



2021

Annual Comprehensive Financial Report

Year Ended December 31, 2021

Travis County, Texas

Prepared by

Travis CAD Finance Department



Travis Central Appraisal District

OUR MISSION

The mission of the Travis Central Appraisal District is to provide accurate appraisals of all property in Travis County at one hundred percent market value, equally and uniformly, in a professional, ethical, economical, and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden.

OUR VISION

The Travis Central Appraisal District will act in accordance with the highest principles of professional conduct, ethics, accountability, efficiency, openness, skill, and integrity. We approach our activities with a deep sense of purpose and responsibility.

OUR VALUES

- **Appraise-** fairly, efficiently, and effectively, balancing the needs of both taxpayers and the taxing units by adhering to the Texas Property Tax Code, USPAP, and generally accepted appraisal standards.
- **Educate-** taxpayers of their rights, remedies, and responsibilities.
- **Communicate-** collaboratively with and encourage communication among the taxing units, taxpayer public, and the agency.
- **Service-** provide exceptional customer service that is accessible, responsible and transparent.
- **Performance-** demand integrity, accountability, and high standards from all staff and strive continuously for excellence and efficiency.

Strategic Goals

1. Develop appraisals that reflect market value and ensure fairness and uniformity.
2. Be efficient in business processes and ensure that mission critical tasks are completed in a timely manner with a high level of accuracy.
3. Collect, create, and maintain accurate data.
4. Ensure that the district maintains a highly educated, motivated, and skilled workforce.
5. Provide customer service that is courteous, professional, and accurate.

Travis Central Appraisal District

Annual Comprehensive Financial Report

Year Ended December 31, 2021

2021 Board of Directors

Mr. James Valadez, Chair
Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Ms. Theresa Bastian, Secretary
City of Austin

Mr. Tom Buckle
West Travis County

Mr. Anthony Nguyen
East Travis County

Ms. Nicole Conley
City of Austin

Ms. Deborah Cartwright
Austin ISD

Mr. Felipe Ulloa
Austin ISD/City of Austin

Ms. Blanca Zamora-Garcia
City of Austin

Mr. Bruce Elfant
Travis County Tax Assessor/Collector

Ms. Marya Crigler, RPA
Chief Appraiser

Prepared by the TCAD Finance Department



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INTRODUCTORY SECTION



TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

May 31, 2022

Travis County Taxpayers,
Travis CAD Board of Directors, and
Ms. Marya Crigler, Chief appraiser,
Travis Central Appraisal District:

I am pleased to present the Annual Comprehensive Financial Report of the Travis Central Appraisal District (the District) for the fiscal year ended December 31, 2021. Responsibility for both the accuracy of the data and the completeness and fairness of presentation, including all disclosures, rests with the District. To the best of my knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to fairly present the financial position and results of the operations of the District. All disclosures necessary to enable the reader to gain an understanding of the District's financial activities have been included.

The Annual Financial Report

The District's financial statements have been audited by Eide Bailly, LLP, a firm of certified public accountants. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion ("clean"), and that the District's financial statements for the fiscal year ended December 31, 2021 are fairly presented in conformity with generally accepted accounting principles (GAAP). Based on financial accountability criteria set forth under generally accepted accounting principles (GAAP) for state and local governments, 850 EAL Holding Corp., a separate legal entity, is reported as a blended component unit of the District and presented as a governmental activity. The independent auditors' report is presented as the first component of the financial section of this report. The firm Eide Bailly, LLP was selected by the District's Board of Directors to perform the fiscal year 2021 financial audit.



Understanding the Local Property Tax Process



Texas local units of government rely heavily on property tax to fund their operations. Statewide, more than 4,000 separate taxing jurisdictions impose a property tax; these include counties, school districts, cities, and special-purpose districts that provide junior colleges, hospitals, water and wastewater utilities, flood control, and emergency services.

In addition to property tax, the Texas Constitution and Legislature empower local governments to impose, levy, and collect other taxes and fees that supplement their operations.

The Texas Constitution sets out five basic rules for property taxes ⁽²⁾:

- Taxation must be equal and uniform. No single property or type of property should pay more than its fair share.
- Generally, all property must be taxed on its current market value—the price it would sell for when both buyer and seller seek the best price and neither is under pressure to buy or sell. The Texas Constitution provides certain exceptions to this rule, such as the use of “productivity values” for agricultural and timber land. This means that the land is taxed based on the value of what it produces, such as crops and livestock, rather than its sale value. This lowers the tax bill for such land.
- Each property in a county must have a single appraised value. This means that the various local governments to which you pay property taxes cannot assign different values to your property; all must use the same value. This is guaranteed by the use of county appraisal districts.
- All property is taxable unless federal or state law exempts it from the tax. These exemptions may exclude all or part of your property value.
- Property owners have a right to reasonable notice of increases in their appraised property value.

Appraisal districts are political subdivisions of the State responsible for appraising property within county boundaries. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes. The governing bodies of taxing units, such as school boards, commissioners’ courts, city councils, and special purpose district boards of directors, derive the tax rate by dividing the proposed tax levy by the taxable value of property, as provided by the appraisal district. Taxable value is a property’s appraised value minus all applicable exemptions, deductions, and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries.



The local government's tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property. ⁽¹⁾

There are three main parts to the property tax system in Texas:

- An appraisal district in each county sets the value of property each year. A chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value. The members of the Appraisal Review Board are appointed by the local administrative judge.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the units set tax rates that will raise the revenue necessary to fund their budgets. The adopted budgets and the tax rates set to fund the budgets determine the total amount of taxes that a person will pay.

The property tax year has four stages: appraising taxable property, protesting the appraised values, adopting the tax rates, and collecting the taxes. The following represents a summary of the process.

1. A large part of each appraisal district's job is to estimate what your property is worth on January 1. What a property is used for on January 1, market conditions at that time, and who owns the property on that date determine whether the property is taxed, its value, and who is responsible for paying the tax. Your appraisal district also processes applications for tax exemptions, agricultural appraisals, and other tax relief.
2. After the May 15 protest deadline, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get exemptions or agricultural appraisal. When the ARB finishes its work, the appraisal district gives each taxing unit a list of taxable property.
3. In August or September, the elected officials of each taxing unit adopt tax rates for their operations and debt payments. Several taxing units tax your property. Every property is taxed by the county and the local school district. You also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and others.
4. Tax collection starts around October 1 as tax bills go out. Taxpayers have until January 31 of the following year to pay their taxes. On February 1, penalty and interest charges begin accumulating on most unpaid tax bills. Tax collectors may start legal action to collect unpaid taxes on February 1.



Property Tax Calendar

January 1	Appraisal districts are required to appraise property at its value on this date.
January 1 – April 30	Appraisal districts complete appraisals and process applications for exemptions.
April – May	Appraisal districts send notices of appraised value.
May 15	Appraisal review boards begin hearing protests from property owners.
July 25	Appraisal districts certify current appraised values to taxing units.
August – September	Local taxing units adopt tax rates.
October 1	Local taxing units begin sending tax bills to property owners.
January 31	Taxes due to local taxing units (or county tax assessor, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

Role of the Appraisal District

Each Texas county is served by an appraisal district that determines the value of all the county's taxable property. Generally, a local government that collects property taxes, such as county, cities, and school districts, is a member of the appraisal district. A board of directors appointed by the member governments presides over the appraisal district.

The appraisal district is considered a political subdivision and must follow applicable laws such as the Open Meetings Act and the Public Information Act. Meetings are generally open to the public and information generated by the appraisal district is, in most cases, also available to the public.

The appraisal district board of directors hires a chief appraiser, approves contracts, and sets policies. The chief appraiser is the chief administrator of the appraisal district. The chief appraiser may employ and compensate professional, clerical and other personnel as provided by the appraisal district budget. The chief appraiser's primary duty is to discover, list, review, and appraise all taxable property in the appraisal district using generally accepted appraisal techniques.



Travis Central Appraisal District

The Travis Central Appraisal District was created under the 66th Texas State Legislature in 1979 under the provisions of Senate Bill 621 known as the Property Tax Code. The District is responsible for the appraisal of property subject to ad valorem taxation in Travis County, Texas. The District is governed by a board of nine directors serving two year terms, plus a tenth statutorily designated non-voting member who is the County Tax Assessor-Collector. Travis County appoints two board members, Austin ISD appoints two board members, City of Austin appoints two board members, and Austin ISD and City of Austin appoint one board member jointly. The remaining two board members are appointed by a vote of the eastern and western taxing entities within Travis County.

The District was formed in 1981 and formally began operations in 1982, pursuing its mission to provide accurate appraisal of all property in Travis County at one hundred percent of market value, equally and uniformly, in a professional, ethical, economical and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden. As stipulated under the Texas Property Tax Code, the District serves the citizens and taxpayers of Travis County and the taxing entities which lie within Travis County.

Travis County, established in 1840, is located in south central Texas astride the Balcones Fault, the boundary between the Edwards Plateau to the west and the Blackland Prairies to the east. Its county seat, Austin, is the capital of Texas. Travis County's population continues to grow at a steady pace, increasing an average of 2.7% each year. According to the City of Austin demographer, the 2021 population of Travis County was estimated to be 1,372,063, an increase of 2.8% over the 2020 estimated population. The population of Travis County has grown by 27.50% over the last ten years.

Accounting Basis and Controls

Accounting Basis

The District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single government program. Like most governments, special-purpose governments present two types of financial statements: (1) government-wide financial statements and (2) fund financial statements.

The government-wide financial statements report information on all of the activities of the District. Governmental activities generally are financed through charges for services and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District. The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting.



The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized at the time the liability is incurred.

The fund financial statements provide information about the District's governmental funds. The emphasis of fund financial statements is directed to specific activities of the District. The District reports the *general fund* as a major governmental fund. It is the District's primary operating fund. This fund is used to account for the acquisition and use of the District's expendable financial resources and the related liabilities. The District also reports the 850 EAL Holding Corp. as a major governmental fund. 850 EAL Holding Corp. is a non-profit entity whose primary purpose supports the District. The measurement focus is based on the determination of changes in financial position rather than upon net income determination. Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available and expenditures are recorded when the related fund liability is incurred.

Internal Controls

To provide a reasonable basis for making its representations, the District's management team has established a comprehensive internal control framework. This framework is designed to provide reasonable assurance that assets are safeguarded against loss from unauthorized use or disposition, and that accounting transactions are executed in accordance with management's authorization and properly recorded so that the financial statements can be prepared in conformity with generally accepted accounting principles (GAAP). The objective of the internal control framework is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgments by management. The design and operation of internal controls also ensures that all funds are expended in compliance with applicable laws and regulations.

All internal control evaluations occur within the above framework. During the fiscal year ended December 31, 2021, the District reviewed its internal controls. I believe that the District's internal controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.



Management's Discussion and Analysis (MD&A)

The Management's Discussion and Analysis (MD&A) provides financial highlights and interprets the financial reports by analyzing trends and by explaining changes, fluctuations and variances in the financial data. The MD&A is also intended to disclose any known significant events or decisions that affect the financial condition of the District. The MD&A complements, and should be read in conjunction with, this letter of transmittal.

Financial Statement Format

This Comprehensive Annual Financial Report is presented according to the reporting model established by GASB Statement No. 34 and related statements. The report is divided into three sections:

1. *Introductory Section*- This section includes the letter of transmittal, organizational chart, and list of principal officials.
2. *Financial Section*- The financial section includes the Independent Auditor's Report, Management's Discussion and Analysis, the Basic Financial Statements, and Required Supplementary Information.
 - a. *Basic Financial Statements*- This section includes government-wide and fund financial statements as well as the notes to the financial statements. The notes are considered essential to the fair presentation and adequate disclosure for this financial report. They include the Summary of Significant Accounting Policies for the District and other necessary disclosures of importance relating to the financial position of the District. The notes are treated as an integral part of the financial statements and should be read in conjunction with them.
 - b. *Required Supplementary Information ("RSI")* - This section includes the budgetary schedule for the fiscal year ended December 31, 2021 and the accompanying notes, schedule of changes in net pension liability and related ratios for the last ten fiscal years, and the schedule of employer contributions for the last ten fiscal years.
3. *Statistical Section*- Although this section contains substantial financial information, these schedules differ from financial statements in that they present some non-accounting data, cover more than the current fiscal year, and are designed to reflect demographic and economic data, operating information, financial trends, and the fiscal capacity of the District.



