

**Cameron Appraisal  
District**

**San Benito, Texas**

**Comprehensive Annual  
Financial Report**

**For Year Ended  
December 31, 2019**

**CAMERON APPRAISAL DISTRICT**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**YEAR ENDED DECEMBER 31, 2019**

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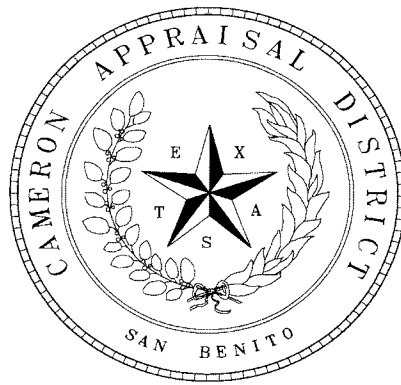
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**CAMERON APPRAISAL DISTRICT**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**YEAR ENDED DECEMBER 31, 2019**

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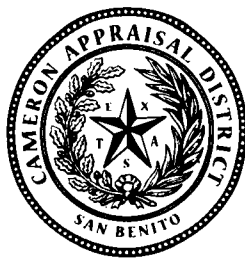
# INTRODUCTORY SECTION





# CAMERON APPRAISAL DISTRICT

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**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 20, 2020

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, 2019, 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 measured 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 & Associates, PLLC has audited the financial statements and related notes. The goal of the independent audit was to provide reasonable assurance that the District's financial statements, for the year ended December 31, 2019, 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, 2019, 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 66<sup>th</sup> Texas Legislature in 1979, The 1979 codification established one appraisal district in each of the state's 254 counties, with the exception of Potter and Randall Counties that are combined for one appraisal district, for the purpose of discovering and appraising property for *ad valorem* tax purposes for each tax unit within the boundaries of the appraisal district. The District, the fifteenth largest in the state, serves 41 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; 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 41 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 90<sup>th</sup> 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 as 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 158516 in the year 2019, a percent change of 44.50% since 2000. We recorded an increase of 1880 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 2019 employment growth rate by sector we concluded that the area with the highest percentage growth were jobs in the field of Construction & Other Services with a growth rate of 7.42% & 4.86% respectfully, Information jobs with a decrease -1.17% and Financial Activities with a growth rate of 4.71%. The 2019 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 \$24.98, according to the Bureau of Labor Statistics, most recent year surveyed. Unemployment figures for the year 2019 indicate that the Brownsville-Harlingen Area has an unemployment rate of 7.06 while the unemployment rate in the State of Texas 4.3, 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 \$139,500, while the Texas median-priced home average is \$225,000 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 423,908 which translate into approximately to 1.47% of the total population of the State of Texas. Population has increased at an estimated percentage rate of 79.08% since 2000, a figure that goes hand in hand with our constant job growth rate. The average household in the Cameron County area is 3.30, which is more than the household average for the State of Texas which is currently at 2.73. 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.

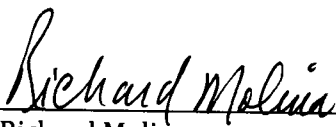
Appraisers have five years to complete a specific curriculum to qualify for exams administered by the TDLR. The "designation of Registered Professional Appraiser (RPA)" is conferred on those successfully completing the course of instruction. Not less than 75 hours of continuing education is required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

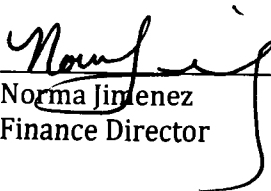
The District's web site makes a broad range of information available for public access, including: detailed information of the appraisal process, protest and appeal procedures, a tax calendar, and various forms such as exemption applications and business personal property renditions. Users can gain access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

### **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**

December 31, 2019

**PRINCIPAL OFFICERS**

**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

**ALTA MONROE**

Member of the Board

**J. RUBEN MONTEMAYOR**

Member of the Board

**LAURA PEREZ-REYES**

Member of the Board

**JESSE VILLARREAL**

Member of the Board

**GILBERT WEAVER**

Member of the Board

**TONY YZAGUIRRE, JR. (Ex-officio)**

Member of the Board

**OTHER OFFICIALS**

**RICHARD MOLINA**

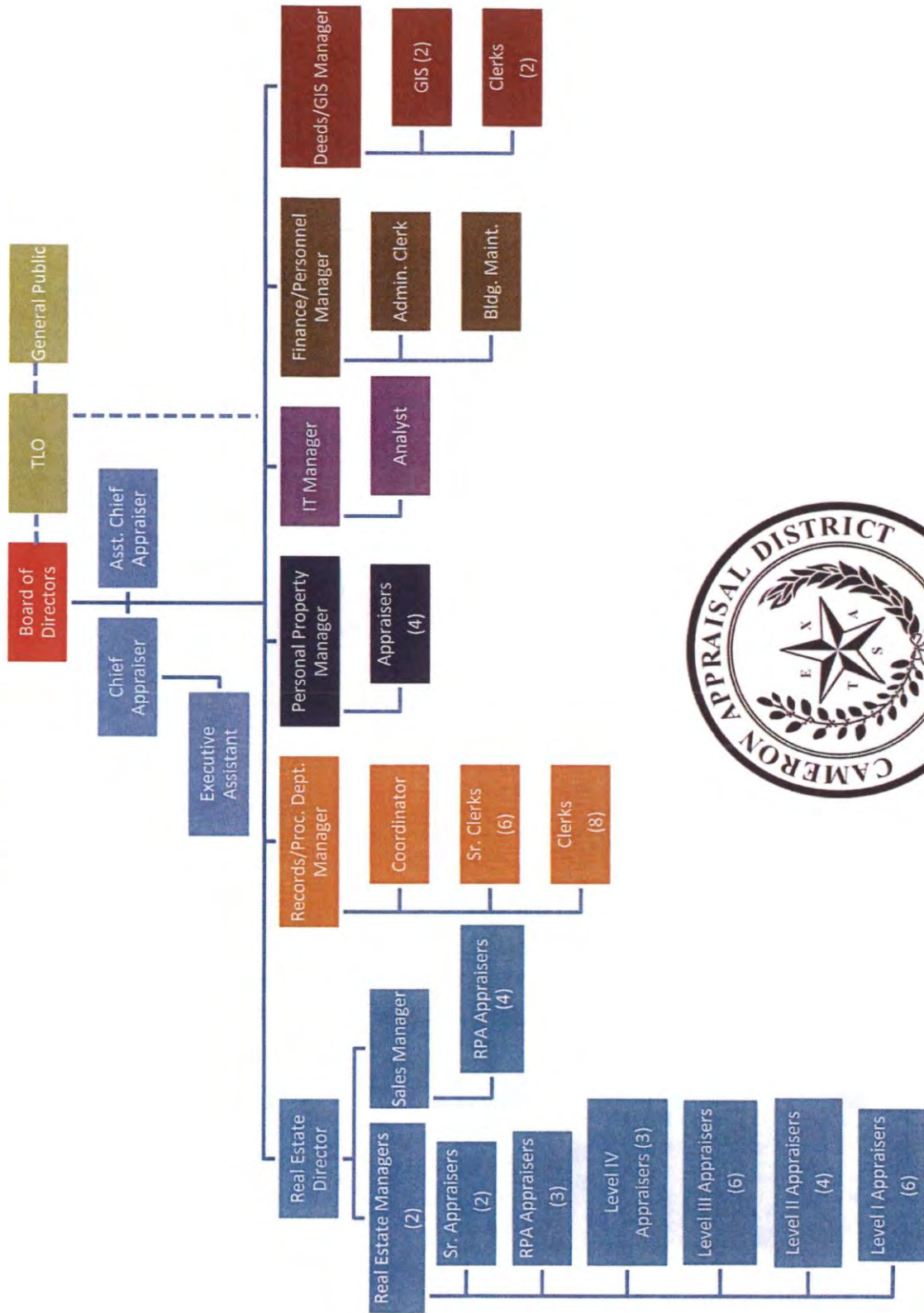
Chief Appraisal

**NORMA JIMENEZ**

Finance Director

# CAMERON APPRAISAL DISTRICT

## ORGANIZATIONAL CHART



# FINANCIAL SECTION







Oscar R. González  
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, 2019, 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, 2019, 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, schedule of funding progress, and schedule of net pension liability and related ratios (last 10 years) on pages 11-17 and 50-54 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*

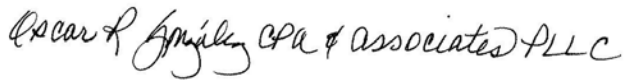
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Cameron Appraisal District's basic financial statements. The introductory section, schedule of changes in fiduciary education and relations net position, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The schedule of changes in fiduciary education and relations net position is the responsibility of management and was 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 schedule of changes in fiduciary education and relations net position is 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***

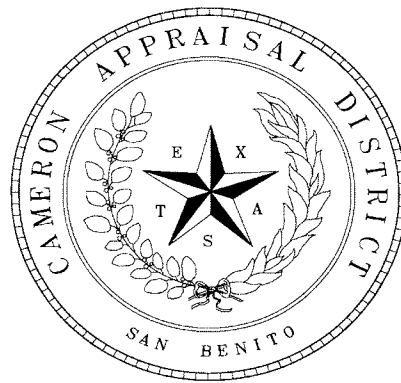
In accordance with *Government Auditing Standards*, we have also issued our report dated April 20, 2020, on our consideration of Cameron Appraisal District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant 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.

A handwritten signature in black ink that reads "Oscar R. Gonzalez CPA & Associates PLLC". The signature is written in a cursive style.

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

April 20, 2020

# 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, 2019. Please read it in conjunction with the District’s financial statements, which follow this section.

**FINANCIAL HIGHLIGHTS**

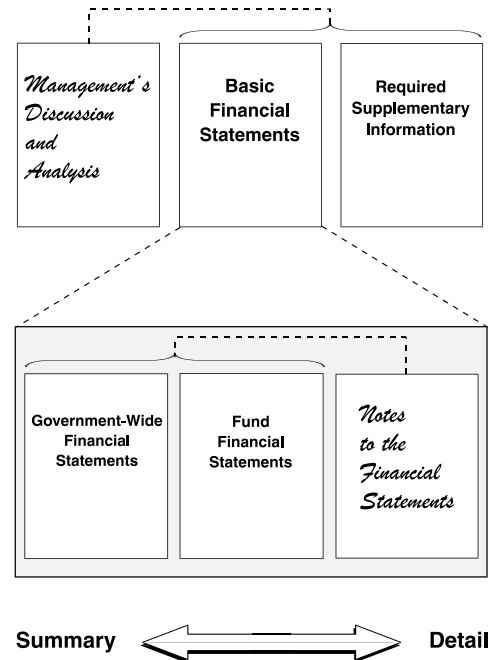
- The District’s total combined net position was \$3,376,231 at December 31, 2019
- During the year, the District’s expenses were \$5,524,357, \$910,145 less than the \$6,338,985 generated in charges for services and for governmental activities.
- The general fund reported a fund balance this year of \$2,236,116 or 35% 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:

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

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



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

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

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**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**

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**Fund Financial Statements (continued)**

- *Fiduciary funds*—The District is the trustee, or *fiduciary*, for certain funds. It is also responsible for other assets that—because of a trust arrangement—can be used only for the trust beneficiaries. The District is responsible for ensuring that the assets reported in these funds are used for their intended purposes. All of the District's fiduciary activities are reported in a separate statement of fiduciary net position and a statement of changes in fiduciary net position. We exclude these activities from the District's government-wide financial statements because the District cannot use these assets to finance its operations.

**Notes to the Financial Statements**

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

**Other Information**

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

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

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

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

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

Net Position

The District's combined net position was \$3,375,810, at December 31, 2019. (See Table A-1).

