflows, Net Pension Liability, and other related activity applicable to the District's governmental activities are not due in the current period and accordingly are not reported as fund liabilities, but are reported as deferred items on the Statement of Net Position, as per GASB 68		156,244
Total Net Position-Governmental Funds - Statement of Net Position	\$	<u><u>2,466,086</u></u>

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, 2018

	<u>General Fund</u>	<u>Special Revenue Special Collection Fund</u>	<u>Total Governmental Funds</u>
Revenues			
Assessments	\$ 4,766,685	\$ -	\$ 4,766,685
Interest Income	26,312	-	26,312
Miscellaneous Income	23,391	8	23,399
Total Revenues	<u>4,816,388</u>	<u>8</u>	<u>4,816,396</u>
Expenditures			
Salaries and Other Compensation	2,728,394	-	2,728,394
Contractual Services	403,752	-	403,752
Supplies and Training	398,612	-	398,612
Insurance and Benefits	648,016	-	648,016
Pension Expense	354,964	-	354,964
Other Expenses	207,644	-	207,644
Capital Outlay	25,304	-	25,304
Total Expenditures	<u>4,766,686</u>	<u>-</u>	<u>4,766,686</u>
Excess of Revenues Over (Under) Expenditures	<u>49,702</u>	<u>8</u>	<u>49,710</u>
Other Financing Sources (Uses)			
Transfers from Other Funds	-	-	-
Transfers to Other Funds	-	-	-
Net Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	49,702	8	49,710
<i>Fund Balance at Beginning of Period</i>	2,084,156	396	2,084,552
<i>Prior Period Adjustment</i>	6,756	-	6,756
Fund Balance at End of Period	<u>\$ 2,140,614</u>	<u>\$ 404</u>	<u>\$ 2,141,018</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,
Changes in Fund Balance with Statement of Activities
For the Year Ended December 31, 2018**

different because:

Total Net Change in Fund Balances - Governmental Funds	\$	49,710
Fixed assets expensed as capital outlay in governmental fund statements, capitalized as fixed assets in Statement of Net Position.		25,304
Compensated absences expensed as paid in governmental fund statements, expensed as incurred in entity wide statements, and reflected as liability on Statement of Net Postition.		(16,680)
Depreciation expense reflected in entity wide statements, not reflected in governmental fund statements.		(47,460)
Deferred Outflows/Inflows, Net Pension Liability, and other related activity applicable to the District's governmental activities are not due in the current period and accordingly are not reported as fund liabilities, but are reported as deferred items on the Statement of Net Position, as GASB 68.		(53,084)
Changes in Net Position-Governmental Funds	\$	(42,210)

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, 2018**

	Private Purpose Trust
	Education & Public Relations
ASSETS	
Cash and Cash Equivalents	\$ 64,724
<i>Total Assets</i>	64,724
 DEFERRED OUTFLOW OF RESOURCES	
Aggregated Deferred Outflow	-
<i>Total Deferred Outflow of Resources</i>	-
 LIABILITIES	
Due to Employee	64,724
<i>Total Liabilities</i>	64,724
 DEFERRED INFLOW OF RESOURCES	
Aggregated Deferred Inflow	-
Total Deferred Inflow of Resources	-
 NET POSITION	
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

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.

CAMERON APPRAISAL DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Financial Statement Presentation (continued)

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 it's 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:

- 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-

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Government-Wide and Fund Accounting (continued)

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.
- *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

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.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Basis of Accounting (continued)

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 Position 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

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Assets, Liabilities, and Net Position or Equity (continued)

policies. 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.

Public Funds Investment Pools

Public funds investment pools in Texas ("Pools") are established under the authority of the interlocal Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act (the "Act"). Chapter 2256 of the Texas Government Code, in addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires Pools to: 1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio within one half of one percent of the value of its shares.

The District's investment in Pools are reported at an amount determined by the fair value per share of the pool's underlying portfolio, unless the pool is 2a7-like, in which case they are reported at amortized cost. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

In accordance with the Public Funds Investment Act, the State Comptroller has appointed the TexPool Investment Advisory Board to advise with respect to TexPool. The board is composed equally of participants in TexPool Portfolios and other persons who do not have a business relationship with TexPool Portfolios and are qualified to advise in respect to TexPool Portfolios. The Advisory Board members review the investment policy and management fee structure. TexPool is rated AAAM by Standard & Poor's and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. All investments are stated at amortized cost, which usually approximates the market value of the securities. The stated objective of TexPool is to maintain a stable average of \$1.00 per unit net asset value; however, the \$1.00 net asset value is not guaranteed or insured.

**CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Assets, Liabilities, and Net Position or Equity (continued)

The District's investment at December 31, 2018 are shown below:

Reported At	Description	Reported Amount	Weighted Average Maturity (days)	Weighted Average Life (days)	Standard & Poor's Rating	Concentration of Credit Risk
Market Value	TexPool Investment Fund	\$ 2,060,371	21	78	AAA-m	0%

Analysis of Specific Deposit and Investment Risk

GASB Statement No. 40 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.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Assets, Liabilities, and Net Position or Equity (continued)

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 uncollectability 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, 2018, there was no allowance for doubtful accounts as all are considered collectible.

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 \$1,000 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

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Assets, Liabilities, and Net Position or Equity (continued)

Due to(from) 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, 2018.

The following table is the calculation of the excess amount for the year ended December 31, 2018:

Assessments	\$4,832,929
District's Expenses	<u>4,766,685</u>
Difference in Assessments	<u>\$ 66,244</u>

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 increased by \$16,680 for December 31, 2018.

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 resource.

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

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Assets, Liabilities, and Net Position or Equity (continued)

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, 2011 and may be updated each year based on the district's future needs. The total is \$1,108,730 as of December 31, 2018 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 (\$858,730) – 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.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Assets, Liabilities, and Net Position or Equity (continued)

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.
- 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 (\$867,709) – 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.

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 position 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 fund.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. New Accounting Pronouncements

In fiscal year 2018, the District adopted five new statements of financial accounting standards issued by the Governmental Accounting Standards Board:

- Statement No. 83, *Certain Asset Retirement Obligations*
- Statement No. 84, *Fiduciary Activities*
- Statement No. 85, *Omnibus 2017*
- Statement No. 86, *Certain Debt Extinguishment Issues*

- a. **Statement No. 83** addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement.

This Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for AROs. This Statement requires that recognition occur when the liability is both incurred and reasonably estimable. The determination of when the liability is both incurred and reasonably estimable. The determination of when the liability is incurred should be based on the occurrence of external laws, regulations, contracts, or court judgments, together with the occurrence of an internal event that obligates a government to perform asset retirement activities. Laws and regulations may require governments to take specific actions to retire certain tangible capital assets at the end of the useful lives of those capital assets, such as decommissioning nuclear reactors and dismantling and removing sewage treatment plants. Other obligations to retire tangible capital assets may arise from contracts or court judgments. Internal obligating events include the occurrence of contamination, placing into operation a tangible capital asset that is required to be retired, abandoning a tangible capital asset before it is placed into operation, or acquiring a tangible capital asset that has an existing ARO.

The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. Earlier application is encouraged. The adoption of Statement No. 83 has no impact on the District's financial statements.

- b. **Statement No. 84** objective is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported.

This Statement describes four fiduciary funds that should be reported, if applicable: (1) pension (and other employee benefit) trust funds, (2) investment trust funds, (3) private-purpose trust funds, and (4) custodial funds. Custodial funds generally should report fiduciary activities that are not held in a trust or equivalent arrangement that meets specific criteria.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. New Accounting Pronouncements (continued)

The requirements of this Statement are effective for reporting periods beginning after December 15, 2018. Earlier application is encouraged. The adoption of Statement No. 73 has no impact on the District's financial statements.

- c. **Statement No. 85** addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pension and other postemployment benefits [OPEB]).

The requirements of this Statement are effective for reporting periods beginning after June 15, 2017. Earlier application is encouraged. The adoption of Statement No. 85 has no impact on the District's financial statements.

- d. **Statement No. 86** objective is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources-resources other than the proceeds of refunding debt-are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance.

Governments that defease debt using only existing resources should provide a general description of the transaction in the notes to financial statements in the period of the defeasance. In all periods following an in-substance defeasance of debt using only existing resources, the amount of that debt that remains outstanding at period-end should be disclosed.

The requirements of this Statement are effective for reporting periods beginning after June 15, 2017. Earlier application is encouraged. The adoption of Statement No. 86 has no impact on the District's financial statements.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

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 15th, 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 in conducted to obtain citizens' comments.
- The budget must be approved by September 15. The budget for the year ending December 31, 2018 was legally enacted on August 14, 2017.

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.

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.

B. Expenditures in Excess of Budget

Expenditures exceeded appropriations in the following line items:

Budget to Actual	Excess
Contractual Services	(18,536)

**CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 3 - CASH AND CASH EQUIVALENTS

At December 31, 2018, the District's Deposits are summarized as follows:

<u>Government Type</u>	<u>Carrying Amounts</u>	<u>Bank Balance</u>
Checking Accounts	\$ 1,484,922	\$ 1,618,203
Texpool Account	2,060,371	2,060,371
Government Deposits	3,545,293	3,678,574
Fiduciary Fund	64,724	-
Grand Total	\$ 3,610,017	\$ 3,678,574

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, 2018, the insurance and collateral pledged are summarized as follows:

Financial institution:	FDIC Coverage	Security Pledged	Bank Balance
Wells Fargo	\$ 250,000	\$ 1,445,730	\$ 1,618,203
Texpool	-	2,060,371	2,060,371

The total amount of pledged securities for all Texpool participants is \$19,441,404,057; of this amount the District's deposits are fully collateralized.