Factors Affecting Financial Condition

Market Indicators

2021 has brought us a world tired of the pandemic and ready to get back to business. In terms of the US economy, we saw a GDP much steadier than in 2020 with three of the four quarters well into the 6% range ending with a fourth quarter up 6.9%. Cities have quickly turned from collections of boarded up restaurants and empty seas of parking lots back to the centers of vibrancy and culture that they historically have been. By the end of the year, we saw an overall increase of 5.7% for the US Gross Domestic Product, compared to a 3.5% decrease for 2020. The reigning sentiment of uncertainty in our economy and our personal lives in 2019 and 2020, which put many investors into a hold position greatly dissipated. This took us from a CRE deal volume decrease of 36% year-over-year in Q2 2020, according to Deloitte, to a nearly 80% increase in the end of 2021, per Bloomberg. After a lull in deals for the first three quarters of 2020 cash flush investors came back strong and were rewarded for it. Green Street's Change in Commercial Property Values study shows a 21% increase for the trailing 12 months as of March 4th, 2022. With such a market acceleration, this brings many investors to their target internal rate of return early which in turn, shortens their holding period, thusly bringing even more properties to market.

Locally, economic growth in Austin is expected to continue outpacing much of the rest of the country due in part to its diversified economy and its ability to draw a substantial amount of domestic and international capital. For the fourth year in a row, Austin has taken the No. 3 spot on the Milken Institute's Best-Performing Cities report, noting presences of major tech companies such as Apple, Samsung Electronics, IBM, Dell and Tesla. The Texas capital was ranked No. 4 for overall real estate prospects in this year's Urban Land Institute annual industry survey, "Emerging Trends in Real Estate 2022." The population continues to swell at historic rates, noting Austin as a national leader for resiliency of job market. According to a recent survey of commercial real estate investors performed by CBRE, Austin was ranked as the number one target. "Austin has become the clear darling of investors in the post-pandemic world. Attracting investors with its unique combination of high-quality lifestyle, new supply, and a tech forward economy and workforce," said CBRE's Vice President Russell Ingram.

ECONOMIC TRENDS

▲ POPULATION

According to the most recent U.S. Census, Austin was the fastest growing large city and is expected to reach a population of 4.5 million by 2050.

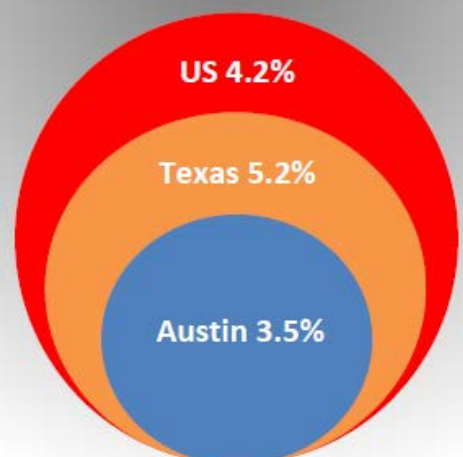
▲ AUSTIN BUSINESS CYCLE INDEX

Increased 6.1%, putting Austin still well above all other major metros in Texas

▼ UNEMPLOYMENT

Austin's unemployment rate was 3.5% at yearend 2020, a decrease from 2020 which was 5.1%.

Unemployment Rates



Though Austin has finely slipped a few spots in the U.S News & World Report's ranking of the best places to live in the United States to number 4, Austin's economic indices are full steam ahead. With a diverse and well-educated workforce, no state income taxes and a business-friendly climate, there are no signs of a slowdown in Austin's popularity and growth, solidifying its boomtown status.

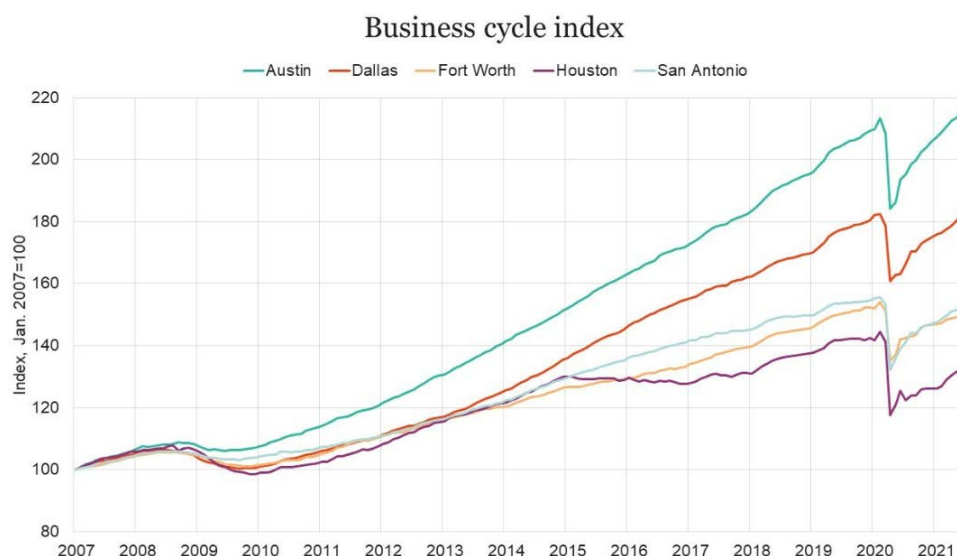
Where Does Austin Rank?

It's no wonder that Austin is a popular landing spot for corporate headquarters and individuals alike. Austin consistently ranks high across a broad spectrum of studies including:

- No. 1 Best State Capital to Live in – 5th year in a row (*WalletHub*, January 2022)
- No. 1 Tech Town – 3rd year in a row (*CompTIA*, December 2020)
- No. 1 Rate of Tech Job Growth in 2021 – 2nd year in a row (*CompTIA*, March 2021)
- No. 1 Best College Town Among Large Cities – 2nd year in a row (*WalletHub*, December 2021)
- No. 1 Big City Labor Market (*The Wall Street Journal*, 2022)
- No. 5 Best Place to Live in the USA (*U.S. News*, 2021 - 2022)
- No. 3 Top Emerging Life Science Clusters in U.S. (*CBRE*, October 2020)
- No. 4 U.S. Market for Real Estate Investment (*PwC & Urban Land Institute*, 2021)
- No. 4 Metro for Number of Inc. 5000 Firms – 2nd year in a row (*Site Selection Investor Watch*, 2021)
- No. 5 Best Place to Live in the USA (*U.S. News*, 2021 - 2022)
- No. 6 Most Popular Destinations for Migrating Home Buyers (*Redfin*, December 2021)
- No. 11 Top 25 Global Innovation Hubs (*Hickey and Associates*, December 2021)

Economy

Austin's Business-Cycle Index Growth Rate is up 6.1% annually bring Austin almost back to the pre-pandemic trend.



Source: Austin Chamber of Commerce

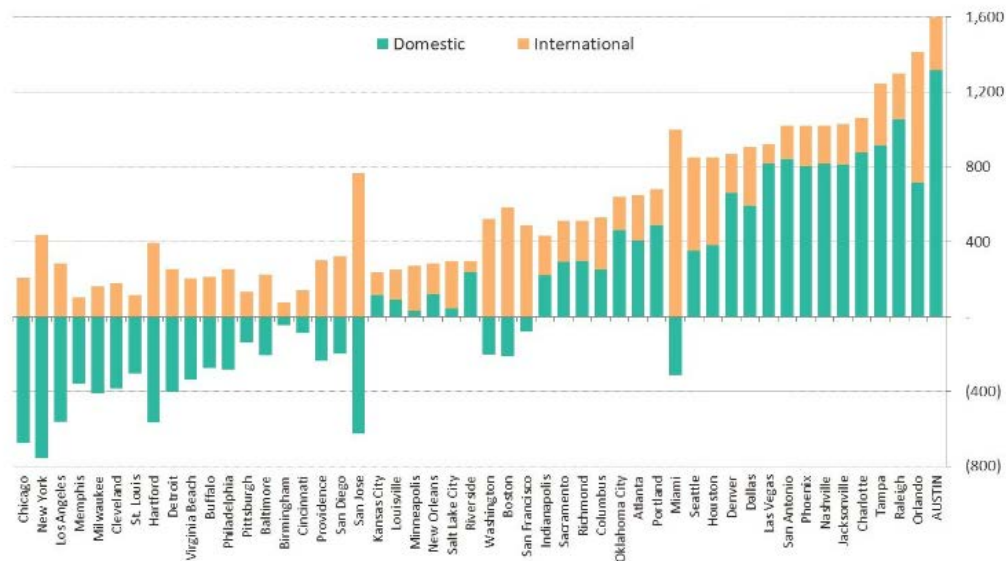


Population Growth

The 2020 census pegs Austin at a population of 961,855, compared to the 2010 census population of 790,390. With the influx of large scale corporate relocations and expansions and the historically low housing supply one can only assume Austin is continuing its upward trend in population growth. The charts below provide a decade's worth of perspective on the trajectory of the Texas Capitol's population.

Net migration per 10,000 population, 2010-2019

50 largest metros



Top 10 Counties in Numeric Growth, 2010 to 2019

Rank	State	County	April 1, 2010 (Estimated Base)	July 1, 2019	Numeric Growth
1	Arizona	Maricopa County	3,817,365	4,485,414	668,049
2	Texas	Harris County	4,093,176	4,713,325	620,149
3	Washington	King County	1,931,287	2,252,782	321,495
4	Nevada	Clark County	1,951,268	2,266,715	315,447
5	Texas	Tarrant County	1,810,664	2,102,515	291,851
6	Texas	Bexar County	1,714,781	2,003,554	288,773
7	California	Riverside County	2,189,765	2,470,546	280,781
8	Texas	Dallas County	2,367,430	2,635,516	268,086
9	Texas	Collin County	781,419	1,034,730	253,311
10	Texas	Travis County	1,024,444	1,273,954	249,510

Source: U.S. Census Bureau



Job Growth

Austin is back to the number one spot for jobs market in the U.S. after being bumped to number two for 2020, according to The Wall Street Journal. With marquis announcements of the Tesla Gigafactory and the relocation of the Oracle headquarters leading the charge, Austin is extremely well positioned into the foreseeable future.

Best performing among the top 50 metros (year-over-year)

	Nonfarm payroll jobs		Nov. 2020-Nov. 2021		Rank
	Nov. 2020	Nov. 2021	Difference	Percent change	
Las Vegas MSA	911,400	988,700	77,300	8.5%	1
Austin MSA	1,103,600	1,189,400	85,800	7.8	2
Orlando MSA	1,186,100	1,277,600	91,500	7.7	3
San Francisco MDiv	1,054,600	1,129,300	74,700	7.1	4
Boston NECTADiv	1,740,900	1,850,300	109,400	6.3	5
Miami MDiv	1,127,700	1,197,800	70,100	6.2	6
Anaheim MDiv	1,532,400	1,626,300	93,900	6.1	7
Los Angeles MDiv	4,117,100	4,368,000	250,900	6.1	8
Seattle MDiv	1,659,200	1,758,500	99,300	6.0	9
Dallas MDiv	2,656,900	2,813,200	156,300	5.9	10

Source: U.S. Bureau of Labor Statistics, CES.

New/lost jobs by industry: Nov. 2020-Nov. 2021



Source: Texas Workforce, CES.



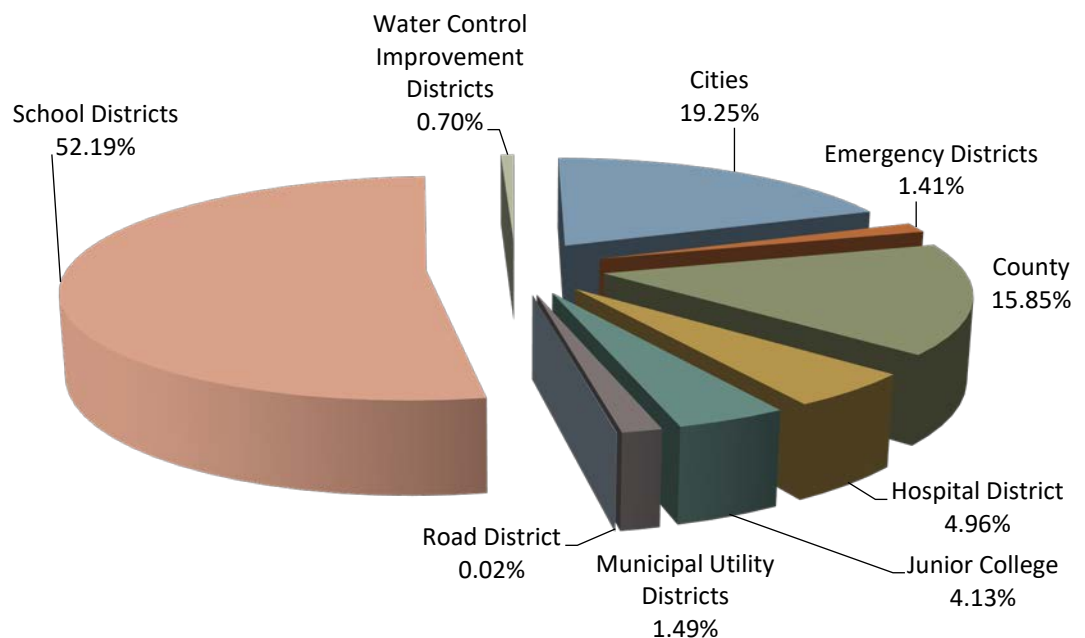
Property Taxes At Work

Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals, police departments, fire departments and other programs.