Cameron Appraisal District's  
Net Position  
Table A-1  
(In dollars)

	Primary Government 2019	2018	Increase / (Decrease) 2019-2018
<b>Assets</b>			
<b>Current Assets:</b>			
Cash and Cash Equivalents	\$ 2,625,316	\$ 3,545,293	\$ (919,977)
Prepaid Expenses	27,581	30,193	(2,612)
Due from Governmental Entities	-	-	-
<b>Total Current Assets</b>	<u>2,652,897</u>	<u>3,575,486</u>	<u>(922,589)</u>
<b>Non-Current Assets</b>			
Land	27,738	27,738	-
Building and Improvements	1,101,631	732,267	369,364
Furniture and Equipment	168,403	1,811,018	(1,642,615)
Construction in Progress	26,368	26,368	-
Accumulated Depreciation	-	(2,347,603)	2,347,603
<b>Total Non-Current Assets</b>	<u>1,324,140</u>	<u>249,788</u>	<u>1,074,352</u>
<b>Total Assets</b>	<u>3,977,037</u>	<u>3,825,274</u>	<u>151,763</u>
<b>Deferred Outflow of Resources:</b>			
Related to Pension	1,953,112	1,109,849	843,263
<b>Total Deferred Outflows</b>	<u>1,953,112</u>	<u>1,109,849</u>	<u>843,263</u>
<b>Liabilities</b>			
Account Payable	95,215	89,695	5,520
Due to Governmental Entities	1,916	-	1,916
Deferred Revenue	313,613	1,341,631	(1,028,018)
Other Current Liabilities	5,616	3,142	2,474
<b>Total Current Liabilities</b>	<u>416,360</u>	<u>1,434,468</u>	<u>(1,018,108)</u>
<b>Non-Current Liabilities:</b>			
Net Pension Liability	1,526,424	257,875	1,268,549
Compensated Absences	98,490	80,964	17,526
<b>Total Liabilities</b>	<u>2,041,274</u>	<u>1,773,307</u>	<u>267,967</u>
<b>Deferred Inflow of Resources</b>			
Related to Pension	512,643	695,730	(183,087)
<b>Total Deferred Inflows</b>	<u>512,643</u>	<u>695,730</u>	<u>(183,087)</u>
<b>Net Position:</b>			
Net Investment in Capital Assets	1,324,140	249,788	1,074,352
Restricted	99,333	1,108,730	(1,009,397)
Unrestricted	1,952,758	1,107,568	845,190
<b>Total Net Position</b>	<u>\$ 3,376,231</u>	<u>\$ 2,466,086</u>	<u>\$ 910,145</u>



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

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Changes in 2019

- Total current assets decreased by \$922,589 due to a decrease in cash and cash equivalents.
- Net capital assets activity increased by \$1,074,352; mostly due to construction activity.
- Total liabilities increased by \$267,967, mostly due to the increase in the pension liability.
- Total Deferred Revenue collections decreased by \$1,028,018 due to the monies used for construction activity.
- Net position increased by \$910,145 also related to the construction activity in the current year.

Changes in Net Position

The District's total revenues were \$6,434,502 with assessments revenues of \$6,338,985. The total cost of appraisal services was \$5,524,357 and depreciation was \$74,531 for the year ended December 31, 2019. (See Table A-2).

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

	Primary Government 2019	2018	Increase / (Decrease) 2019-2018
<b>Revenues:</b>			
Assessments	\$ 6,338,985	\$ 4,766,685	\$ 1,572,300
Interest Income	44,335	26,312	18,023
Miscellaneous Income	51,182	23,398	27,784
Total Revenues	<u>6,434,502</u>	<u>4,816,395</u>	<u>1,618,107</u>
<b>Expenses:</b>			
Appraisal Services Expenses	<u>5,524,357</u>	<u>4,858,605</u>	<u>665,752</u>
Total Expenses	<u>5,524,357</u>	<u>4,858,605</u>	<u>665,752</u>
Excess of Revenues over Expenses	910,145	(42,210)	952,355
Change in Net Position	910,145	(42,210)	952,355
Net Position - Beginning	2,466,086	2,501,540	(35,454)
Prior Period Adjustment	-	6,756	(6,756)
Net Position - Ending	<u>\$ 3,376,231</u>	<u>\$ 2,466,086</u>	<u>\$ 910,145</u>

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

---

Changes in 2019

- Revenues increased by \$909,724 with the majority of the increase due to an assessments proceeds.
- Expenses increased by \$665,752.
- Net change in net position increased by \$910,145; mostly due to additional assessments recognized for current year construction activity.
- Net position increased by \$910,145.

**General Fund Budgetary Highlights**

Actual expenditures were \$76,034 under the final budget amounts while revenues available were \$1,259,282 over the final budgeted amount. Overall net change in fund balance was \$1,335,316 over the expected change.

**Capital Assets**

At the end of 2019, the District has invested \$1,324,140 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

	<u>Governmental Activities</u>		Increase / (Decrease)
	<u>2019</u>	<u>2018</u>	<u>2019-2018</u>
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	1,775,557	732,267	1,043,290
Furnitures and Equipment	1,877,858	1,811,018	66,840
Construction in Progress	26,368	26,368	-
	<u>3,679,783</u>	<u>2,569,653</u>	<u>1,110,130</u>
Accumulated Depreciation	<u>(2,383,381)</u>	<u>(2,347,603)</u>	<u>(35,778)</u>
Total Capital Assets, being Depreciated, net	<u>1,296,402</u>	<u>222,050</u>	<u>1,074,352</u>
Capital Assets, Net	<u>\$1,324,140</u>	<u>\$ 249,788</u>	<u>\$ 1,074,352</u>

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

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The District's furniture and equipment increased by \$1,110,130. 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 1/01/2019	Increase	Decrease	Ending Balance 12/31/2019
Net Pension Liability/(Asset)	\$ 257,875	\$ 1,817,091	\$ 548,541	\$ 1,526,424

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, 2019:

PENSION  
Key Pension Statistics

---

Net Pension Liability (Asset)	\$ 1,526,424
Pension Expense	625,837

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.

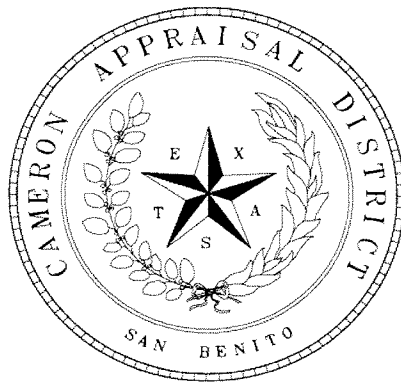
**Next Year's Budget**

The Board of Directors adopted a 2020 expenditure budget of \$5,581,067 on August 12, 2019. This amount represented an increase of \$405,964 over the prior year or 8.42% 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, 2019

	Primary Government	
	Governmental Activities	Total
<b>ASSETS</b>		
Current Assets:		
Cash and Cash Equivalents	\$ 2,625,316	\$ 2,625,316
Prepaid Expenses	27,581	27,581
Due From Governmental Entities	-	-
Total Current Assets	2,652,897	2,652,897
Non-Current Assets:		
Land	27,738	27,738
Construction in Progress	26,368	26,368
Building and Improvements, (Net)	1,101,631	1,101,631
Furniture and Equipment, (Net)	168,403	168,403
Total Non-Current Assets	1,324,140	1,324,140
<b>Total Assets</b>	3,977,037	3,977,037
<b>DEFERRED OUTFLOW OF RESOURCES</b>		
Related from Pension	1,953,112	1,953,112
<b>Total Deferred Outflow of Resources</b>	1,953,112	1,953,112
<b>LIABILITIES</b>		
Current Liabilities:		
Accounts Payable	95,215	95,215
Due to Governmental Entities	1,916	1,916
Deferred Revenue	313,613	313,613
Other Current Liabilities	5,616	5,616
Total Current Liabilities	416,360	416,360
Non-current Liabilities:		
Net Pension Liability	1,526,424	1,526,424
Compensated Absences	98,490	98,490
<b>Total Liabilities</b>	2,041,274	2,041,274
<b>DEFERRED INFLOW OF RESOURCES</b>		
Related to Pension	512,643	512,643
<b>Total Deferred Inflow of Resources</b>	512,643	512,643
<b>NET POSITION</b>		
Net Investment in Capital Assets	1,324,140	1,324,140
Restricted	99,333	99,333
Unrestricted	1,952,758	1,952,758
<b>Total Net Position</b>	\$ 3,376,231	\$ 3,376,231

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, 2019

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<b>Primary Government Governmental Activities:</b>				
Appraisal Services	\$ 5,524,357	\$ 6,338,985	\$ -	\$ -
<b><i>Total Governmental Activities</i></b>	<b><u>\$ 5,524,357</u></b>	<b><u>\$ 6,338,985</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>

**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**

	\$	814,628	\$	814,628
		<u>814,628</u>		<u>814,628</u>
		44,335		44,335
		<u>51,182</u>		<u>51,182</u>
		95,517		95,517
		<u>910,145</u>		<u>910,145</u>
		2,466,086		2,466,086
		-		-
	\$	<u><u>3,376,231</u></u>	\$	<u><u>3,376,231</u></u>

**CAMERON APPRAISAL DISTRICT**

Balance Sheet  
Governmental Funds  
December 31, 2019

	<u>General Fund</u>	<u>Special Revenue Special Collection Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>			
Cash and Cash Equivalents	\$ 2,616,432	\$ 8,884	\$ 2,625,316
Prepaid Expenses	27,581	-	27,581
Due from Governmental Entities	-	-	-
<b>Total Assets</b>	<u>2,644,013</u>	<u>8,884</u>	<u>2,652,897</u>
<b>DEFERRED OUTFLOW OF RESOURCES</b>			
Aggregated Deferred Outflow	-	-	-
<b>Total Assets and Deferred Outflow of Resources</b>	<u>\$ 2,644,013</u>	<u>\$ 8,884</u>	<u>\$ 2,652,897</u>
<b>LIABILITIES</b>			
Account Payable	\$ 90,476	\$ 4,739	\$ 95,215
Due to Governmental Entities	-	1,916	1,916
Deferred Revenue	313,613	-	313,613
Other Current Liabilities	3,808	1,808	5,616
<b>Total Liabilities</b>	<u>407,897</u>	<u>8,463</u>	<u>416,360</u>
<b>DEFERRED INFLOW OF RESOURCES</b>			
Aggregated Deferred Inflow	-	-	-
<b>Total Deferred Inflow of Resources</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE</b>			
Committed	99,333	-	99,333
Assigned	867,709	-	867,709
Unassigned	1,269,074	421	1,269,495
<b>Total Fund Balance</b>	<u>2,236,116</u>	<u>421</u>	<u>2,236,537</u>
<b>Total Liabilities, Deferred Inflow of Resources and Fund Balance</b>	<u>\$ 2,644,013</u>	<u>\$ 8,884</u>	<u>\$ 2,652,897</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, 2019**

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

Total Fund Balance - Governmental Funds Balance Sheet	\$	2,236,537
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.		( 98,490 )
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.		1,324,140
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		( 85,955 )
Rounding		1
<b>Total Net Position-Governmental Funds - Statement of Net Position</b>	<b>\$</b>	<b><u><u>3,376,231</u></u></b>

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

**CAMERON APPRAISAL DISTRICT**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
Governmental Funds  
For the Year Ended December 31, 2019

	<u>General Fund</u>	<u>Special Revenue Special Collection Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>			
Assessments	\$ 6,338,985	\$ -	\$ 6,338,985
Interest Income	44,335	-	44,335
Miscellaneous Income	51,165	17	51,182
<b>Total Revenues</b>	<u>6,434,485</u>	<u>17</u>	<u>6,434,502</u>
<b>Expenditures</b>			
Salaries and Other Compensation	3,006,567	-	3,006,567
Contractual Services	470,654	-	470,654
Supplies and Training	371,002	-	371,002
Insurance and Benefits	453,870	-	453,870
Pension Expense	625,837	-	625,837
Other Expenses	289,543	-	289,543
Capital Outlay	1,121,512	-	1,121,512
<b>Total Expenditures</b>	<u>6,338,985</u>	<u>-</u>	<u>6,338,985</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>95,500</u>	<u>17</u>	<u>95,517</u>
<b>Other Financing Sources (Uses)</b>			
Transfers from Other Funds	-	-	-
Transfers to Other Funds	-	-	-
<b>Net Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	95,500	17	95,517
<i>Fund Balance at Beginning of Period</i>	2,140,616	404	2,141,020
<i>Prior Period Adjustment</i>	-	-	-
<b>Fund Balance at End of Period</b>	<u>\$ 2,236,116</u>	<u>\$ 421</u>	<u>\$ 2,236,537</u>

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

**CAMERON APPRAISAL DISTRICT**  
**Reconciliation of Governmental Funds Statement of Revenues, Expenditures,**  
**and Changes in Fund Balance with Statement of Activities**  
**For the Year Ended December 31, 2019**

Amount reported for governmental activities in the Statement of Activities

Total Net Change in Fund Balances - Governmental Funds	\$	95,517
Fixed assets expensed as capital outlay in governmental fund statements, capitalized as fixed assets in Statement of Net Position.		1,148,883
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.		( 17,526 )
Depreciation expense reflected in entity wide statements, not reflected in governmental fund statements.		( 74,531 )
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.		( 242,199 )
Rounding		1
<b>Changes in Net Position-Governmental Funds</b>	<b>\$</b>	<b>910,145</b>

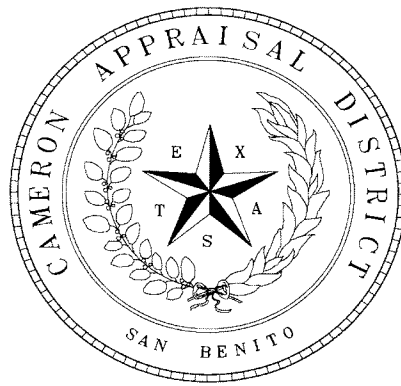
The notes to the financial statements are an integral part of this statement.