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

NOTE 4 - CAPITAL ASSETS

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

	Beginning Balance		Ending Balance	
	12/31/2017	Increase	Decrease	12/31/2018
<i>Non-depreciable Assets:</i>				
Land	\$ 27,738	\$ -	\$ -	\$ 27,738
Construction in Progress	26,368	-		26,368
<i>Total Non-depreciable Assets</i>	<u>54,106</u>	<u>-</u>	<u>-</u>	<u>54,106</u>
<i>Depreciable Assets:</i>				
Buildings and Improvements	732,267	-	-	732,267
Furniture and Equipment	1,816,329	25,304	30,615	1,811,018
<i>Total Depreciable Assets</i>	<u>2,548,596</u>	<u>25,304</u>	<u>30,615</u>	<u>2,543,285</u>
<i>Less Accumulated Depreciation for:</i>				
Buildings and Improvements	620,962	17,186	-	638,148
Furniture and Equipment	1,709,796	30,274	30,615	1,709,455
<i>Total Accumulated Depreciation</i>	<u>2,330,758</u>	<u>47,460</u>	<u>30,615</u>	<u>2,347,603</u>
<i>Total Depreciable Assets Net of Accumulated Depreciation</i>	<u>217,838</u>	<u>(22,156)</u>	<u>-</u>	<u>195,682</u>
Total Capital Assets	<u>\$ 271,944</u>	<u>\$ (22,156)</u>	<u>\$ -</u>	<u>\$ 249,788</u>

Depreciation expense for the year totaled \$47,460 and was allocated fully to the appraisal service function.

NOTE 5 - DEFERRED TAX ASSESSMENTS

Deferred Tax Assessments 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 deferred tax assessments 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:

<u>Taxing Jurisdictions</u>	<u>Amount</u>
Municipalities and Cities	\$ 302,017
School Districts	762,100
County	245,677
MUD	7,327
Drainage Districts	24,510
Total Deferred Assessments	<u>\$ 1,341,631</u>

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 6 - COMPENSATED ABSENCES

Compensated absences accounts for vested sick and vacation leave. Changes for the year in the liability were an increase of \$16,680 resulting in an ending balance of \$80,964 at year end.

	Beginning Balance 12/31/2017	Increase	Decrease	Ending Balance 12/31/2018
Compensated Absence:	\$ 64,284	\$ 16,680	\$ -	\$ 80,964
Total Liability	\$ 64,284	\$ 16,680	\$ -	\$ 80,964

NOTE 7 - LONG TERM DEBT

Governmental Activities Obligation	Beginning Balance	Increase	Decrease	Ending Balance
Net Pension Liability/(Asset)	\$ 1,133,925		\$ 876,050	\$ 257,875

NOTE 8 - 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. Defined Benefit Pension 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.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - OTHER INFORMATION (CONTINUED)

B. Defined Benefit Pension Plan

The CAFR is available upon written request from
TCDRS Board of Trustees
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

The annual required contributions were actuarially determined as a percent of the covered payroll of the participating employees and were in compliance with GASB Statement No. 68 of the Governmental Accounting Standards Board (GASB 68), titled Accounting and Financial Reporting for Pension; an amendment of GASB statement No. 27. The employee contribution rate used for December 31, 2016 and December 31, 2017 was 7% and 7%; the employer contribution rates were 13.3% and 13.70%, respectively.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

The required contribution was determined as part of the December 31, 2017 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2017 included (a) 8% investment rate of return (net of administrative expenses), and (b) projected salary increases of 4.9%. Both (a) and (b) included an inflation component of 2.75%.

The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investment 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, 2017 was 6.7 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, 2017, the most recent actuarial valuation date, the plan was 93.2% funded. The actuarial accrued liability for benefits was \$ 14,065,933, and the actuarial value of assets was \$ 13,103,826, resulting in an unfunded actuarial accrued liability (UAAL) of \$ 962,107, which is 10.29% 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.

Net Pension Liability

The Districts Net Pension Liability (Asset) was measured as of December 31, 2017, and the Total Pension Liability (Asset) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions:

Employees Covered by Benefits Terms

At the December 31, 2017 valuation and measurement date, the following employees were covered by the benefits terms:

Inactive employees of beneficiaries currently receiving benefits	27
Inactive employees entitled to but not yet receiving	36
Active Employees	60
Total	<u>123</u>

**CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

Valuation Date: Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	6.7 years (based on contribution rate calculated in 12/31/2017 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.75%
Salary Increases	Varies by age and service. 4.9% average over career including inflation.
Investment rate of Return	8.00%, net of investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Health Annuitant Mortality Table for females, both projected with 110% of the MP-2014 ultimate scale after 2014.
Changes in Assumptions and Methods Reflected in the Schedule of Employer Contributions*	2015: New inflation, mortality and other assumptions were reflected. 2017: new mortality assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions*	2015: No changes in plan provisions were reflected. 2016: Employer contributions reflect that the current service matching rate were increase to 150%. 2017: New Annuity Purchase Rates were reflected for benefits earned after 2017.

Actuarial assumptions used in the December 31, 2017, valuation were based on the results of actuarial experience studies. The experience study in TCDRS was for the period January 1, 2009 – December 31, 2012. These assumptions were first used in the December 31, 2013 recommended by Milliman, Inc, and adopted by the TCDRS board of Trustees. The district contribution rate is based on the TCDRS funding policy adopted by the TCDRS Board of Trustees and must conform with the TCDRS Act.

The long-term expected rate of return on pension plan investments is 8.0%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TCDRS.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

The long-term expected rate of return on pension plan investments was determined using a building – block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target assets allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Benchmark	Target Allocation (1)	Geometric Real Rate of Return (2)
US Equities	Dow Jones U.S. Total Stock Market Index	11.50%	4.55%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index	16.00%	7.55%
Global Equities	MSCI World (net) Index	1.50%	4.85%
Int'l Equities - Developed Markets	MSCI World Ex USA (net)	11.00%	4.55%
Int'l Equities - Emerging Markets	MSCI EM Standard (net) Index	8.00%	5.55%
Investment - Grade bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	0.75%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	8.00%	4.12%
Direct Lending	S&P/LSTA Leveraged Loan Index	10.00%	8.06%
Distressed Debt	Cambridge Associates Distressed	2.00%	6.30%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% S&P Global REIT	2.00%	4.05%
(MLPs)	Alerian MLP Index	3.00%	6.00%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index	6.00%	6.25%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	18.00%	4.10%

Discount Rate

The discount rate used to measure the Total Pension Liability was 8.10%. This rate reflects the long-term assumed rate of return on assets for funding purposes of 8.00%, net of all expenses, increased by 0.10% to be gross of administrative expenses. The Projection of cash flow used to determine the discount rate assumed that employee and employer contribution will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

**CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

Net Pension Liability / (Assets)	12/31/2017	12/31/2016
Total Pension Liability	\$ 13,790,875	\$ 12,873,365
Plan Fiduciary Net Pension	13,533,000	11,739,440
Net Pension Liability	\$ 257,875	\$ 1,133,925
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	98.13%	91.19%
Net Pension Liability as a Percentage of Covered Payroll	10.29%	48.53%

Sensitivity Analysis

The following presents the net pension liability of the county/district, calculated using the discount rate of 8.10%, as well as what the Cameron County Appraisal District net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (7.10%) or 1 percentage point higher (9.10%) than the current rate.

	1% Decrease 7.10%	Current Discount Rate 8.10%	1% Increase 9.10%
Total Pension Liability	\$ 15,684,771	\$ 13,790,875	\$ 12,197,628
Fiduciary Net Position	13,533,000	13,533,000	13,533,000
Net Pension Liability / (Asset)	\$ 2,151,771	\$ 257,875	\$ (1,335,372)

For the year ended December 31, 2017, the District recognized a pension expense of \$409,488.

**CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

Schedule of Pension Expense	
Service Cost	\$ 324,253
Interest on Total Pension Liability (1)	1,051,892
Effect of Plan changes	-
Administrative expenses	9,000
Members Contributions	(175,351)
Expected Investment return net of investment expenses	(954,017)
<i>Recognition of deferred inflows/outflows of resources</i>	
Recognition of economic/demographic gains or losses	37,629
Recognition of assumption changes or inputs	19,265
Recognition of investment gains or losses	97,892
Other (2)	(1,075)
Pension Expense / (Income)	\$ 409,488

(1) Reflects the change in the liability due to the time value of money.

TCDRS does not change fees or interest.

(2) Related to allocation of system-wide items.

Deferred Outflows and Inflows of Resources Related to Pensions

At December 31, 2017, the District reported its deferred outflows and inflows of resources to pensions from the following sources:

\$1,109,849 reported as deferred outflows of resources related to pensions resulting from contribution subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending December 31, 2018.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

	Expense / (Income) Calculation				Balances of Deferred Inflows and Outflows as of 12/31/2017	
	Original Amount (a)	Date Established (b)	Original Recognition Period(1) (c)	Amount Recognized in 2017 (1) (a) + (c)	Deferred Inflows 12/31/2017	Deferred Outflows 12/31/2017
Investment (gain) or losses	\$ (760,924)	12/31/2017	5.0	\$(152,185)	\$ 608,739	\$ -
	80,782	12/31/2016	5.0	16,156		48,469
	1,017,052	12/31/2015	5.0	203,410	-	406,821
	152,546	12/31/2014	5.0	30,509	-	30,509
Economic/demographic (gain) or losses	(40,421)	12/31/2017	6.0	(6,737)	33,684	-
	(14,937)	12/31/2016	6.0	(2,490)	9,958	-
	411,178	12/31/2015	6.0	68,530	-	205,589
	(130,047)	12/31/2014	6.0	(21,675)	\$ 43,349	-
Assumption changes or inputs	12,777	12/31/2017	6.0	\$ 2,130	\$ -	10,648
	-	12/31/2016	6.0	-	-	-
	102,815	12/31/2015	6.0	17,136	-	51,408
	-	12/31/2014	6.0	-	-	-
Employer contributions made subsequent to measurement date						356,405
					<u>\$ 695,730</u>	<u>\$ 1,109,849</u>
Total						<u>\$ 414,119</u>

(1) Investment (gain)/losses are recognized in pension expense over a period of five years; economic/demographic (gains)/losses and assumption changes or inputs are recognized over the average remaining service life for all active, inactive, and retired members.