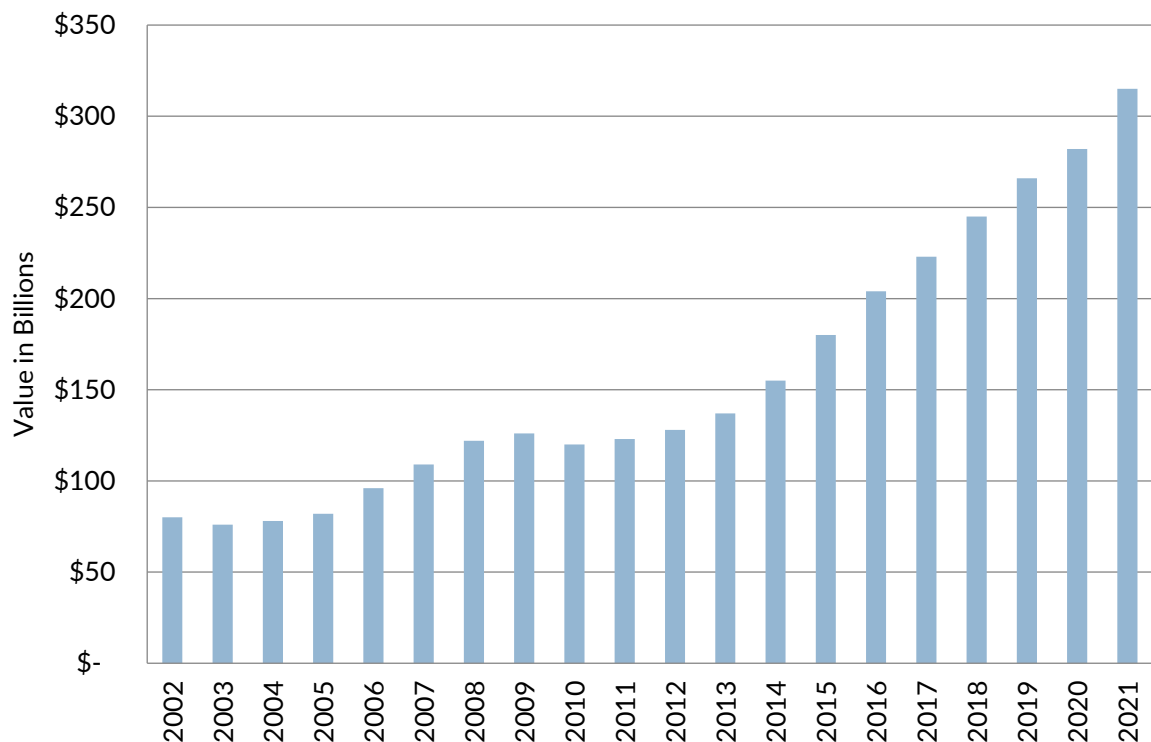
In Travis County, property taxes support 135 local government agencies including 21 cities, 18 emergency districts, the county, the hospital district, the junior college, 60 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2021 the projected tax levy for all taxing units in Travis County is \$5,400,995,788.

Budget by Taxing Unit Type



2021 was the eleventh consecutive year of appraisal roll growth. All sectors experienced growth.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
2002	\$ 79,727,220,411	\$ 80	\$ 3,487,786,256	4.57%
2003	\$ 76,468,299,684	\$ 76	\$ (3,258,920,727)	-4.09%
2004	\$ 77,780,497,021	\$ 78	\$ 1,312,197,337	1.72%
2005	\$ 82,376,017,030	\$ 82	\$ 4,595,520,009	5.91%
2006	\$ 95,938,443,366	\$ 96	\$ 13,562,426,336	16.46%
2007	\$ 108,849,163,598	\$ 109	\$ 12,910,720,232	13.46%
2008	\$ 121,880,175,682	\$ 122	\$ 13,031,012,084	11.97%
2009	\$ 125,920,708,866	\$ 126	\$ 4,040,533,184	3.32%
2010	\$ 120,247,416,959	\$ 120	\$ (5,673,291,907)	-4.51%
2011	\$ 123,196,201,548	\$ 123	\$ 2,948,784,589	2.45%
2012	\$ 128,176,409,480	\$ 128	\$ 4,980,207,932	4.04%
2013	\$ 136,609,794,659	\$ 137	\$ 8,433,385,179	6.58%
2014	\$ 154,513,882,900	\$ 155	\$ 17,904,088,241	13.11%
2015	\$ 179,776,622,324	\$ 180	\$ 25,262,739,424	16.35%
2016	\$ 203,900,582,596	\$ 204	\$ 24,123,960,272	13.42%
2017	\$ 223,147,520,227	\$ 223	\$ 19,246,937,631	9.44%
2018	\$ 245,338,206,315	\$ 245	\$ 22,190,686,088	9.94%
2019	\$ 266,184,989,892	\$ 266	\$ 20,846,783,577	8.50%
2020	\$ 281,851,353,216	\$ 282	\$ 15,666,363,324	5.89%
2021	\$ 314,594,449,350	\$ 315	\$ 32,743,096,134	11.62%



Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Travis Central Appraisal District for its comprehensive annual financial report for the fiscal year ended December 31, 2020. This was the tenth consecutive year that the District has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the Travis Central Appraisal District, Texas for its annual budget for the fiscal year beginning January 1, 2022. This was the tenth consecutive year that the District achieved this prestigious award. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award is valid for a period of one year only.

The Government Finance Officers Association of the United States and Canada (GFOA) presented an Award for Outstanding Achievement in Popular Annual Financial Reporting to the Travis Central Appraisal District for its Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2020. This was the fifth consecutive year that the District achieved this prestigious award. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports. In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government must publish a PAFR whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only.

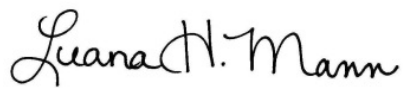
The Government Finance Officers Association of the United States and Canada (GFOA) presented the Travis Central Appraisal District with the Triple Crown award, which recognizes governments who receive all three GFOA awards (the Certificate of Achievement for Excellence in Financial Reporting Award, Distinguished Budget Presentation Award, and the Popular Annual Financial Reporting award for the fiscal year ending 2019).



Acknowledgements

The preparation of this report could not have been accomplished without the dedicated services of the management team of the Travis Central Appraisal District. I would like to express my appreciation to all who assisted in this effort. An acknowledgment to the Commercial Appraisal Director, Desiree Palencia, for preparing the market analysis commentary for the Annual Comprehensive Financial Report. I would also like to acknowledge the professional and timely manner in which our auditors, Eide Bailly, LLP conducted the audit. Finally, I would like to acknowledge the Chief Appraiser, Marya Crigler, and the District's Board of Directors, who have supported the finance department in our goal of excellence in financial management and reporting.

Respectfully submitted,



Leana H. Mann, CGFO
Deputy Chief Appraiser
Travis Central Appraisal District



BOARD OF DIRECTORS

December 31, 2021

2021 Board of Directors

Mr. James Valadez, Chair
Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Ms. Theresa Bastian, Secretary
City of Austin

Mr. Tom Buckle
West Travis County

Mr. Anthony Nguyen
East Travis County

Ms. Nicole Conley
City of Austin

Ms. Deborah Cartwright
Austin ISD

Mr. Felipe Ulloa
Austin ISD/City of Austin

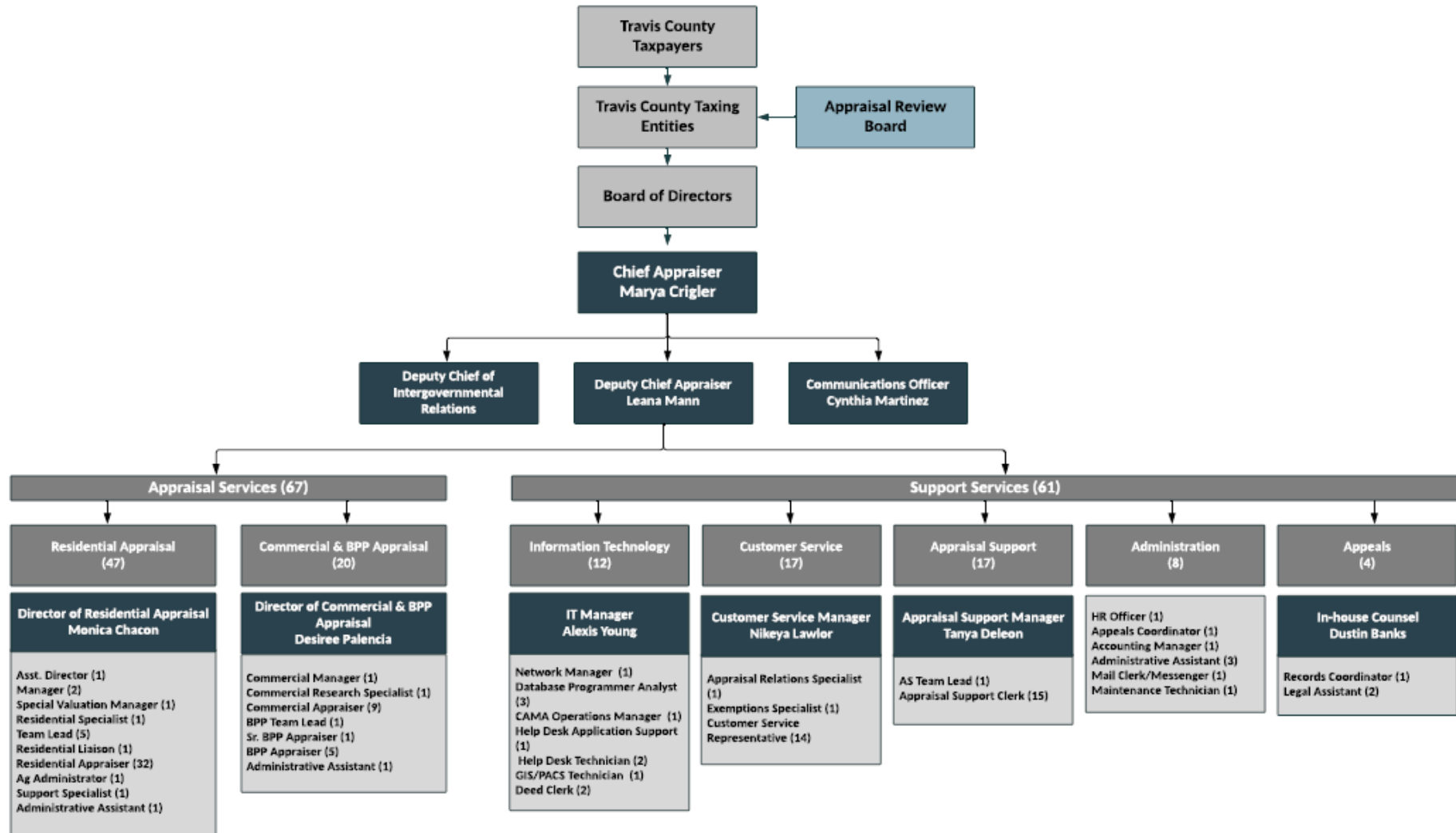
Ms. Blanca Zamora-Garcia
City of Austin

Mr. Bruce Elfant
Travis County Tax Assessor/Collector



ORGANIZATIONAL CHART

December 31, 2021



KEY DISTRICT PERSONNEL

December 31, 2021

Chief Appraiser	Marya Crigler
Deputy Chief Appraiser	Leana Mann
In-house Counsel	Dustin Banks
Communications Officer	Cynthia Martinez
Human Resource Officer	Kat Harvey
Director Residential Appraisal	Monica Chacon
Assistant Director Residential Appraisal	Russell Ledbetter
Director Commercial Appraisal	Desiree Palencia
Manager Information Technology	Alexis Young
Manager Customer Service	Nikeya Lawlor
Manager Appraisal Support	Tanya Deleon



CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Travis Central Appraisal District for its comprehensive annual financial report for the fiscal year ended December 31, 2020. This was the tenth consecutive year that the District has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

**Travis Central Appraisal District
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2020

Christopher P. Morill

Executive Director/CEO



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT





Independent Auditor's Report

To the Board of Directors
Travis Central Appraisal District
Austin, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Travis Central Appraisal District (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2021, 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.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension schedules, OPEB schedules, and budgetary comparison information on pages 6 through 26 and 67 through 77 be presented to supplement the basic financial statements. Such information is the responsibility of management and although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Abilene, Texas
May 31, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS



As management of the Travis Central Appraisal District (the District), we offer the readers of the District's financial statements this overview and analysis of the financial activities for the fiscal year ended December 31, 2021. This discussion and analysis should be read in conjunction with the accompanying letter of transmittal, the basic financial statements, and the notes to those financial statements. For more detailed information on any of the topics contained in this discussion and analysis, please refer to the Notes to the Basic Financial Statements presented in the latter part of the financial section of this annual comprehensive financial report.