**CAMERON APPRAISAL DISTRICT**  
Statement of Fiduciary Net Position  
Fiduciary Funds  
December 31, 2019

	<b>Private Purpose Trust</b>
	<b>Education &amp; Public Relations</b>
<b>ASSETS</b>	
Cash and Cash Equivalents	\$ 66,140
<i><b>Total Assets</b></i>	<i><b>66,140</b></i>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Aggregated Deferred Outflow	-
<i><b>Total Deferred Outflow of Resources</b></i>	<i><b>-</b></i>
<b>LIABILITIES</b>	
Due to Employee	66,140
<i><b>Total Liabilities</b></i>	<i><b>66,140</b></i>
<b>DEFERRED INFLOW OF RESOURCES</b>	
Aggregated Deferred Inflow	-
<i><b>Total Deferred Inflow of Resources</b></i>	<i><b>-</b></i>
<b>NET POSITION</b>	
Held in Trust	\$ -

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

# NOTES TO THE FINANCIAL STATEMENTS



**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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

- 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.

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Government-Wide and Fund Accounting (continued)**

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

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

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

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

In the fund financial statements, the accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues, and expenditures or expenses, as appropriate. Following is a description of the various funds:

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



**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**E. Basis of Accounting**

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

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

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

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

**F. Estimates**

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

**G. Assets, Liabilities, and Net 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.

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

*Deposits and Investments (continued)*

The Act requires an annual audit of investment practices. Audit procedures in this area are conducted as part of the audit of the general-purpose financial statements disclosed in the areas of investment practices, management reports and establish appropriate policies. The District adheres to the requirements of the Act. Additionally, investment practices of the District are in accordance with local policies. 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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

The District's investment at December 31, 2019 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	\$ 1,703,152	35	97	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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**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, 2019, 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><b>Asset Class</b></u>	<u><b>Estimated Useful Lives</b></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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**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, 2019.

The following table is the calculation of the excess amount for the year ended December 31, 2019:

Assessments	\$ 6,338,985
District's Expenses	6,338,985
Difference in Assessments	-

In the current year, the District recognized \$ 1,163,783 related to construction expenditures for the headquarters building. 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 \$17,526 for December 31, 2019.

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

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

financing sources and as capital outlay expenditures in the General Fund. Lease payments representing both principal and interest are recorded as expenditures in the General Fund upon payment, with an appropriate reduction of principal recorded in the government-wide financial statements.

Net Position

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

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

- Non-spendable fund balances are balances that cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact. Examples of this classification are prepaid items, inventories, noncurrent advances to other funds that not expected to be collected in the next fiscal year, and the principal (corpus) of an endowment fund. The District does not have any prepaid items or non-spendable funds related to an endowment. In addition to non-spendable fund balance, GASB statement no. 54 has provided a hierarchy of spendable fund balances, based on a hierarchy of spending constraints.
- Restricted: Fund balances that are constrained by external parties, constitutional provisions, or enabling legislation. All of the District's restricted funds are from Special Revenue Funds, whose funds are revenues legally restricted to expenditures for a particular purpose.
- Committed: Fund balances that contain self-imposed constraints of the government from its highest level of decision-making authority. The responsibility to commit funds rests with the elected Board of Directors. Committed amounts cannot be used for any other purpose unless the governing board removes those constraints by taking the same type of formal action. The District formally approved the recording of fund balance as committed on December 5, 2011 and may be updated each year based on the district's future needs. The total is \$99,332.67 as of December 31, 2019 as follows:

1. Renovation (\$99,333) – CAD anticipates the need to renovate the building.

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

- 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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 1-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**H. New Accounting Pronouncements**

In fiscal year 2019, the District adopted new statements of financial accounting standards issued by the Governmental Accounting Standards Board:

- Statement No. 87, *Leases*
- Statement No. 90, *Majority Equity Interests—an amendment of GASB Statements No. 14 and No. 61*

a. **Statement No. 87** The primary objective is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2019.

b. **Statement No. 90** The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. This Statement also establishes that ownership of a majority equity interest in a legally separate organization results in the government being financially accountable for the legally separate organization and, therefore, the government should report that organization as a component unit.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2018.

The adoption of Statement No. 90 has no impact on the District's financial statements.



**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 2- STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**A. Budgetary Data**

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

- Prior to June 15<sup>th</sup>, the Board of Directors and taxing units are presented with a proposed budget for the year beginning the following January 1 by the chief appraiser. The budget includes proposed expenditures and the means of financing those expenditures. The budget determines the annual assessments due from taxing jurisdictions.
- Public hearing in conducted to obtain citizens' comments.
- The budget must be approved by September 15. The budget for the year ending December 31, 2019 was legally enacted on August 12, 2018 and amended on April 15, 2019.

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**

During the 2019 year no expenditures exceeded budget appropriations.

**NOTE 3 - CASH AND CASH EQUIVALENTS**

At December 31, 2019, the District's Deposits are summarized as follows:

	Carrying Amounts	Bank Balance
<u>Government Type</u>		
Checking Accounts	\$ 922,164	\$ 1,067,623
TexPool Account	1,703,152	1,703,152
Government Deposits	2,625,316	2,770,775
Fiduciary Fund	66,140	66,140
Grand Total	\$ 2,691,456	\$ 2,836,915

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).

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 3 - CASH AND CASH EQUIVALENTS (CONTINUED)**

At December 31, 2019, the insurance and collateral pledged are summarized as follows:

<u>Financial institution:</u>	<u>FDIC Coverage</u>	<u>Security Pledged</u>	<u>Bank Balance</u>
Wells Fargo	\$ 250,000	\$ 936,874	\$ 1,133,763
TexPool	-	1,703,152	1,703,152

The total amount of pledged securities for all TexPool participants is \$23,493,068,130 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.

**NOTE 4 - CAPITAL ASSETS**

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

	<u>Beginning Balance</u>			<u>Ending Balance</u>
	<u>1/1/2019</u>	<u>Increase</u>	<u>Decrease</u>	<u>12/31/2019</u>
<i>Non-depreciable Assets:</i>				
Land	\$ 27,738	\$ -	\$ -	\$ 27,738
<i>Total Non-depreciable Assets</i>	<u>27,738</u>	<u>-</u>	<u>-</u>	<u>27,738</u>
<i>Depreciable Assets:</i>				
Buildings and Improvements	758,635	1,082,043	38,753	1,801,925
Furniture and Equipment	1,811,018	66,840	-	1,877,858
<i>Total Depreciable Assets</i>	<u>2,569,653</u>	<u>1,148,883</u>	<u>38,753</u>	<u>3,679,783</u>
<i>Less Accumulated Depreciation for:</i>				
Buildings and Improvements	638,148	44,492	38,753	643,887
Furniture and Equipment	1,709,455	30,039	-	1,739,494
<i>Total Accumulated Depreciation</i>	<u>2,347,603</u>	<u>74,531</u>	<u>38,753</u>	<u>2,383,381</u>
<i>Total Depreciable Assets Net of Accumulated Depreciation</i>	<u>222,050</u>	<u>1,074,352</u>	<u>-</u>	<u>1,296,402</u>
<b>Total Capital Assets</b>	<u>\$ 249,788</u>	<u>\$ 1,074,352</u>	<u>\$ -</u>	<u>\$ 1,324,140</u>

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 4 - CAPITAL ASSETS (CONTINUED)**

Depreciation expense for the year totaled \$74,531 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:

Taxing Jurisdictions	Amount
Municipalities and Cities	\$ 66,647
School Districts	154,704
County	56,635
MUD	777
Drainage Districts	34,849
Total Deferred Assessments	<u>\$ 313,613</u>

**NOTE 6 - COMPENSATED ABSENCES**

Compensated absences accounts for vested sick and vacation leave. Changes for the year in the liability were an increase of \$17,526 resulting in an ending balance of \$98,490 at year end.

	Beginning Balance 1/1/2019	Increase	Decrease	Ending Balance 12/31/2019
Compensated Absence:	\$ 80,964	\$ 17,526	\$ -	\$ 98,490
Total Liability	<u>\$ 80,964</u>	<u>\$ 17,526</u>	<u>\$ -</u>	<u>\$ 98,490</u>

**NOTE 7 - LONG TERM DEBT**

Governmental Activities	Beginning Balance 1/01/2019	Increase	Decrease	Ending Balance 12/31/2019
Obligation	\$ 257,875	\$ 1,817,091	\$ 548,541	\$ 1,526,424
Net Pension Liability/(Asset)	<u>\$ 257,875</u>	<u>\$ 1,817,091</u>	<u>\$ 548,541</u>	<u>\$ 1,526,424</u>

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**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.

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.

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. Defined Benefit Pension Plan (continued)**

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, 2018 and December 31, 2017 was 7% and 7%; the employer contribution rates were 13% and 13.7%, respectively.

The required contribution was determined as part of the December 31, 2018 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2018 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, 2018 was 8.3 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, 2018, the most recent actuarial valuation date, the plan was 91.9% funded. The actuarial accrued liability for benefits was \$15,152,853, and the actuarial value of assets was \$13,918,127, resulting in an unfunded actuarial accrued liability (UAAL) of \$1,234,726, which is 55.95% 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, 2018, 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, 2018 actuarial valuation was determined using the following actuarial assumptions:

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. Defined Benefit Pension Plan (continued)**

Employees Covered by Benefits Terms

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefits terms:

<u>Members</u>	<u>Dec. 31, 2018</u>
Number of Members	103
Number of Depositing Members	66
<u>Benefit Recipients</u>	
Number of Benefit Recipients	30
Total	<u>199</u>

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	8.3 years (based on contribution rate calculated in 12/31/2018 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: No changes in plan provisions were reflected. 2017: New Annuity Purchase Rates were reflected for benefits earned after 2017. 2018: No changes in plan provisions were reflected.

\*Only changes that affect the benefit amount and that are effective 2015 and later are shown in the schedule.

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. Defined Benefit Pension Plan (continued)**

Actuarial assumptions used in the December 31, 2018; valuation was 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.

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	10.50%	5.40%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index	18.00%	8.40%
Global Equities	MSCI World (net) Index	2.50%	5.70%
Int'l Equities - Developed Markets	MSCI World Ex USA (net)	10.00%	5.40%
Int'l Equities - Emerging Markets	MSCI EM Standard (net) Index	7.00%	5.90%
Investment - Grade bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	1.60%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	12.00%	4.39%
Direct Lending	S&P/LSTA Leveraged Loan Index	11.00%	7.95%
Distressed Debt	Cambridge Associates Distressed	2.00%	7.20%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% S&P Global REIT	2.00%	4.15%
(MLPs)	Alerian MLP Index	3.00%	5.35%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index	6.00%	6.30%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	13.00%	3.90%

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. Defined Benefit Pension Plan (continued)**

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.

Net Pension Liability / (Assets)	12/31/2018	12/31/2017
Total Pension Liability	\$ 14,840,943	\$ 13,790,875
Plan Fiduciary Net Pension	13,314,517	13,533,000
Net Pension Liability	\$ 1,526,426	\$ 257,875
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	89.70%	98.13%
Pension covered payroll	2,728,394	2,505,008
Net Pension Liability as a Percentage of Covered Payroll	55.95%	10.29%

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	\$ 16,853,854	\$ 14,840,943	\$ 13,143,974
Fiduciary Net Position	13,314,517	13,314,517	13,314,517
Net Pension Liability / (Asset)	\$ 3,539,337	\$ 1,526,426	\$ (170,543)

For the year ended December 31, 2018, the District recognized a pension expense of \$625,837.



**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. Defined Benefit Pension Plan (continued)**

Deferred Outflows and Inflows of Resources Related to Pensions

At December 31, 2018, the District reported its deferred outflows and inflows of resources to pensions from the following sources:

Schedule of Pension Expense	
Service Cost	\$ 340,630
Interest on Total Pension Liability (1)	1,124,611
Effect of Plan changes	-
Administrative expenses	10,694
Members Contributions	(190,988)
Expected Investment return net of investment expenses	(1,097,490)
<u>Recognition of deferred inflows/outflows of resources</u>	
Recognition of economic/demographic gains or losses	52,545
Recognition of assumption changes or inputs	19,266
Recognition of investment gains or losses	367,719
Other (2)	<u>(2,589)</u>
Pension Expense / (Income)	\$ 624,398

(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.