(2) Any eligible employer contributions made subsequent to the measurement date through the employer's fiscal year end.

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - OTHER INFORMATION (CONTINUED)

C. Defined Benefit Pension Plan (continued)

Deferred Outflows and Inflows of Resources Related to Pensions (continued)

Deferred Outflows and Deferred Inflows of Resources, by year, to be recognized in future pension expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2018	\$ 154,786
2019	124,277
2020	(57,460)
2021	(159,282)
2022	(4,607)
Thereafter	-
Total	<u>\$ 57,714</u>

NOTE 9. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Fair Value Measurements and Disclosures Topic of the FASB Accounting Standards Codification (FASB ASC 825-10) require disclosure of the fair value information about financial instruments, whether or not recognized in the balance sheet. In case where quoted market prices are not available, fair values are based on estimates using present value or other valuation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

- Level 1 inputs are quoted prices in active markets for identical assets.
- Level 2 inputs are significant other observable inputs.
- Level 3 inputs are significant unobservable inputs.

In the regard, the derived fair value estimates cannot be sustained by comparison to independent markets and, cases could not be realized in immediate settlement of the instruments. Certain financial instruments and all nonfinancial instruments are excluded from these disclosure requirements. Accordingly, the aggregate fair value amounts presented do not represent the underlying value of the District.

The following methods and assumptions were used by the District in estimating its fair value disclosure for financial instruments:

Cash and Cash Equivalents: The carrying amount reported in the balance sheet for cash and cash equivalents is the fair value.

Time deposits: Fair values of certificates of deposit are at cost plus accrued interest.

**CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 9. FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Accounts Receivable – The carrying amount approximates fair value because of the short maturity of these instruments.

Payable and Accruals: The carrying amounts approximate fair value because of the short maturity period.

Financial Assets:	Carrying Amount	Fair Value
Cash and Cash Equivalents	\$ 3,545,293	\$ 3,545,293
Prepaid Expense	30,193	30,193
Financial Liabilities:		
Accounts Payable	\$ 85,971	\$ 82,971
Deferred Revenue	1,341,631	1,341 631

NOTE 10 – COMMITMENTS AND CONTINGENCIES

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, 2018.

Current and Future Professional Fees:

Linebarger Goggan Blair & Sampson, LLP entered into an agreement with Cameron Appraisal District on May 1, 2018, to provide Homestead Exemption Audit Services (HEA). The Audit Services provided serve to verify the accuracy and validity of residential homestead exemptions claimed by the District.

The Professional fees commitment for December 31, 2018, were as follows:

	Beginning			Ending	Amount Due
	Balance	Increase	Decrease	Balance	Within One year
Professional Fees	\$ -	\$ 420,000	\$ 107,716	\$ 312,284	\$ 97,881

Year Ended December	Amount
2019	\$ 97,881
2020	142,936
2021	71,467
2022	-
2023	-
Total	\$ 312,284

CAMERON APPRAISAL DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 11 - PRIOR PERIOD ADJUSTMENT

As of December 31, 2018, the following prior adjustment was posted to the financial statements:

Fund Level and Government Wide Level

Governmental Fund:

To reduce accounts payable recognized prior year	<u>\$ 6,756</u>
Total Government Wide	<u><u>\$ 6,756</u></u>

NOTE 12 - SUBSEQUENT EVENTS

On January 21, 2019, the Board of Directors of the Cameron Appraisal District awarded Peacock General Contractors, Inc. to perform the building of our new addition along with many remodeling projects within the existing building. The total contract is estimated to be \$1,075,750. The project is estimated to be completed by the end of November 2019

For the purposes of reporting subsequent events, management has considered events occurring up to April 11, 2019 the date the report was available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION



**Cameron Appraisal District
Texas County and District Retirement System
Schedule of Funding Progress
For the Year Ended December 31, 2018**

(unaudited)

Accounting Year-End	Annual Pension Cost "APC"	Percentage of APC Contributed	Net Pension Obligation
12/31/2017	324,253	100%	-
12/31/2016	311,960	100%	-
12/31/2015	332,584	100%	-
12/31/2014	329,350	100%	-
12/31/2013	330,521	100%	-
12/31/2012	257,448	100%	-
12/31/2011	225,306	100%	-
12/31/2010	250,620	100%	-
12/31/2009	256,297	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)
12/31/2017	13,103,826	14,065,933	962,107	93.16%	2,505,008	38.41%
12/31/2016	12,079,539	13,145,223	1,065,684	91.89%	2,336,781	45.60%
12/31/2015	9,055,584	9,961,359	905,775	90.91%	2,142,941	42.27%
12/31/2014	8,316,929	9,044,422	727,493	91.96%	2,122,103	34.28%
12/31/2013	7,602,734	8,641,658	1,038,924	87.98%	2,030,343	51.17%
12/31/2012	6,952,193	8,058,084	1,105,891	86.28%	1,999,692	55.30%
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%

**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, 2018**

	<u>Budgeted Amounts</u>		<u>Actual Budget Basis</u>	<u>Final Variance Budget Basis</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Assessments	\$ 4,497,392	\$ 4,832,929	\$ 4,766,685	\$ (66,244)
Interest Income	-	-	26,312	26,312
Miscellaneous Income	-	-	23,391	23,391
Total Revenues	<u>4,497,392</u>	<u>4,832,929</u>	<u>4,816,388</u>	<u>(16,541)</u>
Expenditures				
Salaries and Other Compensation	2,771,686	2,771,686	2,728,394	43,292
Contractual Services	287,500	385,216	403,752	(18,536)
Supplies and Training	406,873	399,873	398,612	1,261
Insurance, Benefits & Pension	1,042,000	1,042,000	1,002,980	39,020
Other Expenses	250,870	267,870	207,644	60,226
Capital Outlay	74,000	74,000	25,304	48,696
Total Expenditures	<u>4,832,929</u>	<u>4,940,645</u>	<u>4,766,686</u>	<u>173,959</u>
Other Financing Uses	-	-	-	-
Total Expenditures and Other Financing Uses	<u>4,832,929</u>	<u>4,940,645</u>	<u>4,766,686</u>	<u>173,959</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>(335,537)</u>	<u>(107,716)</u>	<u>49,702</u>	<u>157,418</u>
Net Change in Fund Balance	<u>(335,537)</u>	<u>(107,716)</u>	<u>49,702</u>	<u>157,418</u>
<i>Fund Balance at Beginning of Period</i>	2,084,156	2,084,156	2,084,156	-
<i>Prior Period Adjustment</i>			6,756	6,756
Fund Balance at End of Period	<u>\$ 1,748,619</u>	<u>\$ 1,976,440</u>	<u>\$ 2,140,614</u>	<u>\$ 164,174</u>

CAMERON APPRAISAL DISTRICT
Notes To Required Supplementary Information
December 31, 2018

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. Compensated absences are included in the GAAP basis budget when incurred, while on the budget basis they are expensed as paid.
3. Depreciation expenses which are reflected in the GAAP basis budget are not considered in the budget basis.

Reconciliation amounts are summarized below:

	Revenues		Net Major Adjustment Needed for GAAP
	Increases	Decreases	
None	-	-	-
Adjustments to Reconcile to GAAP Basis	-	-	-

	Expenditures		Net Major Adjustment Needed for GAAP
	Increases	Decreases	
Capital Outlay Expenditures	\$ -	\$ 25,304	\$ (25,304)
Change in Compensated Absences Incurred	16,680	-	16,680
Depreciation Expense	47,460	-	47,460
Adjustments to Reconcile to GAAP Basis	\$ 64,140	\$ 25,304	\$ 38,836

OTHER SUPPLEMENTARY INFORMATION



Cameron Appraisal District
Schedule of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended December 31, 2018

	Education & Public Relations
Additions	\$ -
<i>Total Additions</i>	-
Deductions	5,509
<i>Total Deductions</i>	5,509
<i>Change in Net Position</i>	(5,509)
<i>Net Position at Beginning of Period</i>	-
<i>Net Position at End of Period</i>	\$ (5,509)

Cameron Appraisal District
Schedule of Changes in Net Pension Liability and Related Ratios
Last 10 Years*
For the Year Ended December 31, 2018

	2017	2016
Total Net Pension Liability/(Asset)		
Service Cost	\$ 324,253	\$ 311,958
Interest (on the total pension liability)	1,051,892	968,278
Effect of Plan changes	-	-
Effect of Assumption changes or inputs	12,777	-
Effect of economic/demographic (gains) or losses	(40,421)	(14,937)
Benefit Payments, including Refunds of Employee Contributions	(430,990)	(378,717)
Net Change in Total Net Pension Liability/(Asset)	\$ 917,511	\$ 886,582
Net Pension Liability/(Asset) - Beginning	12,873,365	11,986,783
Total Net Pension Liability/(Asset) - Ending	\$ 13,790,876	\$ 12,873,365
 Plan Fiduciary Net Position		
Contributions - Employer	\$ 342,184	\$ 311,960
Contributions - Employee	175,351	163,575
Net Investment Income	1,714,941	802,494
Benefit Payments, including Refunds of Employee Contributions	(430,990)	(378,717)
Administrative Expense	(9,000)	(8,748)
Other	1,075	(24,704)
Net Change in Plan Fiduciary Net Position	\$ 1,793,561	\$ 865,860
Plan Fiduciary Net Position - Beginning	11,739,440	10,873,580
Plan Fiduciary Net Position - Ending	\$ 13,533,001	\$ 11,739,440
 Net Pension Liability/(Asset)	\$ 257,875	\$ 1,133,925
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	98.13%	91.19%
Covered Employee Payroll	\$ 2,505,008	\$ 2,336,781
Net Pension Liability/(Asset) as a Percentage of Covered Employee Payroll	10.29%	48.53%

*GASB 68 required 10 fiscal years of data (built prospectively) to be provided in this schedule most current year is displayed above. As information becomes available, it will be added to table.