Financial Highlights

- **Governmental Activities-** The District's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$8,969,777 at the end of fiscal year 2021. Net position consisted of investment in capital assets, net of related debt in the amount of \$10,384,035 (115.8%) and unrestricted net position in the amount of \$(1,414,258) (-15.8%). The result of current fiscal year operations caused total net position to increase by \$192,377 from the prior fiscal year.
- **Governmental Funds-** As of December 31, 2021, the District's governmental funds showed an ending fund balance of \$6,143,517, an increase of \$1,232,264 from the prior fiscal year. Of the total ending fund balance, \$2,604,451 (42.4%) was available for funding future operational needs (unassigned fund balance), \$463,960 (7.6%) was nonspendable in the form of prepaid items, and \$3,075,106 (50.1%) was committed to future needs in the form of reserves.

Committed- reserves	\$ 3,075,106
Nonspendable- prepaid items	463,960
Unassigned	<u>2,604,451</u>
Total fund balance	<u>\$ 6,143,517</u>

Total revenues (\$20,343,775) exceeded total expenditures (\$19,111,511) by \$1,232,264.



Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of the following three components: (1) government-wide financial statements, (2) fund financial statements and (3) notes to the basic financial statements. This financial report also contains other supplementary information in addition to the basic financial statements.

Government-wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These statements provide information, both long-term and short-term, about the District's overall financial condition. The government-wide financial statements can be found on page 27-29 of this report.

Statement of Net Position- The statement of net position reports all of the District's assets and deferred outflows of resources and liabilities and deferred inflows of resources, both current and noncurrent, with the difference between the two reported as net position. Net position is one way to measure the District's financial health. Over time, increases or decreases in the District's net position may serve as an indicator of whether its financial health is improving or deteriorating, respectively. In the statement of net position, the assets, liabilities and net position are separately displayed for governmental activities and business-type activities. Activities of the District as a whole include only governmental activities. The District has no business-type activities.

Statement of Activities- The statement of activities presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments and earned but unused compensated absences).

Fund Financial Statements: The fund financial statements provide more detailed information about the District's most significant funds, not the District as a whole. Like many other local and state governments, the District utilizes fund accounting. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.



There are three types of funds that government entities utilize, depending on their specific needs and requirements: (1) governmental funds, (2) proprietary funds and (3) fiduciary funds. The fund financial statements can be found on page 30-34 of this report.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows or spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of government funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financial decisions. Both the governmental funds balance sheet and the government funds statement of revenues, expenditures and changes in fund balance provide reconciliations to facilitate this comparison. A fund column is presented for the District's General Fund, a governmental fund. A separate fund column is also presented for the District's one and only component unit, 850 EAL Holding Corp. This organization is presented as a blended component unit of the District.

Proprietary Funds: Proprietary funds are used to account for a government's ongoing organizational activities that are similar to those often found in the private sector. The District had no proprietary funds during fiscal year 2021.

Fiduciary Funds: Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support a government's own programs. The District had no fiduciary funds during fiscal year 2021.

Figure 1 on the following page summarizes the major features of the District's financial statements.



Figure 1

Major Features of Government-wide and Fund Financial Statements		
	Government-wide Statements	Governmental Funds Financial Statements
Scope	Entire District government (except fiduciary funds) and any component units.	The activities of the District that are not proprietary or fiduciary in nature.
Required Financial Statements	Statement of Net Position Statement of Activities	Balance Sheet Statement of Revenues, Expenditures and Changes in Fund Balance
Accounting Basis	Accrual basis of accounting	Modified accrual basis of accounting
Measurement Focus	Economic resources measurement focus	Current financial resources measurement focus
Types of asset/liability information	All assets and liabilities, both financial and capital and both short-term and long-term	Only assets expected to be used up and liabilities that come due during the fiscal year or soon thereafter; no capital assets included
Types of inflow/outflow information	All revenues and expenses during the year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the current fiscal year or sooner.

Notes to the Basic 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. The notes to the basic financial statements can be found on page 35-66 of this report.

Supplementary Schedules: The budgetary comparison schedule is presented as part of the Required Supplementary Information (RSI). The schedule of changes in net pension liability and related ratios for the last ten fiscal years, schedule of changes in net OPEB liability and related ratios for the last ten fiscal years, as well as the schedule of employer contributions for the last ten fiscal years are also presented as part of the Required Supplementary Information (RSI).



These schedules and the accompanying notes to the supplementary schedules can be found on page 67-72 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position: As stated previously, net position can be a good indication of the financial health of a governmental entity. At the end of fiscal year 2021, the District's assets and deferred outflows of resources, which totaled \$34,448,600, exceeded liabilities and deferred inflows of resources, which totaled \$25,478,823 by \$8,969,777. This difference is known as net position. The District's net position increased by \$192,377 from fiscal year 2020 to 2021, an increase of 2.2%.

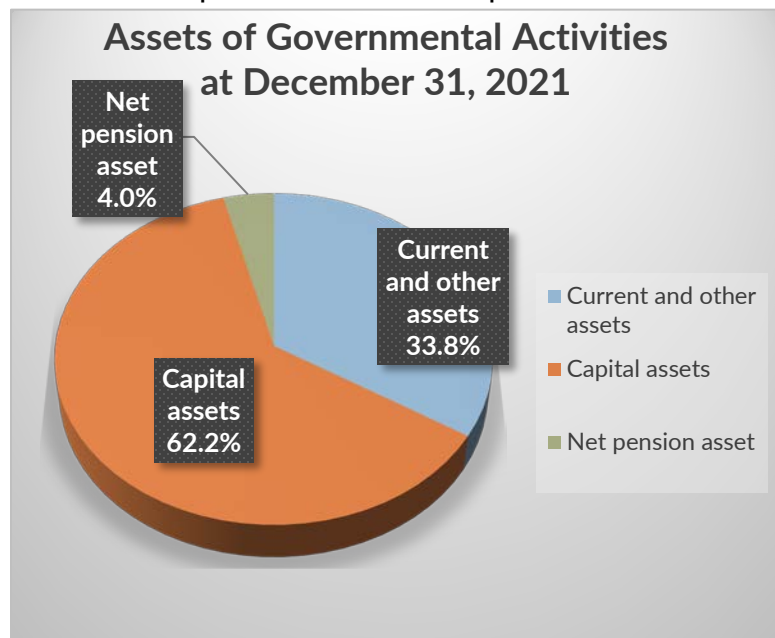
Statement of Net Position

Table A-1

	2021	2020	Increase (Decrease)	Total Percentage Change 2021- 2020	Percent of Total
ASSETS:					
Current and other assets	\$ 10,615,838	\$ 10,596,245	\$ 19,593	0.2%	33.8%
Capital assets, net of depreciation	19,546,776	20,559,814	(1,013,038)	-4.9%	62.2%
Net pension asset	1,264,797	2,277,846	(1,013,049)	100.0%	4.0%
Total assets	31,427,411	33,433,905	(2,006,494)	-6.0%	91.2%
DEFERRED OUTFLOWS OF RESOURCES	3,021,189	1,275,181	1,746,008	100.0%	8.8%
TOTAL ASSETS & DEFERRED OUTFLOWS	34,448,600	34,709,086	(260,486)	-0.8%	100.0%
LIABILITIES:					
Current and other liabilities	5,543,843	6,688,301	(1,144,458)	-17.1%	24.1%
Noncurrent liabilities	17,474,791	17,822,620	(347,829)	-2.0%	75.9%
Total liabilities	23,018,634	24,510,921	(1,492,287)	-6.1%	90.3%
DEFERRED INFLOWS OF RESOURCES	2,460,189	1,420,765	1,039,424	100.0%	9.7%
TOTAL LIABILITIES & DEFERRED INFLOWS	25,478,823	25,931,686	(452,863)	-1.7%	100.0%
TOTAL NET POSITION	8,969,777	8,777,400	192,377	2.2%	100.0%
NET POSITION BY CATEGORY:					
Net investment in capital assets	10,384,035	11,053,303	(669,268)	-6.1%	115.8%
Restricted	-	-	-	0.0%	0.0%
Unrestricted	(1,414,258)	(2,275,903)	861,645	-37.9%	-15.8%
Total net position	\$ 8,969,777	\$ 8,777,400	\$ 192,377	2.2%	100.0%

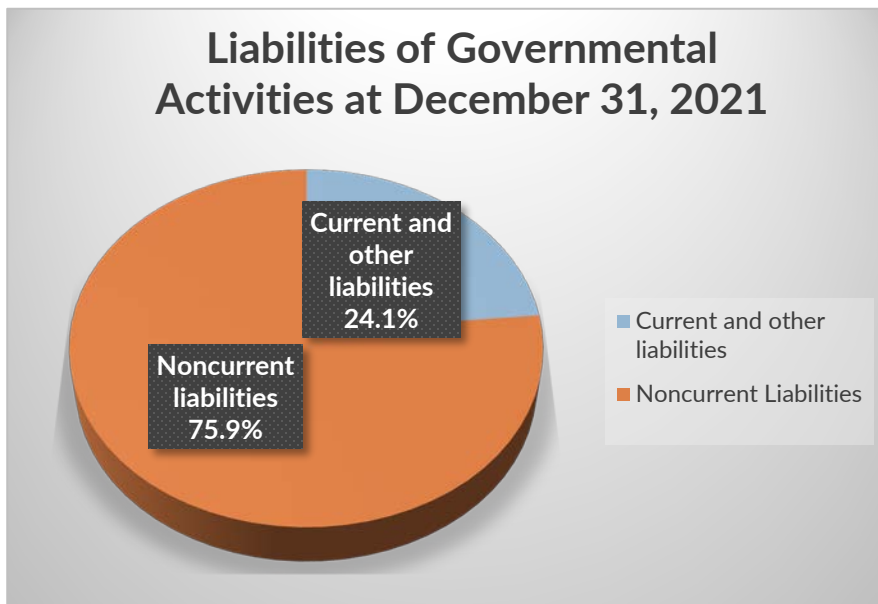


For fiscal year 2021, 115.8% of net position was net investment in capital assets (\$10,384,035) and -15.8% of net position was unrestricted (-\$1,414,258). Unrestricted net position may be used to meet the District's ongoing financial obligations and responsibilities, whereas net position invested in capital assets are not liquid and are not as easily converted to cash or cash equivalents.



The District's current and other assets (cash, investments, receivables from jurisdictions, prepaid and other assets, etc.) totaled \$10,615,838, which represents 33.8% of total assets (\$31,427,411). Current and other assets increased from 2020 to 2021 by 0.2% (\$19,593). Capital assets (lands, building and equipment), net of related debt, represented 62.2% of total assets (\$19,546,776). Capital assets decreased from 2020 to 2021 by 4.9% (\$1,013,038).

Current and other liabilities (accounts payable, accrued expenses, unearned revenue, and the portion of notes payable and compensated absences due within one year) totaled \$5,543,843, representing 24.1% of total liabilities (\$23,018,634). Current and other liabilities decreased by 17.1% (\$1,144,458) from 2020 to 2021. Long-term liabilities (notes payable, net pension liability, net other post-employment benefit liability, and employee leave obligations) totaled \$17,474,791, representing 75.9% of total liabilities. Long-term liabilities decreased from 2020 to 2021 by 2.0% (\$347,829). This change was related to payments made on the District's long-term note payable for the purchase and renovation of the District's new office building.



Long-term liabilities decreased from 2020 to 2021 by 2.0% (\$347,829). This change was related to payments made on the District's long-term note payable for the purchase and renovation of the District's new office building.



Change in Net Position: The District's net position increased from 2020 to 2021 by 2.2% (\$192,377).