\$1,953,112 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, 2019.

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. Defined Benefit Pension Plan (continued)**

	Expense / (Income) Calculation				Balances of Deferred Inflows and Outflows as of 12/31/2018	
	Original Amount (a)	Date Established (b)	Original Recognition Period(1) (c)	Amount Recognized in 2018 (1) (a) + (c)	Deferred Inflows 12/31/2018	Deferred Outflows 12/31/2018
Investment (gain) or losses	\$ 1,349,147	12/31/2018	5.0	\$ 269,829	\$ -	\$ 1,079,318
	(760,924)	12/31/2017	5.0	(152,185)	456,554	
	80,782	12/31/2016	5.0	16,156		32,313
	1,017,052	12/31/2015	5.0	203,410	-	203,411
	152,546	12/31/2014	5.0	30,509	-	-
Economic/demographic (gain) or losses	89,500	12/31/2018	6.0	14,917	-	74,583
	(40,421)	12/31/2017	6.0	(6,737)	26,947	-
	(14,937)	12/31/2016	6.0	(2,490)	7,468	-
	411,178	12/31/2015	6.0	68,530	-	137,059
	(130,047)	12/31/2014	6.0	(21,675)	21,674	-
Assumption changes or inputs	-	12/31/2018	6.0	-	-	-
	12,777	12/31/2017	6.0	2,130	-	8,518
	-	12/31/2016	6.0	-	-	-
	102,815	12/31/2015	6.0	17,136	-	34,272
	-	12/31/2014	6.0	-	-	-
Employer contributions made subsequent to measurement date						383,638
					<u>\$ 512,643</u>	<u>\$ 1,953,112</u>
Total						<u>\$ 1,440,469</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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 8 - OTHER INFORMATION (CONTINUED)**

**B. 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:

<u>Year ended December 31:</u>	
2019	\$ 409,023
2020	227,286
2021	125,467
2022	280,140
2023	<u>14,915</u>
Thereafter	<u>\$ 1,056,831</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**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**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.

<b>Financial Assets:</b>	<b>Carrying Amount</b>	<b>Fair Value</b>
Cash and Cash Equivalents	\$2,625,316	\$2,625,316
Prepaid Expense	27,581	27,581
<b>Financial Liabilities:</b>		
Accounts Payable	\$90,476	\$90,476
Other Current Liabilities	5,616	5,616
Due to Governmental Entities	1,916	1,916
Deferred Revenue	313,613	313,613

**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, 2019.

*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, 2019, were as follows:

	Beginning Balance 1/1/2019	Increase	Decrease	Ending Balance 12/31/2019	Amount Due Within One Year
Professional Fees	\$ 312,284	\$ -	\$ 173,960	\$ 138,324	\$ 71,468

Year Ended December	Amount
2020	\$ 71,468
2021	66,856
2022	-
2023	-
2024	-
<b>Total</b>	<b>\$ 138,324</b>

**CAMERON APPRAISAL DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

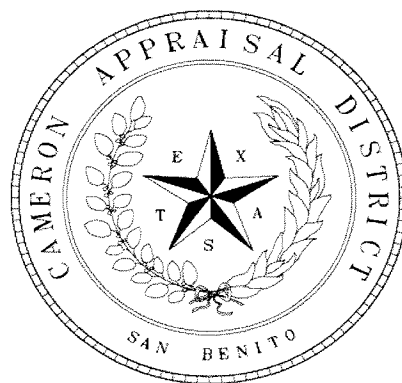
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**NOTE 11 - SUBSEQUENT EVENTS**

For the purposes of reporting subsequent events, management has considered events occurring up to April 20, 2020 the date the report was available to be issued.

The COVID-19 pandemic sweeping across the country has resulted in mandatory closure of many businesses resulting in layoffs of much of the workforce. The economic effects of those closures is not yet known but could potentially affect collectability of future revenue billings of the District due to the significant economic impact on unemployment of the District's customers.

# REQUIRED SUPPLEMENTARY INFORMATION



**CAMERON APPRAISAL DISTRICT**  
Texas County and District Retirement System  
Schedule of Funding Progress  
For the Year Ended December 31, 2019

(unaudited)

Accounting Year-End	Annual Pension Cost "APC"	Percentage of APC Contributed	Net Pension Obligation
12/31/2018	340,630	100%	-
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)
12/31/2018	\$ 13,918,127	\$ 15,152,853	\$ 1,234,726	91.85%	2,728,394	45.25%
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 Changes in Net Pension Liability and Related Ratios**  
**Last 10 Years\***  
**For the Year Ended December 31, 2019**

	2018	2017
Total Net Pension Liability/(Asset)		
Service Cost	\$ 340,630	\$ 324,253
Interest (on the total pension liability)	1,124,611	1,051,892
Effect of Plan changes	-	-
Effect of Assumption changes or inputs	-	12,777
Effect of economic/demographic (gains) or losses	89,500	(40,421)
Benefit Payments, including Refunds of Employee Contributions	(504,673)	(430,990)
Net Change in Total Net Pension Liability/(Asset)	\$ 1,050,068	\$ 917,511
Net Pension Liability/(Asset) - Beginning	13,790,876	12,873,365
Total Net Pension Liability/(Asset) - Ending	\$ 14,840,943	\$ 13,790,876
 Plan Fiduciary Net Position		
Contributions - Employer	\$ 354,964	\$ 342,184
Contributions - Employee	190,988	175,351
Net Investment Income	(251,656)	1,714,941
Benefit Payments, including Refunds of Employee Contributions	(504,673)	(430,990)
Administrative Expense	(10,694)	(9,000)
Other	2,589	1,075
Net Change in Plan Fiduciary Net Position	\$ (218,483)	\$ 1,793,561
Plan Fiduciary Net Position - Beginning	13,533,000	11,739,440
Plan Fiduciary Net Position - Ending	\$ 13,314,517	\$ 13,533,001
 Net Pension Liability/(Asset)	\$ 1,526,426	\$ 257,875
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	89.71%	98.13%
Covered Employee Payroll	\$ 2,728,394	\$ 2,505,008
Net Pension Liability/(Asset) as a Percentage of Covered Employee Payroll	55.95%	10.29%

\*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.



<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 311,958	\$ 289,804	\$ 282,632
968,278	869,157	821,335
-	(59,915)	-
-	102,815	-
(14,937)	411,178	(130,047)
(378,717)	(379,569)	(435,474)
\$ 886,582	\$ 1,233,470	\$ 538,445
11,986,783	10,753,311	10,214,867
\$ 12,873,365	\$ 11,986,781	\$ 10,753,311

\$ 311,960	\$ 332,584	\$ 329,350
163,575	150,006	148,547
802,494	(122,743)	680,684
(378,717)	(379,569)	(435,474)
(8,748)	(7,835)	(8,113)
(24,704)	7,212	17,867
\$ 865,860	\$ (20,345)	\$ 732,861
10,873,580	10,893,925	10,161,063
\$ 11,739,440	\$ 10,873,580	\$ 10,893,925

\$ 1,133,925	\$ 1,113,203	\$ (140,614)
91.19%	90.71%	101.31%
\$ 2,336,781	\$ 2,142,941	\$ 2,122,103
48.53%	51.95%	-6.63%

**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, 2019

	<u>Budgeted Amounts</u>		<u>Actual Budget Basis</u>	<u>Final Variance Budget Basis</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Assessments	\$ 5,175,203	\$ 5,175,203	\$ 6,338,985	\$ 1,163,782
Interest Income	-	-	44,335	44,335
Miscellaneous Income	-	-	51,165	51,165
<b>Total Revenues</b>	<u>5,175,203</u>	<u>5,175,203</u>	<u>6,434,485</u>	<u>1,259,282</u>
<b>Expenditures</b>				
Salaries and Other Compensation	3,010,328	3,006,568	3,006,567	1
Contractual Services	264,500	471,460	470,654	806
Supplies and Training	418,298	382,858	371,002	11,856
Insurance, Benefits and Pension	1,115,957	1,081,557	1,079,707	1,850
Other Expenses	265,100	305,700	289,544	16,156
Capital Outlay	101,020	1,166,876	1,121,512	45,364
<b>Total Expenditures</b>	<u>5,175,203</u>	<u>6,415,019</u>	<u>6,338,985</u>	<u>76,034</u>
<b>Other Financing Uses</b>	-	-	-	-
<b>Total Expenditures and Other Financing Uses</b>	<u>5,175,203</u>	<u>6,415,019</u>	<u>6,338,985</u>	<u>76,034</u>
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>	-	<u>( 1,239,816 )</u>	<u>95,500</u>	<u>1,335,316</u>
<b>Net Change in Fund Balance</b>	-	<u>( 1,239,816 )</u>	<u>95,500</u>	<u>1,335,316</u>
<i>Fund Balance at Beginning of Period</i>	2,140,616	2,140,616	2,140,616	-
<i>Prior Period Adjustment</i>	-	-	-	-
<b>Fund Balance at End of Period</b>	<u>\$ 2,140,616</u>	<u>\$ 900,800</u>	<u>\$ 2,236,116</u>	<u>\$ 1,335,316</u>

**CAMERON APPRAISAL DISTRICT**  
**Notes To Required Supplementary Information**  
**December 31, 2019**

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.

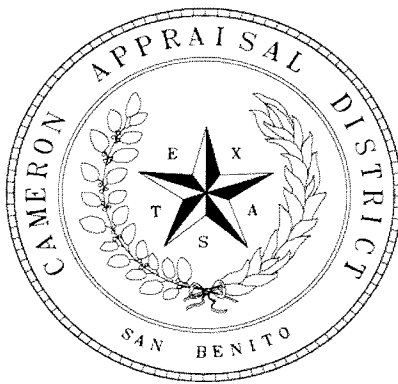
Reconciliation amounts are summarized below:

	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	\$ -	\$ 1,148,883	\$ (1,148,883)
Change in Compensated Absences Incurred	17,526	-	17,526
Depreciation Expense	74,531	-	74,531
Adjustments to Reconcile to GAAP Basis	\$ 92,057	\$ 1,148,883	\$ (1,056,826)

## OTHER SUPPLEMENTARY INFORMATION



**CAMERON APPRAISAL DISTRICT**  
Schedule of Changes in Fiduciary Net Position  
Fiduciary Funds  
For the Year Ended December 31, 2019

	<b>Education &amp; Public Relations</b>
<b>Additions</b>	\$ 124
<i><b>Total Additions</b></i>	<i>124</i>
<b>Deductions</b>	3,658
<i><b>Total Deductions</b></i>	<i>3,658</i>
<i><b>Change in Net Position</b></i>	<i>( 3,534 )</i>
<i>Net Position at Beginning of Period</i>	-
<i><b>Net Position at End of Period</b></i>	<i>\$ ( 3,534 )</i>

# 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**

57-62

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**

63-76

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

#### **DEBT CAPACITY**

77

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

#### **DEMOGRAPHIC AND ECONOMIC INFORMATION**

78-79

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

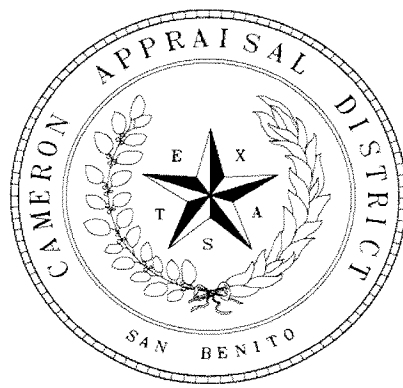
#### **OPERATING INFORMATION**

80-84

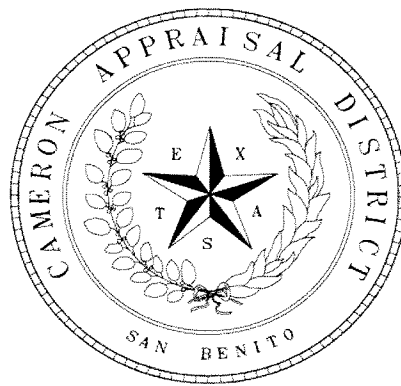
These schedules contain data to help the reader understand how the information in the District's financial report relates to the services the District provides and the activities it perform.