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	59 - 64

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	65 - 78
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These schedules contain information to help the reader assess the District's most significant local revenue source.

Debt Capacity	79
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These schedules presents information to help the reader assess the affordability of the District's current levels of outstanding debts.

Demographic and Economic Information	80 - 81
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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	82 - 86
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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

	2018	2017	2016	2015	2014
Governmental Activities					
Net Investment in Capital Assets \$	249,788	\$ 271,944	\$ 302,151	\$ 330,277	\$ 334,034
Restricted	1,108,730	1,077,034	941,842	941,842	732,862
Unrestricted	1,107,568	1,152,562	1,292,355	959,265	887,424
Total Net Position	\$ 2,466,086	\$ 2,501,540	\$ 2,536,348	\$ 2,231,384	\$ 1,954,320

	2013	2012	2011	2010	2009
Governmental Activities					
Net Investment in Capital Assets \$	398,436	\$ 441,569	\$ 517,078	\$ 476,006	\$ 457,989
Restricted	642,590	625,000	625,000	-	-
Unrestricted	920,839	912,256	887,308	1,485,852	1,445,027
Total Net Position	\$ 1,961,865	\$ 1,978,825	\$ 2,029,386	\$ 1,961,858	\$ 1,903,016

Source: Financial Statements and Independent Auditor's Report
Statement of Net Position
2009-2018 Year Ends

Cameron Appraisal District
Changes In Net Position
Last Ten Fiscal Years

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Expenses					
Governmental Activities					
Appraisal Services	\$ 4,858,605	\$ 4,806,095	\$ 4,199,857	\$ 4,183,290	\$ 3,990,248
Total Governmental Activities Expenses	<u>4,858,605</u>	<u>4,806,095</u>	<u>4,199,857</u>	<u>4,183,290</u>	<u>3,990,248</u>
Program Revenues					
Governmental Activities					
Charges of Services:					
Assessments	<u>4,766,685</u>	<u>4,497,392</u>	<u>4,118,557</u>	<u>4,096,053</u>	<u>3,926,066</u>
Total Governmental Activities - Program Revenues	<u>4,766,685</u>	<u>4,497,392</u>	<u>4,118,557</u>	<u>4,096,053</u>	<u>3,926,066</u>
Total Net (Expense) Revenue					
Governmental Activities	(91,920)	(308,703)	(81,300)	(87,237)	(64,182)
General Revenues and Other					
Changes in Net Position					
Governmental Activities					
Interest Income	26,312	11,340	5,088	1,438	728
Miscellaneous Income	<u>23,398</u>	<u>20,362</u>	<u>27,914</u>	<u>40,831</u>	<u>57,015</u>
Total Governmental Activities	49,710	31,702	33,002	42,269	57,743
Special Items	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Change in Net Position					
Governmental Activities	<u>\$ (42,210)</u>	<u>\$ (277,001)</u>	<u>\$ (48,298)</u>	<u>\$ (44,968)</u>	<u>\$ (6,439)</u>

Source: Financial Statements and Independent Auditor's Report
Statement of Activities
2009-2018 Year Ends

<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ <u>3,553,735</u>	\$ <u>3,512,952</u>	\$ <u>3,502,537</u>	\$ <u>3,574,264</u>	\$ <u>3,547,693</u>
<u>3,553,735</u>	<u>3,512,952</u>	<u>3,502,537</u>	<u>3,574,264</u>	<u>3,547,693</u>
<u>3,491,505</u>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,537,522</u>	<u>3,365,741</u>
<u>3,491,505</u>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,537,522</u>	<u>3,365,741</u>
(62,230)	(69,633)	44,886	(36,742)	(181,952)
1,519	2,491	2,592	5,268	11,406
<u>43,751</u>	<u>56,285</u>	<u>20,049</u>	<u>35,470</u>	<u>23,305</u>
45,270	58,776	22,641	40,738	34,711
<u>-</u>	<u>-</u>	<u>-</u>	<u>54,757</u>	<u>-</u>
\$ <u><u>(16,960)</u></u>	\$ <u><u>(10,857)</u></u>	\$ <u><u>67,527</u></u>	\$ <u><u>58,753</u></u>	\$ <u><u>(147,241)</u></u>

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

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
General Fund					
PRE GASB 54					
Reserved Fund Balances	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved and Undesignated	-	-	-	-	-
POST GASB 54					
Committed:					
Building Improvements and Renovations	1,108,731	1,077,034	941,842	941,842	625,000
Assigned:					
General Reserve	867,709	867,709	867,709	867,709	867,709
Special Revenue Fund	-	-	-	-	-
Unassigned	<u>164,174</u>	<u>139,413</u>	<u>33,000</u>	<u>3</u>	<u>165,604</u>
Total General Fund	<u>\$ 2,140,614</u>	<u>\$ 2,084,156</u>	<u>\$ 1,842,551</u>	<u>\$ 1,809,554</u>	<u>\$ 1,658,313</u>

	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
PRE GASB 54					
General Fund					
Reserved Fund Balances	\$ -	\$ -	\$ -	\$ 1,492,709	\$ 1,441,619
Unreserved and Undesignated	-	-	-	40,090	47,593
POST GASB 54					
Committed:					
Building Improvements and Renovations	625,000	625,000	625,000	-	-
Assigned:					
General Reserve	867,709	926,242	907,415	-	-
Special Revenue Fund	-	386	386	-	-
Unassigned	<u>107,861</u>	<u>22,885</u>	<u>22,641</u>	<u>-</u>	<u>-</u>
Total General Fund	<u>\$ 1,600,570</u>	<u>\$ 1,574,513</u>	<u>\$ 1,555,442</u>	<u>\$ 1,532,799</u>	<u>\$ 1,489,212</u>

Balance Sheet - Governmental Funds 2009-2018
Per GASB 54 (Note 1) 2018

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

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Revenues					
Assessments from Tax Units	\$ 4,766,685	\$ 4,497,392	\$ 4,118,557	\$ 4,096,053	\$ 3,926,066
Interest Income	26,312	11,336	5,084	1,438	728
Miscellaneous Income	23,391	20,361	27,914	40,831	57,015
Total Revenues	<u>4,816,388</u>	<u>4,529,089</u>	<u>4,151,555</u>	<u>4,138,322</u>	<u>3,983,809</u>
Expenditures					
Appraisal Services	4,766,686	4,529,674	4,118,558	4,151,831	3,926,066
Debt Service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	<u>4,766,686</u>	<u>4,529,674</u>	<u>4,118,558</u>	<u>4,151,831</u>	<u>3,926,066</u>
Excess of Revenues Over (Under) Expenditures	49,702	(585)	32,997	(13,511)	57,743
Other Financing Sources					
Insurance Proceeds	-	-	-	-	-
Net Change in Fund Balance	<u>\$ 49,702</u>	<u>\$ (585)</u>	<u>\$ 32,997</u>	<u>\$ (13,511)</u>	<u>\$ 57,743</u>

Source: Financial Statements and Independent Auditor's Report
Statement of Revenues, Expenditures, and Changes in Fund Balances
2009-2018 Year Ends

	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$	3,491,505	\$ 3,443,319	\$ 3,547,423	\$ 3,537,522	\$ 3,365,741
	1,519	-	2,592	5,268	11,406
	43,751	-	20,049	35,470	23,305
	<u>3,536,775</u>	<u>3,443,319</u>	<u>3,570,064</u>	<u>3,578,260</u>	<u>3,400,452</u>
	3,510,332	3,443,319	3,547,423	3,593,017	3,401,576
	-	-	-	-	-
	-	-	-	-	-
	<u>3,510,332</u>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,593,017</u>	<u>3,401,576</u>
	26,443	-	22,641	(14,757)	(1,124)
	-	-	-	54,757	-
\$	<u>26,443</u>	<u>-</u>	<u>22,641</u>	<u>40,000</u>	<u>(1,124)</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	2018 Appraised Property (a)	2017 Appraised Property (a)
Commercial Real Property		
VHS HARLINGEN HOSPITAL COMPANY LLC	\$ 69,927,301	\$ 73,119,586
CBL SM BROWNSVILLE LLC	42,195,080	42,262,120
CBL/SUNRISE COMMONS LP	-	-
H E BUTT GROCERY CO	35,979,847	35,587,669
VHS BROWNSVILLE HOSPITAL COMPANY LLC	26,816,830	28,303,866
BOYER HARLINGEN LC	27,955,724	27,955,724
COLUMBIA VALLEY HEALTHCARE SYS LP	-	-
HMC REALTY LLC	-	-
WAL-MART STORES EAST INC	-	-
Total Commercial Real Property	<u>\$ 202,874,782</u>	<u>\$ 207,228,965</u>
Business Personal Property		
WAL-MART STORES INC	\$ 33,348,766	\$ 32,281,443
H E BUTT GROCERY CO	24,568,770	28,205,731
VHS HARLINGEN HOSPITAL COMPANY LLC	20,658,939	22,026,645
SAM'S EAST INC	-	-
HOME DEPOT USA INC	-	-
KEPPEL AMFELS	-	22,096,074
ESCO MARINE INC	-	-
HMC LIMITED	-	-
DILLARD'S INC	-	-
STRIPES LLC	-	27,891,568
TRANSMONTAIGNE PRODUCT SERVICE INC	-	-
7-ELEVEN INC	36,730,736	-
COLUMBIA VALLEY HEALTHCARE SYSTEMS LP	16,501,535	-
Total Business Personal Property	<u>\$ 131,808,746</u>	<u>\$ 132,501,461</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.