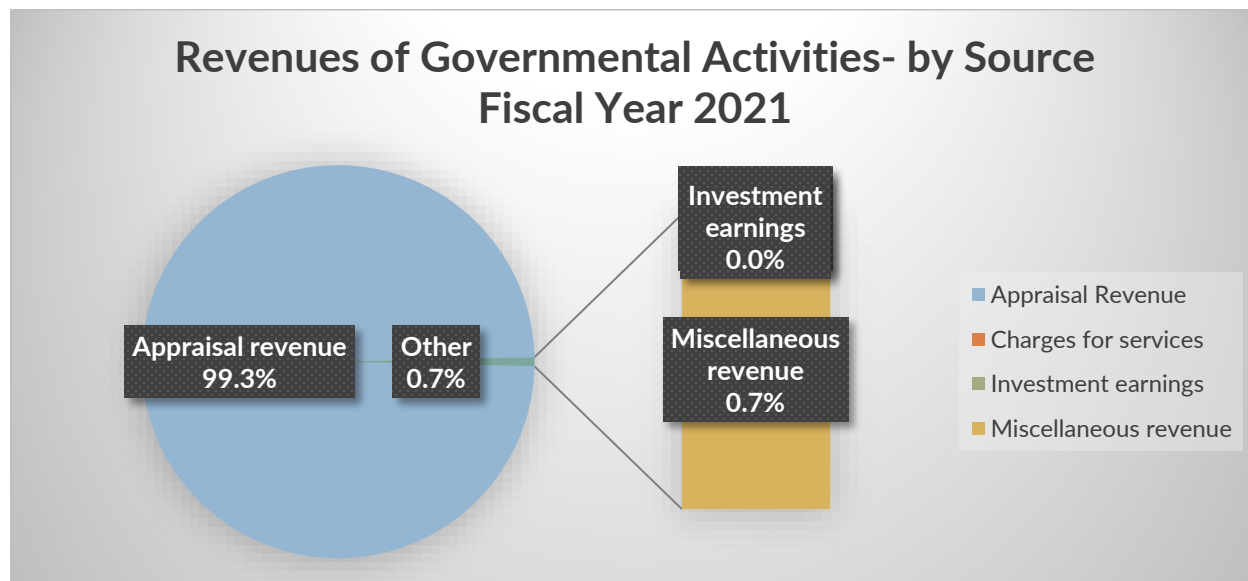
Change in Net Position

Table A-2

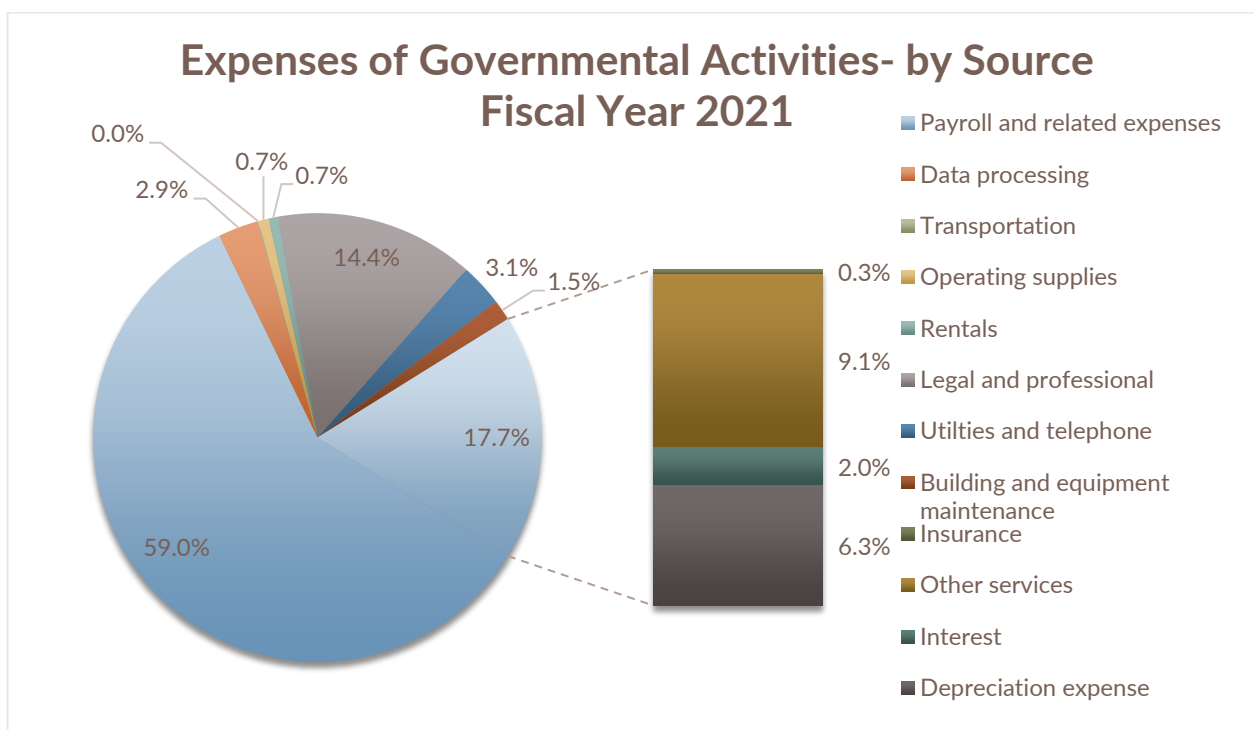
	2021	2020	Increase (Decrease)	Percentage Change 2020- 2021	Percent of Total
PROGRAM REVENUES:					
Charges for services	\$ 4,437	\$ 6,876	\$ (2,439)	-35.5%	0.0%
GENERAL REVENUES:					
Appraisal assessments	20,193,913	20,193,893	20	0.0%	99.3%
Less credits to jurisdictions	-	-	-	0.0%	0.0%
Investment earnings	3,382	97,873	(94,491)	-96.5%	0.0%
Miscellaneous	142,043	90,577	51,466	56.8%	0.7%
Total revenues	20,343,775	20,389,219	(45,444)	-0.2%	100.0%
EXPENSES:					
Payroll and related expenses	11,876,460	12,286,866	(410,406)	-3.3%	58.9%
Data processing	587,718	596,998	(9,280)	-1.6%	2.9%
Transportation	9,397	26,052	(16,655)	-63.9%	0.0%
Operating supplies	149,682	415,952	(266,270)	-64.0%	0.7%
Rentals	135,309	144,046	(8,737)	-6.1%	0.7%
Legal and professional	2,896,398	3,888,938	(992,540)	-25.5%	14.4%
Utilities and telephone	626,312	575,710	50,602	8.8%	3.1%
Building and equipment maintenance	298,408	361,966	(63,558)	-17.6%	1.5%
Insurance	60,584	70,093	(9,509)	-13.6%	0.3%
Other services	1,830,322	1,590,251	240,071	15.1%	9.1%
Interest	403,828	413,792	(9,964)	100.0%	2.0%
Depreciation expense	1,276,980	518,117	758,863	146.5%	6.3%
Total expenses	20,151,398	20,888,781	(737,383)	-3.5%	100.0%
Change in net position	192,377	(499,562)	691,939	-138.5%	2.1%
Net position, beginning	8,777,400	9,276,962	(499,562)	100.0%	97.9%
Net Position, ending	\$ 8,969,777	\$ 8,777,400	\$ 192,377	2.2%	100.0%



The District's total revenue decreased from 2020 to 2021 by 0.2% (\$45,444). Other revenue sources totaled \$149,862, a 23.3% decrease from the 2020 total of \$195,326. During 2021, interest rates remained at historic lows. This contributed to lower rates on investment pools and in turn contributed to the decrease in investment revenues, which totaled \$94,491 less than in 2020.



Total expenses for fiscal year 2021 totaled \$20,151,398. Total expenses decreased from 2020 to 2021 by 3.5% (\$737,383).



Payroll and related expenses, (such as salary, Medicare and retirement contributions, health, dental, life and disability insurance) contribute to the majority of the District's total expenses (58.9%). These expenses totaled \$11,876,460 in 2021. The payroll and related expenses decreased 3.3% (\$410,406) from 2020 to 2021.

Change in Net Position

Table A-3

	2021	2020	Increase (Decrease)	Total Percentage Change
Total revenues	\$20,343,775	\$20,389,219	\$ (45,444)	-0.2%
Less: Total expenses	(20,151,398)	(20,888,781)	737,383	-3.5%
Change in net position	192,377	(499,562)	691,939	-138.5%
Net position, beginning of year	8,777,400	9,276,962	(499,562)	-5.4%
Net position, end of year	<u>\$ 8,969,777</u>	<u>\$ 8,777,400</u>	<u>\$ 192,377</u>	<u>2.2%</u>

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets: The District's investment in capital assets for its governmental activities at the end of fiscal year 2021 totaled \$19,546,776 (net of accumulated depreciation). The investment in capital assets includes land, building and improvements, and furniture and equipment.

Net capital assets decreased from the prior fiscal year by \$1,013,038 (4.9%). Table A-4 on the following page provides a summary of net capital assets by type for the current and prior fiscal years.

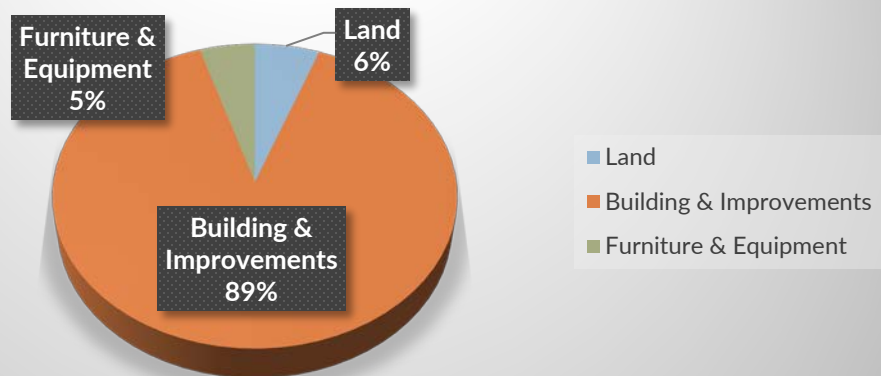


Capital Assets Net of Accumulated Depreciation

Table A-4

	Balance	Balance	Increase (Decrease)	
	December 31, 2021	December 31, 2020	Amount	%
Land	\$ 1,107,653	\$ 1,107,653	\$ -	0.0%
Construction in progress	-	-	-	100.0%
Building and improvements	21,036,747	20,959,763	76,984	0.4%
Less: accumulated depreciation	(3,543,116)	(2,539,646)	(1,003,470)	39.5%
buildings and improvements, net	17,493,631	18,420,117	(926,486)	-5.0%
Furniture and equipment	5,999,090	5,842,542	156,548	2.7%
Less: accumulated depreciation	(5,053,598)	(4,810,498)	(243,100)	5.1%
furniture and equipment, net	945,492	1,032,044	(86,552)	-8.4%
Invested in capital assets	<u>\$ 19,546,776</u>	<u>\$ 20,559,814</u>	<u>\$ (1,013,038)</u>	<u>-4.9%</u>
Related debt	<u>(9,162,741)</u>	<u>(9,506,511)</u>	<u>343,770</u>	<u>-3.6%</u>
Governmental activities				
capital assets, net of related debt	<u>\$ 10,384,035</u>	<u>\$ 11,053,303</u>	<u>\$ (669,268)</u>	<u>-6.1%</u>

Capital Assets, Net of Accumulated Depreciation at December 31, 2021



Major Capital Asset Additions during fiscal year 2021:

<u>Asset Type</u>	<u>ID</u>	<u>Description</u>	<u>Cost</u>
NE		APC Smart-UPS 3000VA	\$ 2,490
NE		Servers (Dell R740 & R440s)	50,580
OE		Copier/Printer- Ricoh Aficio C2003 Color Multifunction Copier	2,500
B		Cooling Tower #2- Condenser Replacement	56,600
NE		Synology Storage Unit- Off-site Disaster Recovery	8,019
NE		Tripp Lite KVM Switch	3,639
OE		Printer- HP DesignJet XL 3600 Wide Format Printer	12,499
B		AC Unit- Compressor Replacement	2,525
CE		iPad- 11 inch (3rd Gen),256GB	48,175
B		Sidewalk & Curb Replacement- Front Entrance	17,859
NE		APC Battery Cabinet- Cabinet with 8 Rows of Batteries	20,359
NE		Licensing- Cisco FirePower Licensing for Ebay Switch	13,349
NE		Licensing- Microsoft SQL Server 2019 (Qty: 11 Servers)	25,348
Total			\$ 263,942

Capital asset disposals during fiscal year 2021 include:

<u>Description</u>	<u>Amount</u>
Vehicle - Ford PU - 2005	\$ 13,786
Printer- KIPP 7100 Wide Format Printer w/ PDF Printing Option	16,624
Total	\$ 30,410

The District disposed of two capital assets in 2021. Additional information pertaining to the District's capital assets can be found in Note 5 of the accompanying Notes to the Basic Financial Statements.

Long-Term Assets: Total long-term assets decreased by \$1,013,049 (44.5%) Additional information on the District's long-term assets can be found in Note 6 of the accompanying Notes to the Basic Financial Statements.