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

# STATISTICAL SECTION



# FINANCIAL TRENDS





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

	2019	2018	2017	2016	2015
<b>Governmental Activities</b>					
Net Investment in Capital Assets	\$ 1,324,140	\$ 249,788	\$ 271,944	\$ 302,151	\$ 330,277
Restricted	99,333	1,108,730	1,077,034	941,842	941,842
Unrestricted	1,952,758	1,107,568	1,152,562	1,292,355	959,265
Total Net Position	\$ 3,376,231	\$ 2,466,086	\$ 2,501,540	\$ 2,536,348	\$ 2,231,384
	2014	2013	2012	2011	2010
<b>Governmental Activities</b>					
Net Investment in Capital Assets	\$ 334,034	\$ 398,436	\$ 441,569	\$ 517,078	\$ 476,006
Restricted	732,862	642,590	625,000	625,000	-
Unrestricted	887,424	920,839	912,256	887,308	1,485,852
Total Net Position	\$ 1,954,320	\$ 1,961,865	\$ 1,978,825	\$ 2,029,386	\$ 1,961,858

Source: Financial Statements and Independent Auditor's Report  
Statement of Net Position  
2010-2019 Year Ends

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

	2019	2018	2017	2016
<b>Expenses</b>				
Governmental Activities				
Appraisal Services	\$ 5,524,357	\$ 4,858,605	\$ 4,806,095	\$ 4,199,857
Total Governmental Activities Expenses	5,524,357	4,858,605	4,806,095	4,199,857
<b>Program Revenues</b>				
Governmental Activities				
Charges of Services:				
Assessments	6,338,985	4,766,685	4,497,392	4,118,557
Total Governmental Activities - Program Revenues	6,338,985	4,766,685	4,497,392	4,118,557
<b>Total Net (Expense) Revenue</b>				
Governmental Activities	814,628	(91,920)	(308,703)	(81,300)
<b>General Revenues and Other</b>				
<b>Changes in Net Position</b>				
Governmental Activities				
Interest Income	44,335	26,312	11,340	5,088
Miscellaneous Income	51,182	23,398	20,362	27,914
Total Governmental Activities	95,517	49,710	31,702	33,002
Special Items	-	-	-	-
<b>Total Change in Net Position</b>				
Governmental Activities	\$ 910,145	\$ (42,210)	\$ (277,001)	\$ (48,298)

Source: Financial Statements and Independent Auditor's Report  
Statement of Activities  
2010-2019 Year Ends

<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
\$ <u>4,183,290</u>	\$ <u>3,990,248</u>	\$ <u>3,553,735</u>	\$ <u>3,512,952</u>	\$ <u>3,502,537</u>	\$ <u>3,574,264</u>
<u>4,183,290</u>	<u>3,990,248</u>	<u>3,553,735</u>	<u>3,512,952</u>	<u>3,502,537</u>	<u>3,574,264</u>
<u>4,096,053</u>	<u>3,926,066</u>	<u>3,491,505</u>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,537,522</u>
<u>4,096,053</u>	<u>3,926,066</u>	<u>3,491,505</u>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,537,522</u>
(87,237)	(64,182)	(62,230)	(69,633)	44,886	(36,742)
1,438	728	1,519	2,491	2,592	5,268
<u>40,831</u>	<u>57,015</u>	<u>43,751</u>	<u>56,285</u>	<u>20,049</u>	<u>35,470</u>
42,269	57,743	45,270	58,776	22,641	40,738
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>54,757</u>
\$ <u><u>(44,968)</u></u>	\$ <u><u>(6,439)</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>

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

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
General Fund					
PRE GASB 54					
Reserved Fund Balances	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved and Undesignated	-	-	-	-	-
POST GASB 54					
Committed:					
Building Improvements and Renovations	99,333	1,108,731	1,077,034	941,842	941,842
Assigned:					
General Reserve	867,709	867,709	867,709	867,709	867,709
Special Revenue Fund	-	-	-	-	-
Unassigned	<u>1,269,074</u>	<u>164,174</u>	<u>139,413</u>	<u>33,000</u>	<u>3</u>
Total General Fund	<u>\$ 2,236,116</u>	<u>\$ 2,140,614</u>	<u>\$ 2,084,156</u>	<u>\$ 1,842,551</u>	<u>\$ 1,809,554</u>
	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
PRE GASB 54					
General Fund					
Reserved Fund Balances	\$ -	\$ -	\$ -	\$ -	\$ 1,492,709
Unreserved and Undesignated	-	-	-	-	40,090
POST GASB 54					
Committed:					
Building Improvements and Renovations	625,000	625,000	625,000	625,000	-
Assigned:					
General Reserve	867,709	867,709	926,242	907,415	-
Special Revenue Fund	-	-	386	386	-
Unassigned	<u>165,604</u>	<u>107,861</u>	<u>22,885</u>	<u>22,641</u>	<u>-</u>
Total General Fund	<u>\$ 1,658,313</u>	<u>\$ 1,600,570</u>	<u>\$ 1,574,513</u>	<u>\$ 1,555,442</u>	<u>\$ 1,532,799</u>

Source: Balance Sheet - Governmental Funds 2010-2019  
Per GASB 54 (Note 1) 2019

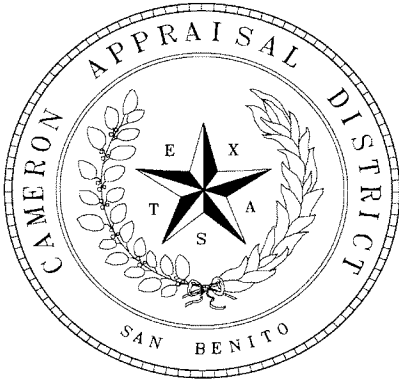
**Cameron Appraisal District**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<b>Revenues</b>				
Assessments from Tax Units	\$ 6,338,985	\$ 4,766,685	\$ 4,497,392	\$ 4,118,557
Interest Income	44,335	26,312	11,336	5,084
Miscellaneous Income	<u>51,165</u>	<u>23,391</u>	<u>20,361</u>	<u>27,914</u>
<b>Total Revenues</b>	<u>6,434,485</u>	<u>4,816,388</u>	<u>4,529,089</u>	<u>4,151,555</u>
<b>Expenditures</b>				
Appraisal Services	6,338,985	4,766,686	4,529,674	4,118,558
Debt Service				
Principal	-	-	-	-
Interest	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total Expenditures</b>	<u>6,338,985</u>	<u>4,766,686</u>	<u>4,529,674</u>	<u>4,118,558</u>
Excess of Revenues Over (Under) Expenditures	95,500	49,702	(585)	32,997
<b>Other Financing Sources</b>				
Insurance Proceeds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net Change in Fund Balances</b>	<u>\$ 95,500</u>	<u>\$ 49,702</u>	<u>\$ (585)</u>	<u>\$ 32,997</u>

Source: Financial Statements and Independent Auditor's Report  
Statement of Revenues, Expenditures, and Changes in Fund Balances  
2010-2019 Year Ends

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
\$	4,096,053	\$ 3,926,066	\$ 3,491,505	\$ 3,443,319	\$ 3,547,423	\$ 3,537,522
	1,438	728	1,519	-	2,592	5,268
	<u>40,831</u>	<u>57,015</u>	<u>43,751</u>	<u>-</u>	<u>20,049</u>	<u>35,470</u>
	<u>4,138,322</u>	<u>3,983,809</u>	<u>3,536,775</u>	<u>3,443,319</u>	<u>3,570,064</u>	<u>3,578,260</u>
	4,151,831	3,926,066	3,510,332	3,443,319	3,547,423	3,593,017
	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>4,151,831</u>	<u>3,926,066</u>	<u>3,510,332</u>	<u>3,443,319</u>	<u>3,547,423</u>	<u>3,593,017</u>
	(13,511)	57,743	26,443	-	22,641	(14,757)
	-	-	-	-	-	54,757
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>54,757</u>
\$	<u><u>(13,511)</u></u>	<u><u>57,743</u></u>	<u><u>26,443</u></u>	<u><u>-</u></u>	<u><u>22,641</u></u>	<u><u>40,000</u></u>

**REVENUE CAPACITY**



**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	2019 Appraised Property (a)	2018 Appraised Property (a)
<b>Commercial Real Property</b>		
VHS HARLINGEN HOSPITAL COMPANY LLC	\$ 67,103,715	\$ 69,927,301
CBL SM BROWNSVILLE LLC	49,150,547	42,195,080
CBL/SUNRISE COMMONS LP		-
H E BUTT GROCERY CO	41,323,222	35,979,847
VHS BROWNSVILLE HOSPITAL COMPANY LLC		26,816,830
BOYER HARLINGEN LC	27,955,724	27,955,724
COLUMBIA VALLEY HEALTHCARE SYS LP	-	-
HMC REALTY LLC	-	-
WAL-MART STORES EAST INC	-	-
SIMON PROPERTY GROUP	-	-
HARLINGEN MEDICAL CENTER LTD	-	-
VALLEY BAPTIST	-	-
BROWNSVILLE MEDICAL CENTER	-	-
Y & O HARLINGEN CORNERS LLC	26,316,759	-
Total Commercial Real Property	<u>\$ 211,849,967</u>	<u>\$ 202,874,782</u>
<b>Business Personal Property</b>		
WAL-MART STORES INC	\$ 29,292,175	\$ 33,348,766
H E BUTT GROCERY CO	23,781,675	24,568,770
VHS HARLINGEN HOSPITAL COMPANY LLC	24,263,621	20,658,939
SAM'S EAST INC	-	-
HOME DEPOT USA INC	-	-
KEPPEL AMFELS	-	-
ESCO MARINE INC	-	-
HMC LIMITED	-	-
DILLARD'S INC	-	-
STRIPES LLC	-	-
TRANSMONTAIGNE PRODUCT SERVICE INC	-	-
7-ELEVEN INC	35,460,635	36,730,736
COLUMBIA VALLEY HEALTHCARE SYSTEMS LP		16,501,535
EAN HOLDINGS LLC	17,367,582	
Total Business Personal Property	<u>\$ 130,165,688</u>	<u>\$ 131,808,746</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.



	2017 Appraised Property (a)	2016 Appraised Property (a)	2015 Appraised Property (a)	2014 Appraised Property (a)
\$	73,119,586	\$ 73,853,442	\$ 75,020,092	\$ 74,805,827
	42,262,120	42,943,918	39,708,897	-
	-	-	-	39,572,094
	35,587,669	35,769,824	35,781,926	35,611,613
	28,303,866	28,303,866	28,578,010	28,578,010
	27,955,724	27,955,724	27,955,724	27,955,724
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	<u>207,228,965</u>	<u>208,826,774</u>	<u>207,044,649</u>	<u>206,523,268</u>
\$	32,281,443	\$ 33,753,828	\$ 43,385,290	\$ 41,188,652
	28,205,731	29,041,059	29,881,841	29,958,702
	22,026,645	23,157,401	22,352,082	22,140,678
	-	16,402,632	19,434,951	-
	-	-	-	13,004,723
	22,096,074	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	27,891,568	28,252,468	32,215,576	25,764,811
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	<u>132,501,461</u>	<u>130,607,388</u>	<u>147,269,740</u>	<u>132,057,566</u>

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

2013 Appraised Property (a)	2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)
\$ 77,216,869	\$ 80,952,111	\$ -	\$ -
-	-	-	-
39,573,979	39,599,366	37,663,352	37,798,983
34,869,098	33,997,259	33,381,280	29,837,144
29,197,693	30,265,723	-	-
27,955,724	27,955,724	-	-
-	-	27,835,162	27,844,994
-	-	23,852,478	24,502,011
-	-	22,228,022	22,646,633
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<u>\$ 208,813,363</u>	<u>\$ 212,770,183</u>	<u>\$ 144,960,294</u>	<u>\$ 142,629,765</u>
\$ 38,884,818	\$ 39,719,875	\$ 38,985,082	\$ 38,074,653
29,993,842	24,755,558	25,156,255	22,217,270
23,498,490	21,111,118	-	-
-	-	-	-
-	14,663,058	17,191,006	16,299,081
-	-	-	-
-	-	-	-
-	-	11,237,491	12,044,897
-	-	-	-
26,625,896	21,086,483	19,982,802	19,226,324
31,039,514	-	-	-
-	-	-	-
-	-	-	-
<u>\$ 150,042,560</u>	<u>\$ 121,336,092</u>	<u>\$ 112,552,636</u>	<u>\$ 107,862,225</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	2019 Appraisal Property (a)	2018 Appraisal Property (a)
<b>Industrial Real Property</b>		
TITAN WHEEL INTERNATIONAL INC	\$ 15,055,738	\$ 15,055,738
FINSA/HAR-VEST II LTD	-	8,401,856
BIP NAFTA BUSINESS PARK I LTD PRT	-	-
RICH-SEAPAK CORP	-	-
KEPPEL AMFELS INC	10,904,314	10,904,314
TRICO TECHNOLOGIES	-	-
FRUIT OF THE LOOM TEXAS INC	-	-
NAFTA DEVELOPMENT GROUP INC	-	-
FINSA/HAR-VEST LTD	8,401,856	6,544,744
PV NAFTA LLC	6,664,030	-
GLH LP C/O MARSHALL HOSEL	-	-
VALLEY CROSSING PIPELINE LLC	100,286,540	25,000,000
Total Industrial Real Property	<u>\$ 141,312,478</u>	<u>\$ 65,906,652</u>
<b>Industrial Personal Property</b>		
DELPHI ELECTRONIC & SAFETY	\$ -	\$ -
RICH-SEAPAK CORP	22,966,945	16,410,145
TRICO PRODUCTS CORP	36,272,612	32,868,757
PANASONIC AUTOMOTIVE ELECTRONICS	-	106,114,227
TRANSMONTAIGNE PRODUCT, INC	-	-
TRANSMONTAIGNE OPERATING COMPANY LP	18,144,339	16,518,859
UNITED LAUNCH ALLIANCE LLC	-	-
LOCKHEED MARTIN	-	-
DYNASOL LLC	-	-
GLH LP	-	-
DELCO ELECTRONIC CORP	-	-
FRUIT OF THE LOOM TEXAS INC	-	-
VF IMAGEWEAR (EAST) INC	-	-
KEPPEL AMFELS	19,172,257	20,746,780
COMCAST CORPORATION	-	-
GLH LP C/O Marshall Hosel	-	-
P M I TRADING DESIGNATED ACTIVITY COMPANY	31,168,867	-
Total Industrial Personal Property	<u>\$ 127,725,020</u>	<u>\$ 192,658,768</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