2016 Appraised Property (a)	2015 Appraised Property (a)	2014 Appraised Property (a)	2013 Appraised Property (a)
\$ 73,853,442	\$ 75,020,092	\$ 74,805,827	\$ 77,216,869
42,943,918	39,708,897	-	-
-	-	39,572,094	39,573,979
35,769,824	35,781,926	35,611,613	34,869,098
28,303,866	28,578,010	28,578,010	29,197,693
27,955,724	27,955,724	27,955,724	27,955,724
-	-	-	-
-	-	-	-
-	-	-	-
<u>\$ 208,826,774</u>	<u>\$ 207,044,649</u>	<u>\$ 206,523,268</u>	<u>\$ 208,813,363</u>
\$ 33,753,828	\$ 43,385,290	\$ 41,188,652	\$ 38,884,818
29,041,059	29,881,841	29,958,702	29,993,842
23,157,401	22,352,082	22,140,678	23,498,490
16,402,632	19,434,951	-	-
-	-	13,004,723	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
28,252,468	32,215,576	25,764,811	26,625,896
-	-	-	31,039,514
-	-	-	-
-	-	-	-
<u>\$ 130,607,388</u>	<u>\$ 147,269,740</u>	<u>\$ 132,057,566</u>	<u>\$ 150,042,560</u>

N/A- Information was not available.

Source: Cameron Appraisal District

2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)	2009 Appraised Property (a)
\$ 80,952,111	\$ -	\$ -	\$ -
-	-	-	-
39,599,366	37,663,352	37,798,983	37,883,063
33,997,259	33,381,280	29,837,144	29,971,001
30,265,723	-	-	-
27,955,724	-	-	-
-	27,835,162	27,844,994	29,957,816
-	23,852,478	24,502,011	25,227,692
-	22,228,022	22,646,633	22,602,525
<u>\$ 212,770,183</u>	<u>\$ 144,960,294</u>	<u>\$ 142,629,765</u>	<u>\$ 145,642,097</u>
\$ 39,719,875	\$ 38,985,082	\$ 38,074,653	\$ 39,373,919
24,755,558	25,156,255	22,217,270	22,518,570
21,111,118	-	-	-
-	-	-	-
14,663,058	17,191,006	16,299,081	17,721,369
-	-	-	16,500,000
-	-	-	12,918,536
-	11,237,491	12,044,897	-
-	-	-	-
21,086,483	19,982,802	19,226,324	-
-	-	-	-
-	-	-	-
-	-	-	-
<u>\$ 121,336,092</u>	<u>\$ 112,552,636</u>	<u>\$ 107,862,225</u>	<u>\$ 109,032,394</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	2018 Appraisal Property (a)	2017 Appraisal Property (a)	2016 Appraisal Property (a)
Industrial Real Property			
TITAN WHEEL INTERNATIONAL INC	\$ 15,055,738	\$ 15,055,738	\$ 14,862,216
FINSA/HAR-VEST II LTD	8,401,856	8,374,092	8,370,167
BIP NAFTA BUSINESS PARK I LTD PRT	-	-	-
RICH-SEAPAK CORP	-	-	-
KEPPEL AMFELS INC	10,904,314	10,904,314	10,904,314
TRICO TECHNOLOGIES	-	-	-
NAFTA DEVELOPMENT GROUP INC	-	-	-
FINSA/HAR-VEST LTD	6,544,744	6,523,195	6,529,006
PV NAFTA LLC	-	-	5,750,541
GLH LP C/O MARSHALL HOSEL	-	6,400,084	-
VALLEY CROSSING PIPELINE LLC	25,000,000	-	-
Total Industrial Real Property	<u>\$ 65,906,652</u>	<u>\$ 47,257,423</u>	<u>\$ 46,416,244</u>
Industrial Personal Property			
DELPHI ELECTRONIC & SAFETY	\$ -	\$ -	\$ -
RICH-SEAPAK CORP	16,410,145	-	-
TRICO PRODUCTS CORP	32,868,757	42,090,479	33,365,715
PANASONIC AUTOMOTIVE ELECTRONICS	106,114,227	81,717,175	103,190,524
TRANSMONTAIGNE PRODUCT, INC	-	19,246,221	21,049,020
TRANSMONTAIGNE OPERATING COMPANY LP	16,518,859	-	-
UNITED LAUNCH ALLIANCE LLC	-	-	-
LOCKHEED MARTIN	-	-	-
DYNASOL LLC	-	-	-
GLH LP	-	36,383,050	58,007,000
KEPPEL AMFELS	20,746,780	-	22,218,899
COMCAST CORPORATION	-	-	-
GLH LP C/O Marshall Hosel	-	72,291,496	-
Total Industrial Personal Property	<u>\$ 192,658,768</u>	<u>\$ 251,728,421</u>	<u>\$ 237,831,158</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

	2015 Appraisal Property (a)	2014 Appraisal Property (a)	2013 Appraised Property (a)	2012 Appraised Property (a)
\$	14,723,395	\$ 16,724,790	\$ 16,724,790	\$ 13,083,032
	8,369,426	8,241,102	8,241,102	11,398,508
	-	-	-	-
	-	-	-	-
	10,904,314	10,904,314	11,191,853	8,083,836
	-	-	-	-
	-	-	-	-
	6,529,006	6,529,006	6,529,006	6,529,006
	5,750,541	5,750,541	6,401,085	6,401,085
	-	-	-	-
	-	-	-	-
\$	<u>46,276,682</u>	<u>\$ 48,149,753</u>	<u>\$ 49,087,836</u>	<u>\$ 45,495,467</u>
\$	-	\$ -	\$ -	\$ -
	-	-	-	-
	34,638,772	31,931,089	26,327,201	31,918,780
	111,476,103	83,394,789	101,146,190	30,011,943
	-	24,192,283	-	33,261,405
	-	-	-	-
	-	-	-	38,271,757
	-	-	-	-
	-	-	-	-
	42,509,215	39,746,878	47,948,479	25,518,294
	23,845,172	-	27,547,333	-
	31,977,276	46,784,056	60,504,605	-
	-	-	-	-
\$	<u>244,446,538</u>	<u>\$ 226,049,095</u>	<u>\$ 263,473,808</u>	<u>\$ 158,982,179</u>

	2011 Appraised Property (a)	2010 Appraised Property (a)	2009 Appraised Property (a)
\$	13,083,032	\$ 13,083,032	\$ 13,083,032
	-	-	-
	7,308,000	8,157,236	8,232,507
	7,095,778	7,434,810	7,434,810
	8,083,836	8,083,836	8,000,000
	-	-	-
	-	-	-
	8,527,185	8,483,226	8,518,024
	-	-	-
	-	-	-
	-	-	-
\$	<u>44,097,831</u>	<u>\$ 45,242,140</u>	<u>\$ 45,268,373</u>
\$	-	\$ -	\$ 35,444,674
	-	25,137,037	-
	33,508,461	26,888,876	29,364,128
	23,086,281	-	-
	32,405,667	23,613,397	20,544,298
	38,271,757	35,148,338	24,844,244
	-	-	-
	-	-	20,385,122
	30,125,479	24,331,532	-
	-	-	-
	-	-	-
	-	-	-
\$	<u>157,397,645</u>	<u>\$ 135,119,180</u>	<u>\$ 130,582,466</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	2018 Appraisal Property (a)	2017 Appraisal Property (a)	2016 Appraisal Property (a)
Minerals			
SANCHEZ OIL & GAS CORP	\$ 12,800	\$ 123,990	\$ -
RINCON PETROLEUM CORP	-		272,410
SANCHEZ O&G EMPLOYEES ROYALTY	-	13,860	49,010
FAULCONER VERNON E	168,690	156,370	99,030
GOODRICH VIRGINIA	-	-	-
ROSETTA RESOURCES OPERATING	-	-	-
EOG RESOURCES	-	-	-
PINNACLE OPERATING COMPANY INC	-	-	-
RIO GRANDE ROYALTY CO INC	-	298,330	-
NEW AGE ENERGY-RI/ORRI	-	-	13,500
CRAIN RESOURCES LTD	14,960	-	-
GRIFFITH MINERAL PARTNERS	14,620	-	-
RIO GRANDE ROYALTY COMPANY INC	-	-	-
HIJO JUAN INVESTMENTS	-	47,320	31,490
SNYDER JIM	-	-	-
DALLAS PETROLEUM GROUP	109,970	-	-
Total Minerals	<u>\$ 321,040</u>	<u>\$ 639,870</u>	<u>\$ 465,440</u>
Utilities			
AEP TEXAS CENTRAL CO	\$ -	\$ 193,731,420	\$ 163,924,690
AEP TEXAS INC	224,757,090	-	-
SOUTHWESTERN BELL TELE	-	-	31,889,590
UNION PACIFIC RR CO	65,495,340	55,149,044	50,722,644
TWE-ADVANCED/NEWHOUSE PRTNSHIP	-	-	-
MAGIC VALLEY ELEC COOP	-	-	-
LOS VIENTOS WINDPOWER LLC	-	45,812,410	48,414,790
TIME WARNER CABLE TEXAS LLC	-	-	-
AT&T MOBILITY LLC	-	-	-
CROSS VALLEY PROJECT ENTITY	-	-	46,485,990
SAN ROMAN WIND I LLC	122,312,910	132,332,360	-
SHARYLAND UTILITIES LP	59,629,160	57,940,290	-
VALLEY CROSSING PIPELINE LLC	54,237,680	-	-
Total Utilities	<u>\$ 526,432,180</u>	<u>\$ 484,965,524</u>	<u>\$ 341,437,704</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.