Long-term Assets at December 31, 2021

Table A-5

	Balance December 31, 2021	Balance December 31, 2020	Increase (Decrease)	
			Amount	%
Net pension asset	\$ 1,264,797	\$ 2,277,846	\$(1,013,049)	-44.5%
Total governmental activities	<u>\$ 1,264,797</u>	<u>\$ 2,277,846</u>	<u>\$(1,013,049)</u>	<u>-44.5%</u>

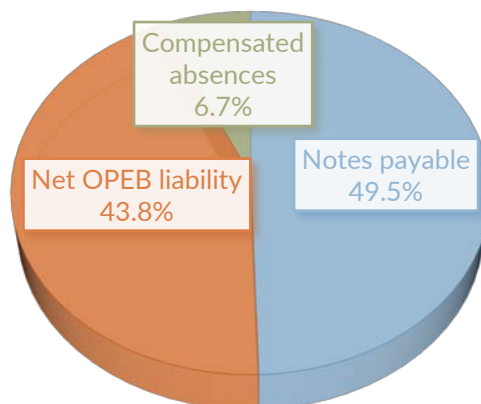
Long-Term Liabilities: Total long-term liabilities decreased by \$278,378 (1.5%). Additional information on the District's long-term liabilities can be found in Note 7 of the accompanying Notes to the Basic Financial Statements.

Long-term Liabilities at December 31, 2021

Table A-5

	Balance December 31, 2021	Balance December 31, 2020	Increase (Decrease)	
			Amount	%
Notes payable	\$ 9,162,741	\$ 9,506,511	\$ (343,770)	-3.6%
Net OPEB liability	8,114,948	8,175,697	(60,749)	-0.7%
Compensated absences	<u>1,235,647</u>	<u>1,109,505</u>	<u>126,142</u>	<u>11.4%</u>
Total governmental activities	<u>\$ 18,513,336</u>	<u>\$ 18,791,713</u>	<u>\$ (278,378)</u>	<u>-1.5%</u>

Long-term Liabilities At December 31, 2021



FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

Governmental Funds: As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows and outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. Fund balance, which is the difference between a fund's assets and liabilities, is divided into the following five categories:

- ***Nonspendable***- Not in spendable form, or legally or contractually required to remain intact
- ***Restricted***- subject to externally enforceable legal restrictions
- ***Committed***- Use is constrained by specific limitations that the Board of Directors imposes upon itself
- ***Assigned***- Intended to be used by the government for specific purposes, as established by internal management
- ***Unassigned***- Residual amounts in the General Fund that are available for any purpose (may serve as a useful measure of a government's net resources available for funding future operational needs)

The District's governmental funds are comprised of the General Fund- the District's main operating fund and a special revenue fund dedicated to the 850 EAL Holding Corp, which is reported as a blended component unit. At the end of fiscal year 2021, the District's total governmental funds reported an ending fund balance of \$6,143,517, an increase of \$1,232,264, or 25.1%. \$463,960 (7.6%) was nonspendable in the form of prepaid items. \$3,075,106 (50.1%) was committed in the form of reserves for future expenditures. \$2,604,451 (42.4%) was unassigned and available for future operational needs.

Fund Balance

Table A-6

	<u>2021</u>	<u>2020</u>	<u>Increase (Decrease)</u>	<u>Total Percentage Change 2021-2020</u>	<u>Percent of Total</u>
Committed- reserves	\$3,075,106	\$3,611,106	\$ (536,000)	-14.8%	50.1%
Restricted	-	-	-	0.0%	0.0%
Nonspendable- prepaid items	463,960	626,330	(162,370)	-25.9%	7.6%
Unassigned	<u>2,604,451</u>	<u>673,817</u>	<u>1,930,634</u>	<u>286.5%</u>	<u>42.4%</u>
Total fund balance	<u>\$ 6,143,517</u>	<u>\$ 4,911,253</u>	<u>\$ 1,232,264</u>	<u>25.1%</u>	<u>100.0%</u>



As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 14.2% of total General Fund expenditures of \$18,362,673, and total fund balance represents 33.5% of total General Fund expenditures.

The District operates within two governmental funds, the General Fund and one special revenue fund. The General Fund is the chief operating fund of the District. The 850 EAL Holding Corp. is a special revenue fund and blended component unit of the District. Its primary function is to support the District's financial obligations related to the purchase of its new office building located at 850 EAL Holding Corp. This special revenue fund was created in May 2019.

Expenditures for the General Fund totaled \$18,362,673 during fiscal year 2021. This represents a decrease of 6.0% (\$1,177,567) in total expenditures over the 2020 total of \$19,540,240.

General Fund Expenditures by Category				
Table A-7				
	2021	2020		
	Expenditures	Expenditures	\$ Change	% Change
Payroll and related expenses	\$ 11,504,602	\$ 11,245,917	\$ 258,685	2.3%
Data processing	587,718	596,998	(9,280)	-1.6%
Transportation	9,397	26,052	(16,655)	-63.9%
Operating supplies	149,682	415,952	(266,270)	-64.0%
Rentals	135,309	144,046	(8,737)	-6.1%
Legal and professional	2,896,398	3,888,938	(992,540)	-25.5%
Utilities and telephone	626,312	575,710	50,602	8.8%
Building and equipment maintenance	298,408	361,966	(63,558)	-17.6%
Insurance	60,584	70,093	(9,509)	-13.6%
Other services	1,830,322	1,586,774	243,548	15.3%
Capital Outlay	263,941	627,794	(363,853)	-58.0%
Total Expenditures	<u>\$ 18,362,673</u>	<u>\$ 19,540,240</u>	<u>\$ (1,177,567)</u>	<u>-6.0%</u>



Expenditures for the 850 EAL Holding Corp. totaled \$748,838 for the year ended December 31, 2021. These expenditures were related to the principal and interest payments on the District's note payable for the office building purchase and renovations.

850 EAL Holding Corp. Expenditures by Category				
Table A-8				
	2021	2020		
	Expenditures	Expenditures	\$ Change	% Change
Capital outlay	\$ -	\$ 7,856,483	\$ (7,856,483)	-100.0%
Debt service- principal	343,770	333,889	9,881	3.0%
Debt service- interest	405,068	414,949	(9,881)	-2.4%
Other services	-	3,477	(3,477)	100.0%
Total Expenditures	<u>\$ 748,838</u>	<u>\$ 8,608,798</u>	<u>\$ (7,859,960)</u>	<u>-91.3%</u>

General Fund Budgetary Highlights:

Table A-9 below summarizes the change from the original budget to the final budget, as well as the variance between the final budget and the actual amounts for fiscal year 2021.

General Fund Budgetary Comparison					
Table A-9					
	2021				
	Budgeted Amounts				Variance With
	Original	Increase (Decrease)	Final	Actual Amounts	Final Budget Positive (Negative)
Appraisal services					
Payroll and related expenses	\$ 12,786,974	(887,335)	11,899,639	\$ 11,504,602	\$ 395,037
Data processing	610,347	(10,000)	600,347	587,718	12,629
Transportation	11,250	-	11,250	9,397	1,853
Operating supplies	172,050	25,520	197,570	149,682	47,888
Rentals	175,850	(15,000)	160,850	135,309	25,541
Legal and professional	2,858,356	311,063	3,169,419	2,896,398	273,021
Utilities and telephone	421,779	247,000	668,779	626,312	42,467
Building and equipment					
maintenance	429,486	(108,000)	321,486	298,408	23,078
Insurance	69,000	13,750	82,750	60,584	22,166
Other services	1,887,342	44,565	1,931,907	1,830,322	101,585
Capital outlay	22,265	378,437	400,702	263,941	136,761
Debt service- principal	343,933	(343,933)	-	-	-
Debt service- interest	405,261	(405,261)	-	-	-
Total Expenditures	<u>\$ 20,193,893</u>	<u>\$ (749,194)</u>	<u>\$ 19,444,699</u>	<u>\$ 18,362,673</u>	<u>\$ 1,082,026</u>



The District's Board of Directors approved three line-item transfers during fiscal year 2021. The transfers did not increase the amount due from any of the taxing jurisdictions; it simply redistributed the budgeted funds.

Next Year's Budget

The fiscal year 2022 General Fund adopted budget totals \$22,786,110, a 12.8% increase over the fiscal year 2021 adopted budget.

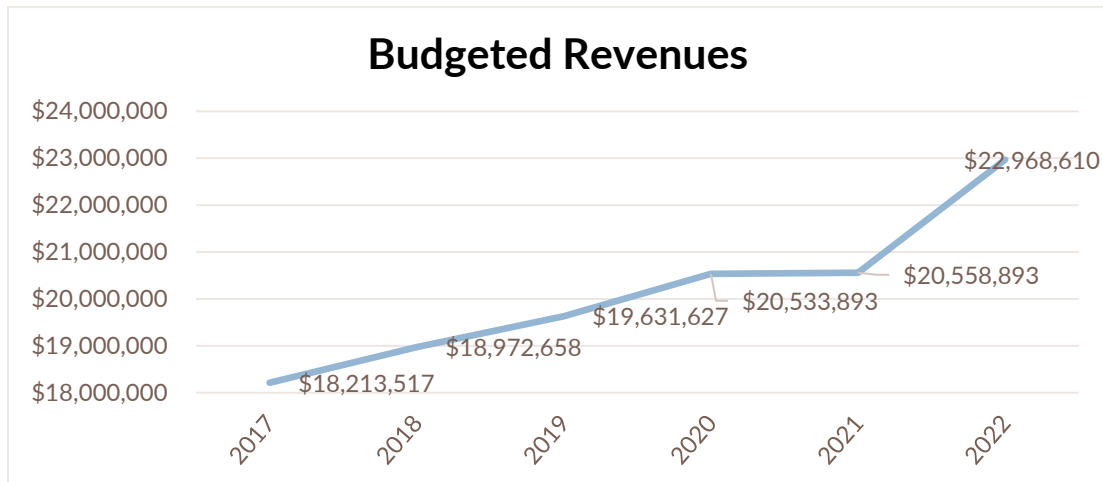
	FY 2022 Adopted Budget	FY 2021 Adopted Budget	\$ Change	% Change
General Fund	\$ 22,786,110	\$ 20,193,893	\$ 2,592,217	12.84%

The revenue budget for fiscal year 2022 is \$22,968,610. Since the District uses a balanced budget policy, budgeted assessments to the taxing units must equal budgeted expenditures. Budgeted assessments to the taxing units and budgeted expenditures both total \$22,786,110. The additional \$182,500 in the revenue budget is for miscellaneous income. This is income that the District is allowed to keep from year to year for charges for services, investment income, and other miscellaneous income items.

Table A-11 and the corresponding chart show the total budgeted revenues by source for the fiscal year 2022 budget and the previous five years' budget history.

Revenue Budget History 2017-2022						
Table A-11	2017	2018	2019	2020	2021	2022
Budgeted revenues:						
Appraisal assessments	\$18,103,517	\$18,827,658	\$19,486,627	\$20,193,893	\$20,193,893	\$22,786,110
Other miscellaneous revenue	110,000	145,000	145,000	340,000	365,000	182,500
Total budgeted revenues	<u>\$18,213,517</u>	<u>\$18,972,658</u>	<u>\$19,631,627</u>	<u>\$20,533,893</u>	<u>\$20,558,893</u>	<u>\$22,968,610</u>
Percentage increase over previous year	3.63%	4.17%	3.47%	4.60%	0.12%	11.72%



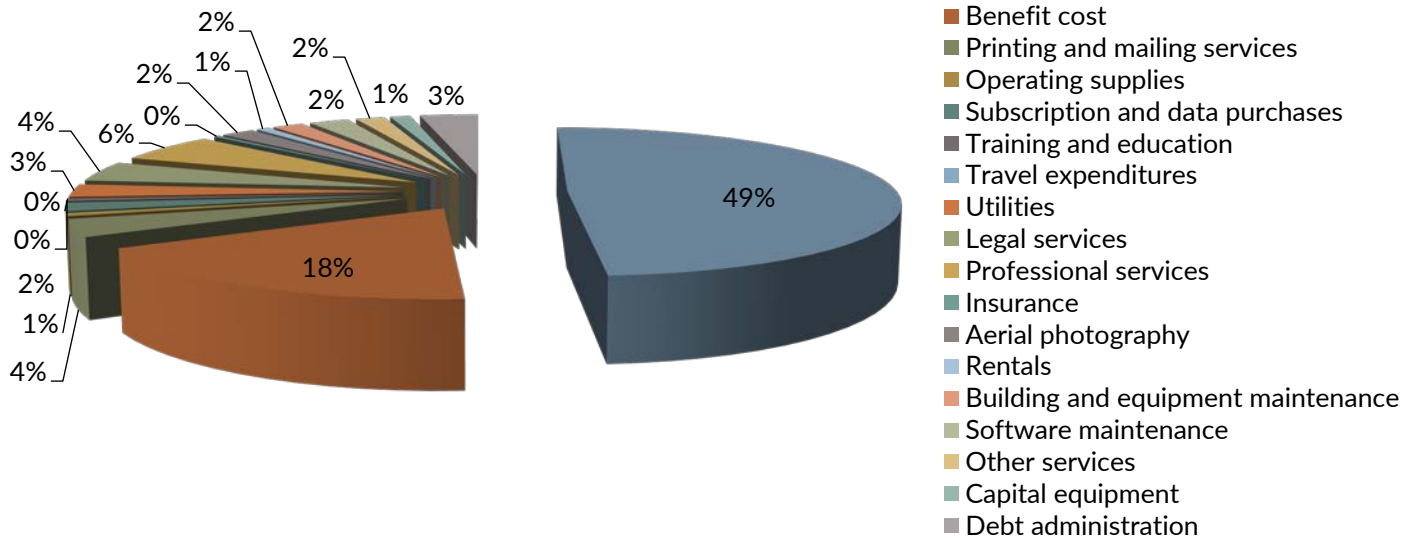


While the District operates as a special purpose government, with only one governmental function, expenditures are broken down by natural expenditure category. The District has 17 different expenditure categories that it budgets for annually. A comparison of the 2021 and 2022 budget by natural expenditure category is provided below.