	2017 Appraisal Property (a)	2016 Appraisal Property (a)	2015 Appraisal Property (a)	2014 Appraisal Property (a)
\$	15,055,738	\$ 14,862,216	\$ 14,723,395	\$ 16,724,790
	8,374,092	8,370,167	8,369,426	8,241,102
	-	-	-	-
	-	-	-	-
	10,904,314	10,904,314	10,904,314	10,904,314
	-	-	-	-
	-	-	-	-
	-	-	-	-
	6,523,195	6,529,006	6,529,006	6,529,006
	-	5,750,541	5,750,541	5,750,541
	6,400,084	-	-	-
	-	-	-	-
\$	<u>47,257,423</u>	<u>46,416,244</u>	<u>46,276,682</u>	<u>48,149,753</u>
\$	-	\$ -	\$ -	\$ -
	-	-	-	-
	42,090,479	33,365,715	34,638,772	31,931,089
	81,717,175	103,190,524	111,476,103	83,394,789
	19,246,221	21,049,020	-	24,192,283
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	36,383,050	58,007,000	42,509,215	39,746,878
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	22,218,899	23,845,172	-
	-	-	31,977,276	46,784,056
	72,291,496	-	-	-
	-	-	-	-
\$	<u>251,728,421</u>	<u>237,831,158</u>	<u>244,446,538</u>	<u>226,049,095</u>

	2013 Appraised Property (a)	2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)
\$	16,724,790	\$ 13,083,032	\$ 13,083,032	\$ 13,083,032
	8,241,102	11,398,508	-	-
	-	-	7,308,000	8,157,236
	-	-	7,095,778	7,434,810
	11,191,853	8,083,836	8,083,836	8,083,836
	-	-	-	-
	-	-	-	-
	-	-	-	-
	6,529,006	6,529,006	8,527,185	8,483,226
	6,401,085	6,401,085	-	-
	-	-	-	-
	-	-	-	-
\$	<u>49,087,836</u>	<u>45,495,467</u>	<u>44,097,831</u>	<u>45,242,140</u>
\$	-	\$ -	\$ -	\$ -
	-	-	-	25,137,037
	26,327,201	31,918,780	33,508,461	26,888,876
	101,146,190	30,011,943	23,086,281	-
	-	33,261,405	32,405,667	23,613,397
	-	-	-	-
	-	38,271,757	38,271,757	35,148,338
	-	-	-	-
	-	-	-	-
	47,948,479	25,518,294	30,125,479	24,331,532
	-	-	-	-
	-	-	-	-
	-	-	-	-
	27,547,333	-	-	-
	60,504,605	-	-	-
	-	-	-	-
	-	-	-	-
\$	<u>263,473,808</u>	<u>158,982,179</u>	<u>157,397,645</u>	<u>135,119,180</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	2019 Appraisal Property (a)	2018 Appraisal Property (a)
<b>Minerals</b>		
SANCHEZ OIL & GAS CORP	\$ -	\$ 12,800
RINCON PETROLEUM CORP	-	-
SANCHEZ O&G EMPLOYEES ROYALTY	7,760	-
FAULCONER VERNON E	132,160	168,690
GOODRICH VIRGINIA	-	-
ROSETTA RESOURCES OPERATING	-	-
EOG RESOURCES	-	-
PINNACLE OPERATING COMPANY INC	-	-
RIO GRANDE ROYALTY CO INC	-	-
NEW AGE ENERGY-RI/ORRI	-	-
CRAIN RESOURCES LTD	13,120	14,960
GRIFFITH MINERAL PARTNERS	12,820	14,620
RIO GRANDE ROYALTY COMPANY INC	-	-
WESTERN GULF OIL & GAS LLC	-	-
CHEVRON USA, INC	-	-
AWP OPERATING CO.	-	-
HIJO JUAN INVESTMENTS	-	-
SNYDER JIM	-	-
DALLAS PETROLEUM GROUP	39,970	109,970
Total Minerals	\$ 205,830	\$ 321,040
<b>Utilities</b>		
AEP TEXAS CENTRAL CO	\$ -	\$ -
AEP TEXAS INC	291,354,780	224,757,090
SOUTHWESTERN BELL TELE	-	-
UNION PACIFIC RR CO	68,088,370	65,495,340
TWE-ADVANCED/NEWHOUSE PRTNSHIP	-	-
MAGIC VALLEY ELEC COOP	-	-
TX & KANSAS CITY CABLE PTRS LP	-	-
LOS VIENTOS WINDPOWER LLC	-	-
TIME WARNER CABLE TEXAS LLC	-	-
AT&T MOBILITY LLC	-	-
CROSS VALLEY PROJECT ENTITY	-	-
SAN ROMAN WIND I LLC	122,312,910	122,312,910
SHARYLAND UTILITIES LP	97,934,250	59,629,160
VALLEY CROSSING PIPELINE LLC	82,285,980	54,237,680
Total Utilities	\$ 661,976,290	\$ 526,432,180

(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.

	2017 Appraisal Property (a)	2016 Appraisal Property (a)	2015 Appraisal Property (a)	2014 Appraisal Property (a)
\$	123,990	\$ -	\$ -	\$ -
		272,410	1,053,920	1,070,680
	13,860	49,010	-	-
	156,370	99,030	113,240	21,970
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	298,330	-	-	-
	-	13,500	33,740	31,910
	-	-	13,030	-
	-	-	-	-
	-	-	-	-
	47,320	31,490	78,720	74,460
	-	-	-	3,990
	-	-	-	-
\$	<u>639,870</u>	<u>465,440</u>	<u>1,292,650</u>	<u>1,203,010</u>
\$	193,731,420	\$ 163,924,690	\$ 169,435,532	\$ 152,281,356
	-	-	-	-
	-	31,889,590	30,147,330	33,904,150
	55,149,044	50,722,644	47,157,724	42,827,010
	-	-	-	-
	-	-	-	-
	45,812,410	48,414,790	52,818,190	50,020,650
	-	-	15,161,630	-
	-	-	-	15,295,950
	-	46,485,990	-	-
	132,332,360	-	-	-
	57,940,290	-	-	-
	-	-	-	-
\$	<u>484,965,524</u>	<u>341,437,704</u>	<u>314,720,406</u>	<u>294,329,116</u>

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

2013 Appraised Property (a)	2012 Appraised Property (a)	2011 Appraised Property (a)	2010 Appraised Property (a)
\$ 296,490	\$ 2,284,980	\$ -	\$ -
520,770	782,330	698,350	1,131,290
36,770	140,890	-	-
40,430	119,480	252,140	333,720
-	72,840	-	-
-	-	-	-
-	-	30,210	43,930
-	-	-	-
-	-	22,660	32,950
-	-	22,660	32,950
-	-	-	-
-	-	-	-
-	-	-	-
24,460	-	-	-
-	-	-	-
-	-	-	-
\$ 918,920	\$ 3,400,520	\$ 1,026,020	\$ 1,574,840
\$ 132,876,501	\$ 108,339,385	\$ 102,622,243	\$ 111,829,750
-	-	-	-
36,693,510	38,237,900	47,941,560	53,745,560
38,340,340	34,433,140	32,080,510	28,147,250
-	15,479,090	17,645,560	22,172,580
-	12,828,887	12,608,601	12,343,320
72,683,960	-	-	-
16,045,850	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
\$ 296,640,161	\$ 209,318,402	\$ 212,898,474	\$ 228,238,460



**CAMERON APPRAISAL DISTRICT**

Revenue Base  
Last Ten Fiscal Years  
(Unaudited)

Taxing Entity	2019		2018		2017	
	2018 Tax Levy	Levy %	2017 Tax Levy	Levy %	2016 Tax Levy	Levy %
Cameron County	\$ 76,465,202	18.06%	\$ 73,952,498	18.16%	\$ 70,898,567	18.30%
Brownsville I.S.D.	72,811,142	17.20%	70,330,581	17.27%	62,358,030	16.10%
Harlingen I.S.D.	47,280,960	11.17%	45,534,965	11.18%	43,901,968	11.33%
City of Brownsville	46,204,279	10.91%	44,731,956	10.98%	43,506,231	11.23%
Point Isabel I.S.D.	39,402,922	9.31%	38,379,898	9.42%	37,773,788	9.75%
Los Fresnos I.S.D.	23,087,245	5.45%	20,601,248	5.06%	19,265,825	4.97%
TX Southmost College Dist	20,706,316	4.89%	19,599,287	4.81%	18,909,751	4.88%
City of Harlingen	19,016,342	4.49%	18,358,754	4.51%	17,782,161	4.59%
San Benito I.S.D.	14,082,378	3.33%	13,003,969	3.19%	12,329,817	3.18%
South Texas I.S.D.	9,628,198	2.27%	9,144,589	2.25%	8,969,695	2.32%
City of South Padre Island	8,013,793	1.89%	7,895,605	1.94%	7,560,715	1.95%
La Feria I.S.D.	5,410,935	1.28%	5,273,946	1.30%	5,152,333	1.33%
City of San Benito	5,128,129	1.21%	4,835,891	1.19%	4,654,608	1.20%
Rio Hondo I.S.D.	4,423,985	1.04%	4,194,867	1.03%	3,890,758	1.00%
CC Emergency Dist #1	3,349,337	0.79%	3,128,307	0.77%	3,335,082	0.86%
Brownsville Navigation Dist	3,159,328	0.75%	2,958,767	0.73%	2,964,406	0.77%
SBCC Drainage Dist #3	2,999,842	0.71%	2,853,263	0.70%	2,729,550	0.70%
CC Drainage Dist #5	2,588,904	0.61%	2,474,479	0.61%	2,398,432	0.62%
City of Port Isabel	2,049,932	0.48%	1,947,844	0.48%	1,952,877	0.50%
City of Los Fresnos	1,985,408	0.47%	1,788,469	0.44%	1,709,824	0.44%
CC Drainage Dist #1	1,931,738	0.46%	1,778,526	0.44%	1,624,149	0.42%
City of La Feria	1,664,610	0.39%	1,637,465	0.40%	1,451,488	0.37%
Laguna Madre Water Dist	1,345,615	0.32%	1,452,755	0.36%	1,449,738	0.37%
Port of Harlingen	1,321,679	0.31%	1,274,371	0.31%	1,204,975	0.31%
Santa Rosa I.S.D.	1,202,822	0.28%	1,211,137	0.30%	1,162,364	0.30%
Town of Rancho Viejo	1,090,098	0.26%	1,150,543	0.28%	1,127,872	0.29%
Town of Laguna Vista	1,049,660	0.25%	1,054,106	0.26%	993,853	0.26%
Valley Mud #2	916,149	0.22%	1,015,632	0.25%	991,690	0.26%
Santa Maria I.S.D.	902,454	0.21%	843,333	0.21%	758,965	0.20%
City of Primera	705,305	0.17%	778,039	0.19%	735,563	0.19%
City of Combes	612,716	0.14%	647,643	0.16%	632,470	0.16%
Town of Palm Valley	546,249	0.13%	569,573	0.14%	555,708	0.14%
City of Rio Hondo	477,013	0.11%	540,733	0.13%	524,749	0.14%
Paseo de la Resaca #2	446,210	0.11%	540,012	0.13%	485,109	0.13%
Paseo de la Resaca #3	347,480	0.08%	440,323	0.11%	438,466	0.11%
City of Santa Rosa	306,581	0.07%	316,635	0.08%	305,737	0.08%
Paseo de la Resaca #1	298,882	0.07%	296,209	0.07%	273,251	0.07%
City of Los Indios	146,749	0.03%	293,464	0.07%	266,581	0.07%
Lyford ISD	126,855	0.03%	142,559	0.04%	120,824	0.03%
City of Bayview	119,344	0.03%	120,453	0.03%	99,294	0.03%
Town of Indian Lake	65,717	0.02%	100,581	0.02%	60,532	0.02%
CC Drainage Dist #4	-	0.00%	60,074	0.01%	14,813	0.00%
Palm Valley Est Utility Dist.	-	0.00%	-	0.00%	-	0.00%
	<u>\$ 423,418,503</u>	<u>100.00%</u>	<u>\$ 407,253,349</u>	<u>100.00%</u>	<u>\$ 387,322,609</u>	<u>100.00%</u>