2015 Appraisal Property (a)	2014 Appraisal Property (a)	2013 Appraised Property (a)	2012 Appraised Property (a)
\$ -	\$ -	\$ 296,490	\$ 2,284,980
1,053,920	1,070,680	520,770	782,330
-	-	36,770	140,890
113,240	21,970	40,430	119,480
-	-	-	72,840
-	-	-	-
-	-	-	-
-	-	-	-
33,740	31,910	-	-
13,030	-	-	-
-	-	-	-
-	-	-	-
78,720	74,460	24,460	-
-	3,990	-	-
-	-	-	-
<u>\$ 1,292,650</u>	<u>\$ 1,203,010</u>	<u>\$ 918,920</u>	<u>\$ 3,400,520</u>

\$ 169,435,532	\$ 152,281,356	\$ 132,876,501	\$ 108,339,385
-	-	-	-
30,147,330	33,904,150	36,693,510	38,237,900
47,157,724	42,827,010	38,340,340	34,433,140
-	-	-	15,479,090
-	-	-	12,828,887
52,818,190	50,020,650	72,683,960	-
15,161,630	-	16,045,850	-
-	15,295,950	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<u>\$ 314,720,406</u>	<u>\$ 294,329,116</u>	<u>\$ 296,640,161</u>	<u>\$ 209,318,402</u>

N/A- Information was not available.
Source: Cameron Appraisal District

2011 Appraised Property (a)	2010 Appraised Property (a)	2009 Appraised Property (a)
\$ -	\$ -	\$ -
698,350	1,131,290	-
-	-	-
252,140	333,720	261,250
-	-	-
-	-	14,100
30,210	43,930	-
-	-	11,700
22,660	32,950	-
22,660	32,950	-
-	-	15,440
-	-	15,090
-	-	-
-	-	-
-	-	-
-	-	-
<u>\$ 1,026,020</u>	<u>\$ 1,574,840</u>	<u>\$ 317,580</u>

\$ 102,622,243	\$ 111,829,750	\$ 99,410,550
-	-	-
47,941,560	53,745,560	62,629,070
32,080,510	28,147,250	25,494,010
17,645,560	22,172,580	20,802,700
12,608,601	12,343,320	13,020,056
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
<u>\$ 212,898,474</u>	<u>\$ 228,238,460</u>	<u>\$ 221,356,386</u>

Cameron Appraisal District

Revenue Base Last Ten Fiscal Years (Unaudited)

Taxing Entity	2018		2017		2016	
	2017 Tax Levy	Levy %	2016 Tax Levy	Levy %	2015 Tax Levy	Levy %
Cameron County	\$ 73,952,498	18.16%	\$ 70,898,567	18.30%	\$ 66,935,094	18.19%
Brownsville I.S.D.	70,330,581	17.27%	62,358,030	16.10%	59,728,676	16.23%
Harlingen I.S.D.	45,534,965	11.18%	43,901,968	11.33%	43,920,292	11.94%
City of Brownsville	44,731,956	10.98%	43,506,231	11.23%	41,470,225	11.27%
Point Isabel I.S.D.	38,379,898	9.42%	37,773,788	9.75%	37,737,477	10.26%
Los Fresnos I.S.D.	20,601,248	5.06%	19,265,825	4.97%	18,479,757	5.02%
TX Southmost College Dist	19,599,287	4.81%	18,909,751	4.88%	18,505,787	5.03%
City of Harlingen	18,358,754	4.51%	17,782,161	4.59%	17,338,438	4.71%
San Benito I.S.D.	13,003,969	3.19%	12,329,817	3.18%	11,587,007	3.15%
South Texas I.S.D.	9,144,589	2.25%	8,969,695	2.32%	8,510,294	2.31%
City of South Padre Island	7,895,605	1.94%	7,560,715	1.95%	7,019,460	1.91%
La Feria I.S.D.	5,273,946	1.30%	5,152,333	1.33%	4,791,597	1.30%
City of San Benito	4,835,891	1.19%	4,654,608	1.20%	4,518,556	1.23%
Rio Hondo I.S.D.	4,194,867	1.03%	3,890,758	1.00%	3,458,451	0.94%
CC Emergency Dist #1	3,128,307	0.77%	3,335,082	0.86%	3,039,085	0.83%
Brownsville Navigation Dist	2,958,767	0.73%	2,964,406	0.77%	3,108,781	0.84%
SBCC Drainage Dist #3	2,853,263	0.70%	2,729,550	0.70%	2,643,841	0.72%
CC Drainage Dist #5	2,474,479	0.61%	2,398,432	0.62%	2,275,545	0.62%
City of Port Isabel	1,947,844	0.48%	1,952,877	0.50%	1,922,028	0.52%
City of Los Fresnos	1,788,469	0.44%	1,709,824	0.44%	1,557,757	0.42%
CC Drainage Dist #1	1,778,526	0.44%	1,624,149	0.42%	1,552,390	0.42%
City of La Feria	1,637,465	0.40%	1,451,488	0.37%	1,433,575	0.39%
Laguna Madre Water Dist	1,452,755	0.36%	1,449,738	0.37%	1,293,400	0.35%
Port of Harlingen	1,274,371	0.31%	1,204,975	0.31%	-	0.00%
Santa Rosa I.S.D.	1,211,137	0.30%	1,162,364	0.30%	1,119,377	0.30%
Town of Rancho Viejo	1,150,543	0.28%	1,127,872	0.29%	998,652	0.27%
Town of Laguna Vista	1,054,106	0.26%	993,853	0.26%	948,437	0.26%
Valley Mud #2	1,015,632	0.25%	991,690	0.26%	978,643	0.27%
Santa Maria I.S.D.	843,333	0.21%	758,965	0.20%	529,101	0.14%
City of Primera	778,039	0.19%	735,563	0.19%	696,587	0.19%
City of Combes	647,643	0.16%	632,470	0.16%	587,046	0.16%
Town of Palm Valley	569,573	0.14%	555,708	0.14%	490,514	0.13%
City of Rio Hondo	540,733	0.13%	524,749	0.14%	521,845	0.14%
Paseo de la Resaca #2	540,012	0.13%	485,109	0.13%	497,126	0.14%
Paseo de la Resaca #3	440,323	0.11%	438,466	0.11%	432,044	0.12%
City of Santa Rosa	316,635	0.08%	305,737	0.08%	298,652	0.08%
Paseo de la Resaca #1	296,209	0.07%	273,251	0.07%	230,870	0.06%
City of Los Indios	293,464	0.07%	266,581	0.07%	255,823	0.07%
Lyford ISD	142,559	0.04%	120,824	0.03%	112,869	0.03%
City of Bayview	120,453	0.03%	99,294	0.03%	98,430	0.03%
Town of Indian Lake	100,581	0.02%	60,532	0.02%	49,336	0.01%
CC Drainage Dist #4	60,074	0.01%	14,813	0.00%	157,500	0.04%
Palm Valley Est Utility Dist.		0.00%		0.00%		0.00%
	<u>\$ 407,253,349</u>	<u>100.00%</u>	<u>\$ 387,322,609</u>	<u>100.00%</u>	<u>\$ 371,830,365</u>	<u>100.00%</u>

N/A- Information was not available.