Expenditures by Category						
Table A-12						
	2022 Budget		2021 Budget		\$ Change	% Change
Expenditures by Category:						
Personnel cost	\$	11,138,355	\$	9,471,645	\$ 1,666,710	17.60%
Benefit cost		4,143,506		3,315,329	828,177	24.98%
Printing and mailing services		850,950		733,250	117,700	16.05%
Operating supplies		159,285		172,050	(12,765)	-7.42%
Subscription and data purchases		415,426		328,460	86,966	26.48%
Training and education		111,115		112,365	(1,250)	-1.11%
Travel expenditures		10,750		11,250	(500)	-4.44%
Utilities		624,147		421,779	202,368	47.98%
Legal services		983,500		1,293,000	(309,500)	-23.94%
Professional services		1,350,369		1,565,356	(214,987)	-13.73%
Insurance		77,000		69,000	8,000	11.59%
Aerial photography		442,297		442,297	-	0.00%
Rentals		169,370		175,850	(6,480)	-3.68%
Building and equipment maintenance		405,984		429,486	(23,502)	-5.47%
Software maintenance		515,735		610,347	(94,612)	-15.50%
Other services		373,760		270,970	102,790	37.93%
Capital equipment		265,723		22,265	243,458	1093.46%
Debt administration		748,838		749,194	(356)	-0.05%
Total Expenditures	\$	22,786,110	\$	20,193,893	\$ 2,592,217	12.84%



Expenditures by Function



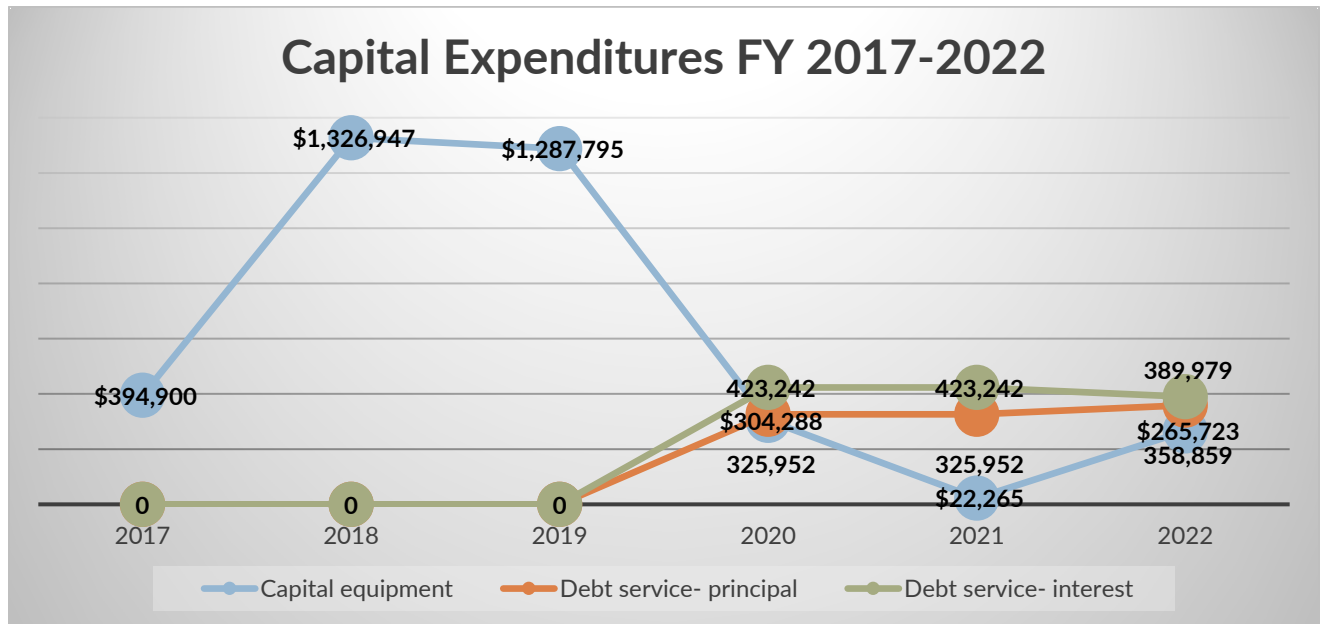
The table and graph below outline the capital expenditures and debt function for the fiscal year 2022 and the previous five fiscal years' budget histories.

Capital Expenditures FY 2017-2022

Table A-13

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Capital Expenditures:						
Capital equipment	\$ 394,900	\$ 1,326,947	\$ 1,287,795	\$ 304,288	\$ 22,265	\$ 265,723
Debt service- principal	-	-	-	325,952	325,952	358,859
Debt service- interest	-	-	-	423,242	423,242	389,979
Total capital expenditures	<u>\$ 394,900</u>	<u>\$ 1,326,947</u>	<u>\$ 1,287,795</u>	<u>\$ 1,053,482</u>	<u>\$ 771,459</u>	<u>\$ 1,014,561</u>





REQUESTS FOR INFORMATION

This financial report is designed to provide the citizens of Travis County, the participating taxing units, and other interested parties with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions about this report, or need additional financial information, please direct your requests to:

Travis Central Appraisal District
 Attn: Finance Department
 P.O. Box 149012
 Austin, Texas 78714-9012
 Ph: (512) 834-9317
 Email: Lmann@tcadcentral.org



GOVERNMENT-WIDE FINANCIAL STATEMENTS



TRAVIS CENTRAL APPRAISAL DISTRICT
Statement Of Net Position
December 31, 2021

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 3,996,473
Short-term investments	4,775,327
Receivables	1,380,078
Prepaid expenses and other assets	463,960
Noncurrent assets:	
Net pension asset	1,264,797
Capital assets	
Nondepreciable capital assets	1,107,653
Depreciable capital assets, net	<u>18,439,123</u>
TOTAL ASSETS	31,427,411
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows of resources	<u>3,021,189</u>
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,021,189
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	1,862,260
Unearned revenue	2,610,061
Accrued interest payable	32,977
Notes payable due within one year	358,859
Employees' compensable leave, due within one year	679,686
Noncurrent liabilities:	
Notes payable	8,803,882
Net other postemployment benefit liability	8,114,948
Employees' compensable leave	<u>555,961</u>
TOTAL LIABILITIES	23,018,634
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows of resources	<u>2,460,189</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	2,460,189
NET POSITION	
Net investment in capital assets	10,384,035
Unrestricted	<u>(1,414,258)</u>
TOTAL NET POSITION	<u><u>\$ 8,969,777</u></u>



TRAVIS CENTRAL APPRAISAL DISTRICT
Statement of Activities
For the year ended December 31, 2021

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Change in Net Position
			Primary Government Governmental Activities
Primary Government			
Governmental Activities			
Appraisal services:			
Payroll and related expenses	\$ 11,876,460	\$ -	\$ (11,876,460)
Data processing	587,718	4,437	(583,281)
Transportation	9,397	-	(9,397)
Operating supplies	149,682	-	(149,682)
Rentals	135,309	-	(135,309)
Legal and professional	2,896,398	-	(2,896,398)
Utilities and telephone	626,312	-	(626,312)
Building and equipment maintenance	298,408	-	(298,408)
Insurance	60,584	-	(60,584)
Other services	1,830,322	-	(1,830,322)
Interest expense	403,828	-	(403,828)
Depreciation expense	1,276,980	-	(1,276,980)
Total Governmental Activities	20,151,398	4,437	(20,146,961)
Total Primary Government	\$ 20,151,398	\$ 4,437	\$ (20,146,961)
General Revenues:			
Assessments			20,193,913
Investment income			3,382
Miscellaneous revenue			142,043
Total General Revenues			20,339,338
Change in Net Position			192,377
Beginning Net Position			8,777,400
Ending Net Position			\$ 8,969,777



FUND FINANCIAL STATEMENTS



TRAVIS CENTRAL APPRAISAL DISTRICT
Governmental Funds Balance Sheet
December 31, 2021

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and cash equivalents	\$3,996,473	-	\$3,996,473
Short-term investments	4,775,327	-	4,775,327
Receivables	1,380,078	-	1,380,078
Prepaid items	<u>463,960</u>	<u>-</u>	<u>463,960</u>
TOTAL ASSETS	<u>\$10,615,838</u>	<u>\$ -</u>	<u>\$10,615,838</u>
LIABILITIES			
Accounts payable and accrued expenditures	1,862,260	-	1,862,260
Unearned revenue	<u>2,610,061</u>	<u>-</u>	<u>2,610,061</u>
TOTAL LIABILITIES	4,472,321	-	4,472,321
FUND BALANCES			
Fund balance, committed	3,075,106	-	3,075,106
Fund balance, nonspendable	463,960	-	463,960
Fund balance, unassigned	<u>2,604,451</u>	<u>-</u>	<u>2,604,451</u>
TOTAL FUND BALANCES	<u>6,143,517</u>	<u>-</u>	<u>6,143,517</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$10,615,838</u>	<u>\$ -</u>	<u>\$10,615,838</u>



TRAVIS CENTRAL APPRAISAL DISTRICT**Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position**

December 31, 2021

		<u>December 31,</u> <u>2021</u>
Total fund balance- governmental fund		\$ 6,143,517
 Amounts reported for governmental activities in the Statement of Net Position are different because:		
 Long-term assets are not current financial resources and are not reported in the fund financial statements. (Note 6)		
Net pension asset		1,264,797
 Capital assets used in governmental activities are not current financial resources and therefore, are not reported in the governmental fund balance sheet. (Note 5)		
Governmental capital assets	28,143,490	
Less: Accumulated depreciation	<u>(8,596,714)</u>	
		19,546,776
Deferred outflows of resources for pension and OPEB related items were reported in the Statement of Net Position.		3,021,189
 Long-term liabilities are not payable in the current period and are not reported in the fund financial statements:		
Compensated absences	(1,235,647)	
Interest payable	(32,977)	
Notes payable	(9,162,741)	
Other postemployment benefit liability	<u>(8,114,948)</u>	
		(18,546,313)
Deferred inflows of resources for pension and OPEB related items were reported in the Statement of Net Position.		<u>(2,460,189)</u>
 Net position of governmental activities		 <u>\$ 8,969,777</u>



TRAVIS CENTRAL APPRAISAL DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance
For the year ended December 31, 2021

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$20,193,913	\$ -	\$ 20,193,913
Refund of appraisal assessments	-	-	-
Net appraisal assessments	20,193,913	-	20,193,913
Investment earnings	3,382	-	3,382
Charges for services	4,437	-	4,437
Miscellaneous revenue	142,043	-	142,043
TOTAL REVENUE	20,343,775	-	20,343,775
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	11,504,602	-	11,504,602
Data processing	587,718	-	587,718
Transportation	9,397	-	9,397
Operating supplies	149,682	-	149,682
Rentals	135,309	-	135,309
Legal and professional	2,896,398	-	2,896,398
Utilities and telephone	626,312	-	626,312
Building and equipment maintenance	298,408	-	298,408
Insurance	60,584	-	60,584
Other services	1,830,322	-	1,830,322
Capital outlay	263,941	-	263,941
Debt Service- Principal	-	343,770	343,770
Debt Service- Interest	-	405,068	405,068
TOTAL EXPENDITURES	18,362,673	748,838	19,111,511
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,981,102	(748,838)	1,232,264
OTHER FINANCING SOURCES (USES):			
Transfers in	-	748,838	748,838
Transfers out	(748,838)	-	(748,838)
TOTAL OTHER FINANCING SOURCES (USES)	(748,838)	748,838	-
NET CHANGE IN FUND BALANCE	1,232,264	-	1,232,264
FUND BALANCE, beginning of year	4,911,253	-	4,911,253
FUND BALANCE, end of year	<u>\$ 6,143,517</u>	<u>\$ -</u>	<u>\$ 6,143,517</u>



TRAVIS CENTRAL APPRAISAL DISTRICT**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Funds to the Statement of Activities**

For the year ended December 31, 2021

	<u>December 31,</u> <u>2021</u>
Net change in fund balance- governmental fund	\$ 1,232,264
Amounts reported for governmental activities in the statement of activities are different because:	
Current year capital outlays are expenditures in the fund financial statements but are shown as increases in capital assets in the government-wide financial statements. Total additions for the current year which were removed from fund balance totaled \$263,941.	263,941
Depreciation expense on capital assets is reported in the statement of activities but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental fund.	(1,276,980)
Current year changes in accrued interest payable do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.	1,241
Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds.	
Pensions	278,228
Other postemployment benefits	<u>(523,944)</u>
	(245,716)
The repayment of the principal of long-term debt consumes the current financial resources of governmental funds and does not have an effect on net position.	
Principal repayment on long-term debt	343,770
Current year changes in long-term liabilities for employees' compensable leave do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental fund.	(126,143)
	<u> </u>
Change in net position of governmental activities	<u><u>\$ 192,377</u></u>



NOTES TO THE BASIC FINANCIAL STATEMENTS



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Note 1. Summary of Significant Accounting Policies

General

Travis Central Appraisal District (the District) was created by the 66th Texas State Legislature in 1979 under the provisions of Senate Bill 621 known as the Property Tax Code. The District is responsible for the appraisal of property subject to ad valorem taxation in Travis County, Texas. The District was formed in 1981 and began operations in 1982. The District is governed by a board of nine directors serving two year terms, plus a tenth statutorily designated non-voting member who is the county tax assessor-collector. Travis County appoints two board members, Austin ISD appoints two board members, City of Austin appoints two board members, and Austin ISD and City of Austin appoint one board member together. The remaining two board members are appointed by a vote of the eastern and western taxing entities within Travis County.