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

2016		2015		2014		2013	
2015 Tax Levy	Levy %	2014 Tax Levy	Levy %	2013 Tax Levy	Levy %	2012 Tax Levy	Levy %
\$ 66,935,094	18.19%	\$ 66,138,187	17.97%	\$ 63,298,545	17.50%	\$ 61,408,831	17.59%
59,728,676	16.23%	61,793,473	16.79%	60,188,474	16.64%	55,837,551	15.99%
43,920,292	11.94%	40,202,688	10.93%	39,532,268	10.93%	38,804,954	11.11%
41,470,225	11.27%	41,342,691	11.24%	40,432,488	11.18%	39,097,909	11.20%
37,737,477	10.26%	38,041,653	10.34%	39,365,757	10.88%	39,481,160	11.31%
18,479,757	5.02%	17,593,494	4.78%	16,823,027	4.65%	16,023,200	4.59%
18,505,787	5.03%	18,373,386	4.99%	18,122,935	5.01%	17,764,776	5.09%
17,338,438	4.71%	17,050,974	4.63%	16,859,420	4.66%	16,572,177	4.75%
11,587,007	3.15%	11,535,894	3.14%	11,201,722	3.10%	10,915,212	3.13%
8,510,294	2.31%	8,406,537	2.28%	8,342,860	2.31%	8,104,287	2.32%
7,019,460	1.91%	6,562,995	1.78%	6,525,325	1.80%	6,536,940	1.87%
4,791,597	1.30%	4,835,123	1.31%	4,658,092	1.29%	4,578,815	1.31%
4,518,556	1.23%	4,358,018	1.18%	4,295,533	1.19%	4,197,708	1.20%
3,458,451	0.94%	3,463,012	0.94%	3,985,215	1.10%	2,913,941	0.83%
3,039,085	0.83%	2,918,022	0.79%	2,968,655	0.82%	2,827,274	0.81%
3,108,781	0.84%	3,166,615	0.86%	3,168,492	0.88%	3,218,177	0.92%
2,643,841	0.72%	2,595,770	0.71%	2,480,012	0.69%	2,452,655	0.70%
2,275,545	0.62%	2,255,593	0.61%	2,179,126	0.60%	2,130,753	0.61%
1,922,028	0.52%	1,888,470	0.51%	1,890,032	0.52%	1,869,538	0.54%
1,557,757	0.42%	1,478,084	0.40%	1,454,658	0.40%	1,439,322	0.41%
1,552,390	0.42%	1,397,762	0.38%	1,302,018	0.36%	1,261,963	0.36%
1,433,575	0.39%	2,615,447	0.71%	2,672,528	0.74%	2,697,795	0.77%
1,293,400	0.35%	1,200,831	0.33%	1,146,647	0.32%	1,070,759	0.31%
-	0.00%	-	0.00%	-	0.00%	-	0.00%
1,119,377	0.30%	1,055,163	0.29%	978,964	0.27%	956,200	0.27%
998,652	0.27%	969,871	0.26%	881,576	0.24%	864,792	0.25%
948,437	0.26%	926,365	0.25%	935,868	0.26%	933,105	0.27%
978,643	0.27%	972,216	0.26%	967,576	0.27%	989,659	0.28%
529,101	0.14%	536,911	0.15%	524,028	0.14%	518,283	0.15%
696,587	0.19%	674,152	0.18%	640,236	0.18%	637,810	0.18%
587,046	0.16%	576,167	0.16%	565,932	0.16%	436,340	0.12%
490,514	0.13%	454,358	0.12%	444,702	0.12%	453,204	0.13%
521,845	0.14%	521,438	0.14%	483,139	0.13%	481,892	0.14%
497,126	0.14%	493,785	0.13%	475,898	0.13%	474,151	0.14%
432,044	0.12%	417,275	0.11%	400,637	0.11%	398,201	0.11%
298,652	0.08%	299,960	0.08%	295,872	0.08%	281,751	0.08%
230,870	0.06%	230,769	0.06%	212,037	0.06%	209,728	0.06%
255,823	0.07%	224,552	0.06%	729,766	0.20%	-	0.00%
112,869	0.03%	104,984	0.03%	105,315	0.03%	104,645	0.03%
98,430	0.03%	97,173	0.03%	94,429	0.03%	91,118	0.03%
49,336	0.01%	48,035	0.01%	46,519	0.01%	45,042	0.01%
157,500	0.04%	135,192	0.04%	106,349	0.03%	113,110	0.03%
-	0.00%	-	0.00%	-	0.00%	-	0.00%
<u>\$ 371,830,365</u>	<u>100.00%</u>	<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>

2012		2011		2010	
2011 Tax Levy	Levy %	2010 Tax Levy	Levy %	2009 Tax Levy	Levy %
\$ 59,761,902	17.03%	\$ 56,288,599	17.03%	\$ 55,298,963	17.23%
54,109,128	16.22%	53,617,610	16.22%	53,382,448	16.64%
36,855,317	11.08%	36,618,546	11.08%	33,714,729	10.51%
37,742,600	10.62%	35,110,210	10.62%	34,741,468	10.83%
39,764,246	11.93%	39,443,890	11.93%	36,902,522	11.50%
15,009,452	4.44%	14,664,868	4.44%	13,974,909	4.36%
17,462,677	5.18%	17,119,086	5.18%	16,701,520	5.21%
15,845,781	4.75%	15,696,199	4.75%	15,677,296	4.89%
10,703,640	3.28%	10,850,966	3.28%	10,298,051	3.21%
7,886,897	2.36%	7,816,816	2.36%	7,708,248	2.40%
6,516,272	1.91%	6,303,337	1.91%	5,946,300	1.85%
4,364,225	1.39%	4,587,458	1.39%	4,676,943	1.46%
3,966,356	1.19%	3,918,836	1.19%	3,852,062	1.20%
2,713,382	0.80%	2,658,837	0.80%	2,688,975	0.84%
2,758,429	0.83%	2,751,837	0.83%	2,692,797	0.84%
3,225,287	0.98%	3,236,988	0.98%	3,242,632	1.01%
2,230,055	0.68%	2,236,974	0.68%	2,199,392	0.69%
2,062,011	0.60%	1,982,101	0.60%	1,955,256	0.61%
1,845,147	0.58%	1,930,162	0.58%	1,818,129	0.57%
1,411,438	0.42%	1,385,343	0.42%	1,367,661	0.43%
1,250,263	0.38%	1,243,364	0.38%	1,249,769	0.39%
2,708,116	0.80%	2,645,971	0.80%	2,524,399	0.79%
1,059,183	0.32%	1,043,186	0.32%	1,007,521	0.31%
-	0.00%	-	0.00%	N/A	0.00%
928,238	0.28%	909,488	0.28%	879,946	0.27%
846,720	0.24%	780,816	0.24%	764,303	0.24%
919,435	0.27%	908,682	0.27%	891,004	0.28%
992,941	0.27%	900,878	0.27%	898,015	0.28%
496,392	0.15%	496,912	0.15%	468,139	0.15%
636,182	0.18%	587,750	0.18%	576,475	0.18%
379,906	0.11%	354,329	0.11%	334,038	0.10%
428,644	0.12%	396,365	0.12%	409,324	0.13%
477,501	0.14%	475,521	0.14%	469,817	0.15%
472,348	0.14%	467,495	0.14%	430,740	0.13%
383,621	0.11%	362,724	0.11%	365,152	0.11%
272,694	0.08%	260,200	0.08%	263,362	0.08%
208,591	0.06%	191,611	0.06%	178,196	0.06%
-	0.01%	-	0.00%	-	0.00%
97,031	0.03%	96,694	0.03%	92,556	0.03%
89,603	0.03%	84,959	0.03%	94,207	0.03%
42,372	0.01%	40,839	0.01%	40,591	0.01%
95,902	0.03%	101,085	0.03%	86,607	0.03%
-	0.00%	-	0.00%	N/A	0.00%
<u>\$ 339,019,925</u>	<u>100.00%</u>	<u>\$ 330,567,533</u>	<u>100.00%</u>	<u>\$ 320,864,463</u>	<u>100.00%</u>

**CAMERON APPRAISAL DISTRICT**

Top Ten Revenue Sources

Last Ten Fiscal Years

(Unaudited)

Payor	2019		2018		2017		2016		2015	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Cameron County	\$ 934,590	1	\$ 877,604	1	\$ 823,237	1	\$ 784,995	1	\$ 764,208	1
Brownsville I.S.D.	889,929	2	834,622	2	724,070	2	700,487	2	714,009	2
Harlingen I.S.D.	577,888	3	540,369	3	509,767	3	515,089	3	464,533	4
City of Brownsville	564,729	4	530,840	4	505,172	4	486,355	4	477,705	3
Point Isabel I.S.D.	481,599	5	455,459	5	438,610	5	442,578	5	439,562	5
Los Fresnos I.S.D.	282,182	7	244,478	7	223,705	7	216,727	7	203,289	7
TX Southmost College Dist	253,081	6	232,587	6	219,570	6	217,033	6	212,300	6
City of Harlingen	232,426	8	217,866	8	206,477	8	203,342	8	197,020	8
San Benito I.S.D.	172,121	9	154,320	9	143,168	9	135,890	9	133,295	9
South Texas I.S.D.	117,680	10	108,520	10	104,152	10	99,807	10	94,336	10

Payor	2014		2013		2012		2011		2010	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Brownsville I.S.D.	\$ 715,744	1	\$ 638,126	1	\$ 614,416	1	\$ 609,414	2	\$ 604,162	2
Cameron County	680,574	2	580,232	2	556,299	2	580,497	1	625,851	1
Harlingen I.S.D.	447,007	5	403,239	5	378,912	5	427,044	3	381,570	5
Point Isabel I.S.D.	457,186	4	406,283	4	408,819	3	380,124	4	417,648	3
City of Brownsville	445,124	3	410,266	3	388,034	4	396,455	5	393,190	4
City of Harlingen	190,224	8	166,504	8	162,911	7	185,342	6	177,429	6
Los Fresnos I.S.D.	204,923	6	184,601	6	154,313	8	169,937	7	158,163	7
TX Southmost College Dist	190,636	7	172,209	7	179,535	6	158,771	8	189,021	8
San Benito I.S.D.	126,662	9	113,425	9	110,045	9	117,479	9	116,549	9
South Texas I.S.D.	94,336	10	84,215	10	81,086	10	84,630	10	87,239	10

Source: Cameron Appraisal District

**CAMERON APPRAISAL DISTRICT**

Top Ten Revenue Types

Last Ten Fiscal Years

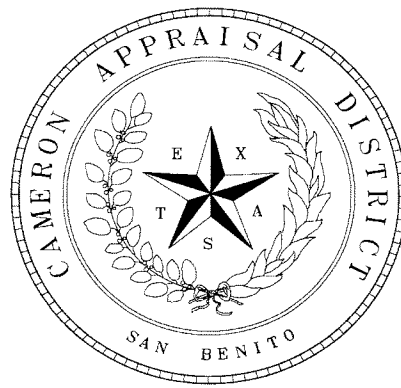
(Unaudited)

<u>Payor Type</u>	<u>2019 Assessments</u>	<u>2018 Assessments</u>	<u>2017 Assessments</u>	<u>2016 Assessments</u>	<u>2015 Assessments</u>
Municipalities and Cities	\$ 1,099,805	\$ 1,029,685	\$ 972,902	\$ 939,308	\$ 908,978
School Districts	2,670,584	2,476,209	2,270,957	2,228,513	2,167,665
County	934,590	877,604	823,237	784,995	764,208
MUD	27,766	27,201	26,634	25,446	24,242
Water Districts	16,447	17,240	16,854	16,813	30,221
Drainage Districts	93,378	85,044	80,100	76,541	73,691
Emergency Districts	40,937	37,124	38,725	35,642	33,717
Special Districts	38,615	50,235	48,413	36,459	36,589
Other	253,081	232,587	219,570	217,033	212,300
	<u>\$ 5,175,203</u>	<u>\$ 4,832,929</u>	<u>\$ 4,497,392</u>	<u>\$ 4,360,750</u>	<u>\$ 4,251,611</u>