Source: Cameron Appraisal District

2015		2014		2013		2012	
2014 Tax Levy	Levy %	2013 Tax Levy	Levy %	2012 Tax Levy	Levy %	2011 Tax Levy	Levy %
\$ 66,138,187	17.97%	\$ 63,298,545	17.50%	\$ 61,408,831	17.59%	\$ 59,761,902	17.03%
61,793,473	16.79%	60,188,474	16.64%	55,837,551	15.99%	54,109,128	16.22%
40,202,688	10.93%	39,532,268	10.93%	38,804,954	11.11%	36,855,317	11.08%
41,342,691	11.24%	40,432,488	11.18%	39,097,909	11.20%	37,742,600	10.62%
38,041,653	10.34%	39,365,757	10.88%	39,481,160	11.31%	39,764,246	11.93%
17,593,494	4.78%	16,823,027	4.65%	16,023,200	4.59%	15,009,452	4.44%
18,373,386	4.99%	18,122,935	5.01%	17,764,776	5.09%	17,462,677	5.18%
17,050,974	4.63%	16,859,420	4.66%	16,572,177	4.75%	15,845,781	4.75%
11,535,894	3.14%	11,201,722	3.10%	10,915,212	3.13%	10,703,640	3.28%
8,406,537	2.28%	8,342,860	2.31%	8,104,287	2.32%	7,886,897	2.36%
6,562,995	1.78%	6,525,325	1.80%	6,536,940	1.87%	6,516,272	1.91%
4,835,123	1.31%	4,658,092	1.29%	4,578,815	1.31%	4,364,225	1.39%
4,358,018	1.18%	4,295,533	1.19%	4,197,708	1.20%	3,966,356	1.19%
3,463,012	0.94%	3,985,215	1.10%	2,913,941	0.83%	2,713,382	0.80%
2,918,022	0.79%	2,968,655	0.82%	2,827,274	0.81%	2,758,429	0.83%
3,166,615	0.86%	3,168,492	0.88%	3,218,177	0.92%	3,225,287	0.98%
2,595,770	0.71%	2,480,012	0.69%	2,452,655	0.70%	2,230,055	0.68%
2,255,593	0.61%	2,179,126	0.60%	2,130,753	0.61%	2,062,011	0.60%
1,888,470	0.51%	1,890,032	0.52%	1,869,538	0.54%	1,845,147	0.58%
1,478,084	0.40%	1,454,658	0.40%	1,439,322	0.41%	1,411,438	0.42%
1,397,762	0.38%	1,302,018	0.36%	1,261,963	0.36%	1,250,263	0.38%
2,615,447	0.71%	2,672,528	0.74%	2,697,795	0.77%	2,708,116	0.80%
1,200,831	0.33%	1,146,647	0.32%	1,070,759	0.31%	1,059,183	0.32%
-	0.00%	-	0.00%	-	0.00%	-	0.00%
1,055,163	0.29%	978,964	0.27%	956,200	0.27%	928,238	0.28%
969,871	0.26%	881,576	0.24%	864,792	0.25%	846,720	0.24%
926,365	0.25%	935,868	0.26%	933,105	0.27%	919,435	0.27%
972,216	0.26%	967,576	0.27%	989,659	0.28%	992,941	0.27%
536,911	0.15%	524,028	0.14%	518,283	0.15%	496,392	0.15%
674,152	0.18%	640,236	0.18%	637,810	0.18%	636,182	0.18%
576,167	0.16%	565,932	0.16%	436,340	0.12%	379,906	0.11%
454,358	0.12%	444,702	0.12%	453,204	0.13%	428,644	0.12%
521,438	0.14%	483,139	0.13%	481,892	0.14%	477,501	0.14%
493,785	0.13%	475,898	0.13%	474,151	0.14%	472,348	0.14%
417,275	0.11%	400,637	0.11%	398,201	0.11%	383,621	0.11%
299,960	0.08%	295,872	0.08%	281,751	0.08%	272,694	0.08%
230,769	0.06%	212,037	0.06%	209,728	0.06%	208,591	0.06%
224,552	0.06%	729,766	0.20%	-	0.00%	-	0.01%
104,984	0.03%	105,315	0.03%	104,645	0.03%	97,031	0.03%
97,173	0.03%	94,429	0.03%	91,118	0.03%	89,603	0.03%
48,035	0.01%	46,519	0.01%	45,042	0.01%	42,372	0.01%
135,192	0.04%	106,349	0.03%	113,110	0.03%	95,902	0.03%
-	0.00%	-	0.00%	-	0.00%	-	0.00%
<u>\$ 367,953,085</u>	<u>100.00%</u>	<u>\$ 361,782,672</u>	<u>100.00%</u>	<u>\$ 349,194,728</u>	<u>100.00%</u>	<u>\$ 339,019,925</u>	<u>100.00%</u>

2011			2010		2009	
2010 Tax	Levy		2009 Tax	Levy	2008 Tax	Levy
Levy	%		Levy	%	Levy	%
\$ 56,288,599	17.03%		\$ 55,298,963	17.23%	\$ 53,738,393	17.01%
53,617,610	16.22%		53,382,448	16.64%	52,931,405	16.76%
36,618,546	11.08%		33,714,729	10.51%	33,135,679	10.49%
35,110,210	10.62%		34,741,468	10.83%	34,308,303	10.86%
39,443,890	11.93%		36,902,522	11.50%	37,210,277	11.78%
14,664,868	4.44%		13,974,909	4.36%	13,752,228	4.35%
17,119,086	5.18%		16,701,520	5.21%	16,647,944	5.27%
15,696,199	4.75%		15,677,296	4.89%	14,988,796	4.75%
10,850,966	3.28%		10,298,051	3.21%	9,851,473	3.12%
7,816,816	2.36%		7,708,248	2.40%	7,692,573	2.44%
6,303,337	1.91%		5,946,300	1.85%	5,944,245	1.88%
4,587,458	1.39%		4,676,943	1.46%	4,319,891	1.37%
3,918,836	1.19%		3,852,062	1.20%	3,703,826	1.17%
2,658,837	0.80%		2,688,975	0.84%	2,629,696	0.83%
2,751,837	0.83%		2,692,797	0.84%	2,761,388	0.87%
3,236,988	0.98%		3,242,632	1.01%	3,229,690	1.02%
2,236,974	0.68%		2,199,392	0.69%	2,148,904	0.68%
1,982,101	0.60%		1,955,256	0.61%	1,922,516	0.61%
1,930,162	0.58%		1,818,129	0.57%	1,785,856	0.57%
1,385,343	0.42%		1,367,661	0.43%	1,354,118	0.43%
1,243,364	0.38%		1,249,769	0.39%	1,225,157	0.39%
2,645,971	0.80%		2,524,399	0.79%	2,529,510	0.80%
1,043,186	0.32%		1,007,521	0.31%	1,025,915	0.32%
-	0.00%		N/A	0.00%	N/A	0.00%
909,488	0.28%		879,946	0.27%	811,693	0.26%
780,816	0.24%		764,303	0.24%	744,956	0.24%
908,682	0.27%		891,004	0.28%	900,007	0.28%
900,878	0.27%		898,015	0.28%	866,017	0.27%
496,912	0.15%		468,139	0.15%	449,283	0.14%
587,750	0.18%		576,475	0.18%	559,297	0.18%
354,329	0.11%		334,038	0.10%	300,302	0.10%
396,365	0.12%		409,324	0.13%	402,014	0.13%
475,521	0.14%		469,817	0.15%	472,580	0.15%
467,495	0.14%		430,740	0.13%	402,733	0.13%
362,724	0.11%		365,152	0.11%	369,865	0.12%
260,200	0.08%		263,362	0.08%	256,019	0.08%
191,611	0.06%		178,196	0.06%	172,919	0.05%
-	0.00%		-	0.00%	-	0.00%
96,694	0.03%		92,556	0.03%	90,736	0.03%
84,959	0.03%		94,207	0.03%	92,657	0.03%
40,839	0.01%		40,591	0.01%	39,356	0.01%
101,085	0.03%		86,607	0.03%	76,166	0.02%
-	0.00%		N/A	0.00%	N/A	0.00%
<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>

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

Payor	2018		2017		2016		2015		2014	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Cameron County	\$ 877,604	1	\$ 823,237	1	\$ 784,995	1	\$ 764,208	1	\$ 715,744	1
Brownsville I.S.D.	834,622	2	724,070	2	700,487	2	714,009	2	680,574	2
Harlingen I.S.D.	540,369	3	509,767	3	515,089	3	464,533	4	447,007	5
City of Brownsville	530,840	4	505,172	4	486,355	4	477,705	3	457,186	4
Point Isabel I.S.D.	455,459	5	438,610	5	442,578	5	439,562	5	445,124	3
Los Fresnos I.S.D.	244,478	7	223,705	7	216,727	7	203,289	7	190,224	8
TX Southmost College Dist	232,587	6	219,570	6	217,033	6	212,300	6	204,923	6
City of Harlingen	217,866	8	206,477	8	203,342	8	197,020	8	190,636	7
San Benito I.S.D.	154,320	9	143,168	9	135,890	9	133,295	9	126,662	9
South Texas I.S.D.	108,520	10	104,152	10	99,807	10	94,336	10	94,336	10

Payor	2013		2012		2011		2010		2009	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Brownsville I.S.D.	\$ 638,126	1	\$ 614,416	1	\$ 609,414	2	\$ 604,162	2	\$ 599,530	2
Cameron County	580,232	2	556,299	2	580,497	1	625,851	1	590,527	1
Harlingen I.S.D.	403,239	5	378,912	5	427,044	3	381,570	5	415,135	3
Point Isabel I.S.D.	406,283	4	408,819	3	380,124	4	417,648	3	382,759	4
City of Brownsville	410,266	3	388,034	4	396,455	5	393,190	4	369,677	5
City of Harlingen	166,504	8	162,911	7	185,342	6	177,429	6	185,732	6
Los Fresnos I.S.D.	184,601	6	154,313	8	169,937	7	158,163	7	167,222	7
TX Southmost College Dist	172,209	7	179,535	6	158,771	8	189,021	8	153,426	8
San Benito I.S.D.	113,425	9	110,045	9	117,479	9	116,549	9	109,907	9
South Texas I.S.D.	84,215	10	81,086	10	84,630	10	87,239	10	85,822	10

Source: Cameron Appraisal District

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

<u>Payor Type</u>	<u>2018</u> <u>Assessments</u>	<u>2017</u> <u>Assessments</u>	<u>2016</u> <u>Assessments</u>	<u>2015</u> <u>Assessments</u>	<u>2014</u> <u>Assessments</u>
Municipalities and Cities	\$ 1,029,685	\$ 972,902	\$ 939,308	\$ 908,978	\$ 877,536
School Districts	2,476,209	2,270,957	2,228,513	2,167,665	2,099,858
County	877,604	823,237	784,995	764,208	715,744
MUD	27,201	26,634	25,446	24,242	23,486
Water Districts	17,240	16,854	16,813	30,221	30,219
Drainage Districts	85,044	80,100	76,541	73,691	69,656
Emergency Districts	37,124	38,725	35,642	33,717	33,568
Special Districts	50,235	48,413	36,459	36,589	35,827
Other	232,587	219,570	217,033	212,300	204,923
	<u>\$ 4,832,929</u>	<u>\$ 4,497,392</u>	<u>\$ 4,360,750</u>	<u>\$ 4,251,611</u>	<u>\$ 4,090,817</u>

<u>Payor Type</u>	<u>2013</u> <u>Assessments</u>	<u>2012</u> <u>Assessments</u>	<u>2011</u> <u>Assessments</u>	<u>2010</u> <u>Assessments</u>	<u>2009</u> <u>Assessments</u>
Municipalities and Cities	\$ 778,288	\$ 744,620	\$ 749,041	\$ 771,078	\$ 743,961
School Districts	1,852,238	1,777,871	1,859,650	1,864,933	1,816,945
County	638,126	614,416	609,414	625,851	599,530
MUD	21,471	20,608	20,873	21,831	21,508
Water Districts	28,034	27,842	28,647	28,570	28,220
Drainage Districts	63,054	59,074	61,119	62,959	60,968
Emergency Districts	29,379	28,360	29,793	30,476	30,807
Special Districts	33,441	33,159	35,046	36,699	36,032
Other	184,601	179,535	185,342	189,021	185,732
	<u>\$ 3,628,632</u>	<u>\$ 3,485,485</u>	<u>\$ 3,578,925</u>	<u>\$ 3,631,418</u>	<u>\$ 3,523,703</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>
2017	\$ -	\$ -	\$ -	-	\$ -
2016	-	-	-	41	-
2015	-	-	-	41	-
2014	-	-	-	41	-
2013	-	-	-	40	-
2012	-	-	-	40	-
2011	-	-	-	40	-
2010	-	-	-	40	-
2009	-	-	-	40	-
2008	-	-	-	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)
2018	\$ n/a	\$ n/a	\$ n/a	7.060%
2017	423,725	n/a	n/a	7.060%
2016	422,135	36,587	27,055	7.204%
2015	419,893	34,044	26,826	7.121%
2014	419,191	33,179	25,211	8.333%
2013	417,260	32,640	24,317	9.914%
2012	415,445	32,190	23,921	10.308%
2011	412,937	32,280	23,297	11.488%
2010	406,220	31,720	22,678	11.179%
2009	396,371	28,855	21,865	9.720%

N/A - 2018 data has not been updated; therefore, Information was not available.
Source: U.S. Bureau of Economic Analysis - 2017

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	2018	Rank	2017	Rank	2016	Rank	2015	Rank	2014	Rank	2013	Rank
HCISD	3331	1	3321		n/a		3321	3	3321	3	1,684	5
VBMC	3234	2	3234		n/a		3971	2	3971	2	3,972	2
SBCISD	1637	3	1634	1	1634	1	-	-	-	-	-	-
ADVANCED CALL CENTERS	885	4	n/a		n/a		-	-	-	-	-	-
HEB	827	5	212	4	212	4	1582	8	1582	8	-	-
UNITED HEALTH CARE SERVICES	737	6	-	-	-	-	-	-	-	-	-	-
DISH NETWORK	691	7	833		-	-	-	-	-	-	-	-
RIO GRANDE STATE CENTER	610	8	-	-	-	-	-	-	-	-	-	-
BEE FIRST PRIMARY HOME CARE	600	9	-	-	-	-	-	-	-	-	-	-
CITY OF HARLINGEN	596	10	-	-	-	-	-	-	-	-	-	-
WAL-MART	565		268	3	368	3	1784	5	1784	5	1,055	10
HARLINGEN MEDICAL CENTER	559		-	-	-	-	-	-	-	-	-	-
VICKI ROY	457		975		-	-	-	-	-	-	-	-
SOUTHWEST KEY	370		367	2	367	2	-	-	-	-	-	-
CITY OF SAN BENITO	194		184	5	166	5	-	-	-	-	-	-
CAMERON COUNTY-San Benito Annex	154		151	6	151	6	-	-	-	-	-	-
IDEA ACADEMY	125		128	8	128	8	-	-	-	-	-	-
GILLMAN CHEVROLET/HONDA	83		85	9	85	9	-	-	-	-	-	-
SAN BENITO MEDICAL ASSOCIATES	61		65	10	65	10	-	-	-	-	-	-
BISD	n/a		n/a		n/a		7670	1	7670	1	7,708	1
UT-BROWNSVILLE/RGV	n/a		n/a		n/a		1734	6	1734	6	1,625	6
CAMERON CNTY	n/a		n/a		n/a		1950	4	1950	4	2,040	4
AMFELS	n/a		n/a		n/a		1650	7	1650	7	1,400	7
CITY OF BROWNSVILLE	n/a		n/a		n/a		1227	10	1227	10	1,200	8
ABUNDANT LIFE	n/a		n/a		n/a		1300	9	1300	9	1,200	9
NINO's HEAD START	-	-	137	7	137	7	-	-	-	-	-	-
CONVERGYS	n/a	-	-	-	-	-	-	-	-	-	-	-
STRIPES LTD	-	-	-	-	-	-	-	-	-	-	-	-
FEDERAL GOVERNMENT	-	-	-	-	-	-	-	-	-	-	-	-
CARING FOR YOU	-	-	-	-	-	-	-	-	-	-	2,635	3

	2012	Rank	2011	Rank	2010	Rank	2009	Rank
BISD	7,708	1	7,434	1	7,434	1	7,300	1
HCISD	2,848	2	2,848	2	2,675	3	2,400	6
VBMC	2,668	3	2,647	3	2,931	2	3,000	2
UT-BROWNSVILLE	2,343	4	2,386	4	2,386	4	2,264	8
CAMERON CNTY	2,040	5	2,076	5	2,076	5	1,750	9
CITY OF BROWNSVILLE	1,600	6	1,178	9	1,178	9	-	-
WAL-MART	1,567	7	1,511	8	1,608	7	2,800	4
CONVERGYS	1,511	8	-	-	1,000	10	-	-
VBMC	1,250	9	-	-	-	-	-	-
AMFELS	1,200	10	1,695	6	1,695	6	2,361	7
HEB	-	-	1,552	7	1,521	8	3,000	3
HCISD	-	-	-	-	-	-	-	-
VICKI ROY	-	-	-	-	-	-	-	-
DISH NETWORK	-	-	1,036.00	10	-	-	-	-
SBCISD	-	-	-	-	-	-	1,700	10
STRIPES LTD	-	-	-	-	-	-	-	-
FEDERAL GOVERNMENT	-	-	-	-	-	-	2,600	5

N/A - 2018 data has not been updated; therefore, Information was not available.

Source: San Benito Chamber of Commerce & Harlinge Chamber of Commerce - 2018 Only

Source: San Benito Chamber of Commerce - 2017 & 2016 - only

Source: Brownsville Chamber of Commerce - 2015 - 2017 data has not been updated

Source: Harlingen Chamber of Commerce - 2015 - 2017 data has not been updated

OPERATING INFORMATION



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

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
Number of full time equivalent positions:										
Administration services	7	7	7	8	7	7	7	7	7	7
Appraisal services	32	30	28	28	27	25	25	25	25	25
Support Staff/Other	18	18	18	18	18	18	18	18	18	18
Geographic Information Systems	3	3	3	3	3	3	3	3	3	3
Information systems	3	3	3	3	3	3	3	3	3	3
Total regular positions	<u>63</u>	<u>61</u>	<u>59</u>	<u>60</u>	<u>58</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</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	2018	2017	2016
Appraisal:			
Appraisal value (in thousand \$	21,927,827,199 \$	21,032,192,529 \$	20,419,943,273
Number of parcels	210,078	208,736	207,484
Accounts appraised	210,078	208,736	207,484
Appraisal review board meml	7	12	12
Taxing entities	41	41	41
Informal hearings	7,991	7,326	6,158
Formal hearings	923	1,221	1,453
Full notices mailed - real prop	86,159	100,878	71,406
Accounts:			
Residential accounts	125,536	124,070	123,144
Commercial accounts	29,070	28,794	28,291
Mobile home accounts	7,014	6,904	6,916
Leased equipment - multi-loc	1,287	1,255	1,238
Leased vehicle - multi-locatio	327	317	300
Mineral accounts	234	220	222
District accounts	1,119	1,107	1,105
Exemptions:			
Homestead	62,046	61,330	61,633
Over 65	24,767	23,950	23,402
Disabled veterans	3,625	3,299	3,067
Disabled residential homeste:	2,618	2,720	2,890
Abatements	5	3	4
Absolute	11,878	12,011	11,903
Freeport	128	121	114

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

	2015	2014	2013	2012
\$	19,580,466,956	\$ 19,115,461,169	\$ 18,854,108,965	\$ 18,363,661,346
	210,015	208,991	208,209	207,002
	210,015	208,991	208,209	207,002
	12	12	12	12
	41	41	40	40
	6,641	5,515	5,222	6,026
	1,318	1,518	1,456	1,530
	59,684	55,045	46,027	50,908
	121,635	119,821	118,112	116,014
	27,929	27,728	27,597	17,923
	6,951	6,962	6,968	6,909
	1,212	1,242	1,195	1,134
	332	349	327	328
	257	263	264	264
	1,092	1,093	1,087	1,052
	61,184	60,083	60,277	59,652
	22,447	21,349	20,741	20,223
	2,729	2,383	2,208	2,004
	3,129	3,061	3,141	3,000
	4	3	3	0
	11,768	11,663	11,694	11,405
	120	117	131	120

	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$	18,022,428,910	\$ 17,807,316,711	\$ 17,651,379,798
	205,753	204,844	203,261
	205,753	204,844	203,261
	12	12	12
	40	40	40
	7,030	7,280	6,494
	1,487	1,770	1,565
	179,452	177,401	179,546
	113,532	111,765	109,927
	17,467	17,113	16,893
	6,848	6,681	6,714
	1,043	1,031	1,080
	293	295	297
	75	75	47
	1,046	1,053	1,038
	58,952	58,659	58,398
	19,494	19,151	18,885
	1,881	1,817	1,684
	2,955	2,962	2,975
	4	5	2
	11,205	10,881	10,796
	117	118	128

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

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</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>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</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





208 W. Ferguson Unit #1 • Pharr, Texas 78577

Tel: (956) 787-9909 • Fax: (956) 787-3067

Email: org110n@aol.com

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, the aggregate remaining fund information of Cameron Appraisal District, as of and for the year ended December 31, 2018, 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 April 11, 2019.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered 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 the 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

April 11, 2019

CAMERON APPRAISAL DISTRICT
Schedule Of Findings And Responses
Year Ended December 31, 2018

FINDINGS: NONE