<u>Payor Type</u>	<u>2014 Assessments</u>	<u>2013 Assessments</u>	<u>2012 Assessments</u>	<u>2011 Assessments</u>	<u>2010 Assessments</u>
Municipalities and Cities	\$ 877,536	\$ 778,288	\$ 744,620	\$ 749,041	\$ 771,078
School Districts	2,099,858	1,852,238	1,777,871	1,859,650	1,864,933
County	715,744	638,126	614,416	609,414	625,851
MUD	23,486	21,471	20,608	20,873	21,831
Water Districts	30,219	28,034	27,842	28,647	28,570
Drainage Districts	69,656	63,054	59,074	61,119	62,959
Emergency Districts	33,568	29,379	28,360	29,793	30,476
Special Districts	35,827	33,441	33,159	35,046	36,699
Other	204,923	184,601	179,535	185,342	189,021
	<u>\$ 4,090,817</u>	<u>\$ 3,628,632</u>	<u>\$ 3,485,485</u>	<u>\$ 3,578,925</u>	<u>\$ 3,631,418</u>

Source: Cameron Appraisal District

# DEBT CAPACITY

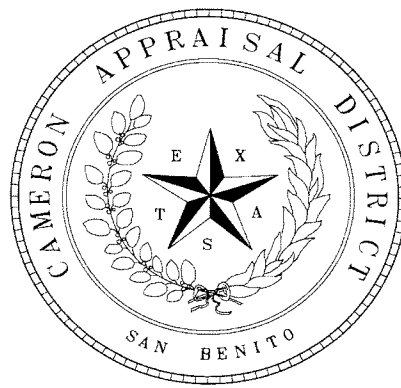


**CAMERON APPRAISAL DISTRICT**  
**Ratios of Outstanding Debt By Type**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Year	Note Payable	Bond Payable	Total Primary Government	Number of Tax Units	Cost Per Tax Unit
2019	\$ -	\$ -	\$ -	41	\$ -
2018				42	
2017	-			42	-
2016	-	-	-	41	-
2015	-	-	-	41	-
2014	-	-	-	41	-
2013	-	-	-	40	-
2012	-	-	-	40	-
2011	-	-	-	40	-
2010	-	-	-	40	-

Source: Financial Statements and Independent Auditor's Report  
Notes to Financial Statements - Long-Term Obligations 2009-2019

# 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 )
2019	\$ 425,849	\$ N/A	\$ N/A	5.800%
2018	425,827	38,106	28,756	3.700%
2017	423,725	36,587	27,741	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 - 2019 data has not been updated; therefore, Information was not available.

Source: Texas Demographic Center - Oct. 2019  
Real Estate Center At Texas A&M University, from the Market Report 2013  
for the Brownsville-Harlingen area.  
Bureau of Labor Statistics

**CAMERON APPRAISAL DISTRICT**  
**Ten Largest Employers - Last Ten Years**  
(Unaudited)

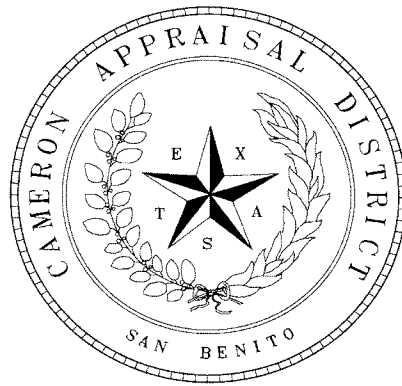
Employer	2019	Rank	2018	Rank	2017	Rank	2016	Rank	2015	Rank
HCISD	3331	1	3321	-	3321	-	n/a	-	3321	3
VBMC	3234	2	3234	-	3234	-	n/a	-	3971	2
SBCISD	1634	3	1634	1	1634	1	1634	1	-	-
ADVANCED CALL CENTERS	885	4	n/a	-	n/a	-	n/a	-	-	-
HEB	819	5	212	4	212	4	212	4	1582	8
UNITED HEALTHCARE SERVICES	737	6	-	-	-	-	-	-	-	-
DISH NETWORK	691	7	833	-	833	-	-	-	-	-
RIO GRANDE STATE CENTER	610	8	-	-	-	-	-	-	-	-
BEE FIRST PRIMARY HOME CARE	600	9	-	-	-	-	-	-	-	-
CITY OF HARLINGEN	596	10	-	-	-	-	-	-	-	-
WAL-MART	563	-	268	3	268	3	368	3	1784	5
HARLINGEN MEDICAL CENTER	559	-	-	-	-	-	-	-	-	-
TEXAS STATE TECHNICAL CENTER	525	-	-	-	-	-	-	-	-	-
VICKI ROY	457	-	975	-	975	-	-	-	-	-
SOUTHWEST KEY	367	-	367	2	367	2	367	2	-	-
CITY OF SAN BENITO	184	-	184	5	184	5	166	5	-	-
CAMERON COUNTY-San Benito Annex	151	-	151	6	151	6	151	6	-	-
NINO's HEAD START	137	-	137	7	137	7	137	7	-	-
IDEA ACADEMY	128	-	128	8	128	8	128	8	-	-
GILLMAN CHEVROLET/HONDA	85	-	85	9	85	9	85	9	-	-
SAN BENITO MEDICAL ASSOCIATES	65	-	65	10	65	10	65	10	-	-
ABUNDANT LIFE	n/a	-	n/a	-	n/a	-	n/a	-	1300	9
AMFELS	n/a	-	n/a	-	n/a	-	n/a	-	1650	7
BISD	n/a	-	n/a	-	n/a	-	n/a	-	7670	1
CAMERON CNTY	n/a	-	n/a	-	n/a	-	n/a	-	1950	4
CITY OF BROWNVILLE	n/a	-	n/a	-	n/a	-	n/a	-	1227	10
UT-BROWNSVILLE/RGV	n/a	-	n/a	-	n/a	-	n/a	-	1734	6
CARING FOR YOU	n/a	-	-	-	-	-	-	-	-	-
CONVERGYS	n/a	-	-	-	-	-	-	-	-	-
FEDERAL GOVERNMENT	n/a	-	-	-	-	-	-	-	-	-
STRIPES LTD	n/a	-	-	-	-	-	-	-	-	-

Employer	2014	Rank	2013	Rank	2012	Rank	2011	Rank	2010	Rank
HCISD	3321	3	1,684	5	2,848	2	2,848	2	2,675	3
VBMC	3971	2	3,972	2	2,668	3	2,647	3	2,931	2
SBCISD	-	-	-	-	-	-	-	-	-	-
ADVANCED CALL CENTERS	-	-	-	-	-	-	-	-	-	-
HEB	1582	8	-	-	-	-	1,552	7	1,521	8
UNITED HEALTHCARE SERVICES	-	-	-	-	-	-	-	-	-	-
DISH NETWORK	-	-	-	-	-	-	1,036.00	10	-	-
WAL-MART	1784	5	1,055	10	1,567	7	1,511	8	1,608	7
HARLINGEN MEDICAL CENTER	-	-	-	-	-	-	-	-	-	-
TEXAS STATE TECHNICAL CENTER	-	-	-	-	-	-	-	-	-	-
CAMERON COUNTY-San Benito Annex	-	-	2,040	4	2,040	5	2,076	5	2,076	5
GILLMAN CHEVROLET/HONDA	7670	1	-	-	-	-	-	-	-	-
SAN BENITO MEDICAL ASSOCIATES	1734	6	-	-	-	-	-	-	-	-
ABUNDANT LIFE	1950	4	1,200	9	-	-	-	-	-	-
AMFELS	1650	7	1,400	7	1,200	10	1,695	6	1,695	6
BISD	1227	10	7,708	1	7,708	1	7,434	1	7,434	1
CAMERON CNTY	1300	9	-	-	-	-	-	-	-	-
CITY OF BROWNVILLE	-	-	1,200	8	1,600	6	1,178	9	1,178	9
UT-BROWNSVILLE/RGV	-	-	1,625	6	2,343	4	2,386	4	2,386	4
CARING FOR YOU	-	-	2,635	3	-	-	-	-	-	-
CONVERGYS	-	-	-	-	1,511	8	-	-	1,000	10

N/A - 2019 data has not been updated; therefore, Information was not available.

Source: San Benito Chamber of Commerce & Harlinge Chamber of Commerce - 2018 only  
San Benito Chamber of Commerce - 2017 & 2016 - only  
Brownsville Chamber of Commerce - 2015 - 2017 data has not been updated  
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>2019</u>	<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>
Number of full time equivalent positions:										
Administration services	7	7	7	7	8	7	7	7	7	7
Appraisal services	34	32	30	28	28	27	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>65</u>	<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>

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	<u>2019</u>	<u>2018</u>
Appraisal:		
Appraisal value (in thousands)	\$ 23,256,598,370	\$ 21,927,827,199
Number of parcels	212,692	210,078
Accounts appraised	212,692	210,078
Appraisal review board members	7	7
Taxing entities	41	41
Informal hearings	6,090	7,991
Formal hearings	1,561	923
Full notices mailed - real property	79,043	86,159
Accounts:		
Residential accounts	126,717	125,536
Commercial accounts	29,853	29,070
Mobile home accounts	7,101	7,014
Leased equipment - multi-locations	1,322	1,287
Leased vehicle - multi-locations	368	327
Mineral accounts	234	234
District accounts	1,142	1,119
Exemptions:		
Homestead	61,931	62,046
Over 65	25,712	24,767
Disabled veterans	3,923	3,625
Disabled residential homestead	2,474	2,618
Abatements	4	5
Absolute	11,877	11,878
Freeport	130	128

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

	2017	2016	2015	2014
\$	21,032,192,529	\$ 20,419,943,273	\$ 19,580,466,956	\$ 19,115,461,169
	208,736	207,484	210,015	208,991
	208,736	207,484	210,015	208,991
	12	12	12	12
	41	41	41	41
	7,326	6,158	6,641	5,515
	1,221	1,453	1,318	1,518
	100,878	71,406	59,684	55,045
	124,070	123,144	121,635	119,821
	28,794	28,291	27,929	27,728
	6,904	6,916	6,951	6,962
	1,255	1,238	1,212	1,242
	317	300	332	349
	220	222	257	263
	1,107	1,105	1,092	1,093
	61,330	61,633	61,184	60,083
	23,950	23,402	22,447	21,349
	3,299	3,067	2,729	2,383
	2,720	2,890	3,129	3,061
	3	4	4	3
	12,011	11,903	11,768	11,663
	121	114	120	117

	2013	2012	2011	2010
\$	18,854,108,965	\$ 18,363,661,346	\$ 18,022,428,910	\$ 17,807,316,711
	208,209	207,002	205,753	204,844
	208,209	207,002	205,753	204,844
	12	12	12	12
	40	40	40	40
	5,222	6,026	7,030	7,280
	1,456	1,530	1,487	1,770
	46,027	50,908	179,452	177,401
	118,112	116,014	113,532	111,765
	27,597	17,923	17,467	17,113
	6,968	6,909	6,848	6,681
	1,195	1,134	1,043	1,031
	327	328	293	295
	264	264	75	75
	1,087	1,052	1,046	1,053
	60,277	59,652	58,952	58,659
	20,741	20,223	19,494	19,151
	2,208	2,004	1,881	1,817
	3,141	3,000	2,955	2,962
	3	0	4	5
	11,694	11,405	11,205	10,881
	131	120	117	118

**CAMERON APPRAISAL DISTRICT**  
**Building Square Footage**  
**Owned by the Primary Government**  
**By Functions/Programs**  
**(Unaudited)**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Governmental Activities Appraisal Services	17,316 sq. ft	15,860 sq. ft	15,860 sq. ft	15,860 sq. ft	15,860 sq. ft

	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</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**





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, 2019, 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 20, 2020.

**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.

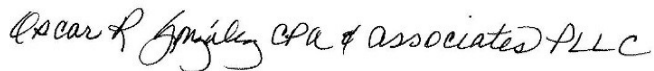
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not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

A handwritten signature in black ink that reads "Oscar R. Gonzalez CPA & Associates PLLC". The signature is written in a cursive style.

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

April 20, 2020

**CAMERON APPRAISAL DISTRICT**  
Schedule of Findings and Responses  
Year Ended December 31, 2019

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**FINDINGS:** NONE