The Texas Property Tax Code, Section 6.063(a) requires an annual audit by an independent certified public accountant. These financial statements have been prepared in accordance with generally accepted accounting principles (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board (GASB).

Reporting Entity

For financial reporting purposes, management has considered all potential component units. Component units are defined as "...legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with a primary government are such that exclusion would cause the reporting entity's financial statements to be misleading." Because of the closeness of the relationship to the primary government, some component units should be blended, as though they are part of the primary government. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in U.S. Generally Accepted Accounting Principles. The criteria used are as follows:

Financial Accountability

The primary government is deemed to be financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits to, or impose significant financial burdens on, the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government or a jointly appointed board. The 850 EAL Holding Corporation was determined to be reported as a blended component unit of the District based upon the criteria above. The District has no discretely presented component units.



Note 1. Summary Of Significant Accounting Policies- Continued

Basis of Presentation

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program or function.

The government-wide financial statements report information on all the activities of the District. Governmental activities generally are financed through charges for services and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District. The fund financial statements provide information about the District's governmental fund. The emphasis of fund financial statements is directed to specific activities of the District.

The District reports the *general fund* as a major governmental fund. It is the District's primary operating fund. This fund is used to account for the acquisition and use of the District's expendable financial resources and the related liabilities. The measurement focus is based on the determination of changes in financial position rather than upon net income determination. 850 EAL Holding Corp., a special revenue fund, is also presented as a major governmental fund.

Blended Component Unit

850 EAL Holding Corp., a non-profit corporation, was created in May of 2019. The primary purpose of this non-profit holding corporation is to help facilitate the purchase and renovation of the District's new office building, located at 850 E. Anderson Lane. The District's Board of Directors maintains its ability to impose its will on the organization. The 850 EAL Holding Corp. Board of Directors consist of the Chairman, Vice Chairman and Secretary of the District's Board of Directors.

Measurement Focus/Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized when earned. Expenses are recognized at the time the liability is incurred. The Statement of Net Position reports all current and non-current assets (including capital assets), deferred outflows, current and non-current liabilities, and deferred inflows. The Statement of Activities reports program revenues and expenses by function. Program revenues include charges for services. General revenues include items such as appraisal revenue that is not restricted to a specific program.



Note 1. Summary Of Significant Accounting Policies- Continued

Measurement Focus/Basis of Accounting (Cont.)

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter (sixty days) to be used to pay liabilities of the current period.

Expenditures are recorded when the related fund liability is incurred. However, debt service expenditures, as well as expenditures related to long-term liabilities are recorded only when payment is due. Assessments and sales of public information materials are recognized under the susceptible to accrual concept. Interest income is recorded as earned, since it is measurable and available.

Budgetary Control

Annual budgets are legally adopted for the District's General Fund. The Texas Property Tax Code, Section 6.06 requires that the Chief Appraiser present a proposed budget no later than June 15th of the preceding year to the District's Board of Directors and each taxing unit participating in the District. The final budget shall be adopted no later than September 15th of the preceding year.

Beginning in March, the budget goals and guidelines are established by the Chief Appraiser and the Board of Directors. Each department is requested to submit budgets based on goals established for the budget year. The budget includes proposed expenditures and the means of financing them. Public hearings are held for citizen comments. The Board of Directors approves the final budget through passage of a resolution and establishes the annual assessment due from taxing jurisdictions.

The District prepares its fund budget on a GAAP basis. The Chief Appraiser is authorized to transfer amounts between departments within the General Fund; however, revisions that alter total General Fund expenditures must be approved by the Board of Directors and the taxing jurisdictions. The Board of Directors must notify the presiding officer of each taxing unit not later than 30 days before the Board of Directors approves or disapproves the amendment. Unexpended appropriations lapse at year-end.



Note 1. Summary Of Significant Accounting Policies- Continued

Financial Statement Elements

Investments

Investments of the District are stated at fair value, with the exception of investments in local government investment pools. The carrying value of investments in local government investment pools is determined by the valuation policy of the local government investment pool. The District is authorized to invest in certificates of deposit at the District's depository bank, obligations of the United States of America, no-load money market mutual funds with an average stated maturity of 90 days or less, investment pools and certain other investments which meet the conditions of the State of Texas Public Funds Investment Act.

Assessments

If the District accumulates unreserved and undesignated excess funds, the Board of Directors shall refund the excess to the taxing entities. In addition, state law requires the District to refund any assessment revenue in excess of expenditures. For the fiscal year ending December 31, 2021, the District's total assessment revenue exceeded expenditures and a refund will be made for the 2021 fiscal year.

Capital Assets

Capital assets, which include land, building and improvements, and furniture and equipment, are reported in the government-wide financial statements. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their acquisition value on the date donated. Repairs and maintenance are recorded as expenses as incurred. Improvements that extend the useful life of a capital asset or increase their value are capitalized in the government-wide statement of net position and expended in the governmental fund.

Capitalized assets have a useful life of more than one year and original cost of \$1,000 or more. Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Building and improvements	\$1,000	Straight-line	3-50 years
Furniture and equipment	\$1,000	Straight-line	3-15 years

The District considers land to be inexhaustible; therefore, these assets are reported as nondepreciable.



Note 1. Summary Of Significant Accounting Policies- Continued

Financial Statement Elements (Cont.)

Prepaid Items

Prepaid balances are for payments made by the District in the current year to provide services in the subsequent fiscal year. The District uses the consumption method with regards to the treatment of prepaid items. When using the consumption method, the District recognizes the prepayment as an expenditure proportionately over the periods that service is provided.

Deferred Outflows (Inflows) of Resources

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows have a positive effect on net position, similar to assets. This year the District recorded pension contributions after the measurement date and changes in plan assumptions as deferred outflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and is not recognized as an inflow of resources (revenue) until that time.

Deferred inflows have a negative effect on net position, similar to liabilities. This year the District records the difference between actual and projected experience and difference between projected and actual earnings on pension plan investments as a deferred inflow of resources.

Compensated Absences

All full-time regular employees accrue vacation and sick leave at a minimum of 8 hours per month. The accrual schedule is outlined below.

<u>Employment Service</u>	<u>Accrual per Month</u>	
	<u>Vacation</u>	<u>Sick</u>
Less than 5 years	8 hours	8 hours
5 years but less than 10 years	9 hours	8 hours
10 years but less than 15	10 hours	8 hours
15 years but less than 20	11 hours	8 hours
20 years or more	12 hours	8 hours

All full-time regular employees are granted vacation and sick leave benefits in varying amounts. In the event of termination, an employee is entitled to receive accumulated vacation pay and vested accumulated sick pay in a lump sum cash payment. Accumulated vacation pay and vested sick pay for all full-time employees are recorded in the government-wide statement of net position. Accumulated vacation leave payouts are limited to the lower of actual accumulated hours or 625 hours. Accumulated sick leave payouts are calculated at 50% on the first 500 hours and 75% for 501-1,000 hours. Any hours over 1,000 are not paid. The General Fund has been used in prior years to liquidate long-term liabilities. The District plans to continue this practice.



Note 1. Summary Of Significant Accounting Policies- Continued

Financial Statement Elements (Cont.)

Pensions

For purposes of measuring the net pension asset (liability), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas County and District Retirement System (TCDRS) and additions to/deductions from TCERS's fiduciary net position have been determined on the same basis as they are reported for TCERS. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits (OPEB)

The District provides certain health care benefits for its retired employees as more fully described in note 10. On December 31, 2021, the District's total OPEB liability for these retiree benefits was \$8,114,948. The District funds the costs of these benefits on a pay-as-you-go basis.

Transactions Between Funds

Transactions between funds that would be accounted for as revenues, expenditures or expenses if they involved organizations external to the District are accounted for as revenues and expenditures in the funds involved. In the fund financial statements, transactions that constitute reimbursements of a fund for expenditures initially made from it, which are properly applicable to another fund, are recorded as expenditures in the reimbursing fund and a reduction of the expenditure in the fund that is reimbursed. Interfund activity within the primary government's governmental activities has been eliminated in the government-wide financial statements.

Net Position

Net position represents the difference between the total of assets and deferred outflows of resources and the total of liabilities and deferred inflows of resources. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation or through external restrictions imposed by creditors, grantors, or laws and/or regulations of other governments. When both restricted and unrestricted resources are available, it is the District's policy to use restricted resources first, then unrestricted resources as needed.



Financial Statement Elements (Cont.)

Fund Balance Classification

Fund balance for the governmental fund is reported in classifications which are outlined in GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54). These classifications demonstrate the extent to which the District is bound by specific purposes for which funds can be spent. The governmental fund classifications are as follows:

Non-spendable- includes amounts that cannot be spent because they are either not in spendable form, or, for legal or contractual reasons, must be kept intact. This classification includes the District's prepaid items.

Restricted- includes fund balance amounts that are constrained for specific purposes which are imposed by providers, such as creditors, or amounts restricted due to constitutional provisions or enabling legislation. This classification includes retirement of long-term debt, construction programs, and other federal and state grants.

Committed- includes fund balance amounts that are constrained for specific purposes that are internally imposed by the District through formal action in an open meeting of the highest level of decision making authority. Committed fund balance is reported pursuant to resolution passed by the Board of Directors.

Assigned- includes fund balance amounts that are self-imposed by the District to be used for a particular purpose. Fund balance can be assigned by the Board of Directors or Chief Appraiser pursuant to the District's fund balance policy.

Unassigned- includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned fund balance categories.



Note 1. Summary Of Significant Accounting Policies- Continued

Financial Statement Elements (Cont.)

The constraints placed on the fund balances of the General fund are below.

	General Fund
Nonspendable	
Prepaid items	\$ 463,960
Total nonspendable	<u>463,960</u>
Committed	
Reserve for computer equipment	114,000
Reserve for network infrastructure	350,000
Reserve for technology enhancements	154,192
Reserve for litigation	<u>2,456,914</u>
Total committed	<u>3,075,106</u>
Unassigned	<u>2,604,451</u>
 Total Fund Balance	 <u><u>\$ 6,143,517</u></u>

When both restricted and unrestricted fund balances are available for use, it is the District's policy to use restricted fund balance first, then unrestricted fund balance.

Furthermore, committed fund balances are reduced first followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those fund balance classifications are available.

Note 2. Deposits and Investments

The bank balances of the District's deposits and investments at December 31, 2021, are as follows:

	General Fund	Special Revenue Fund	Total Governmental Funds
Cash	\$ 2,991,289	\$ -	\$ 2,991,289
State Pool (Tex Pool)	<u>4,775,328</u>	<u>-</u>	<u>4,775,328</u>
	<u><u>\$ 7,766,617</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,766,617</u></u>



Note 2. Deposits and Investments- Continued

Deposits

The District's funds are required to be deposited and invested under the terms of a depository contract. The District's agent bank approves pledged securities as collateral for bank deposits that exceed amounts covered by the Federal Deposit Insurance Corporation ("FDIC") insurance coverage.

Custodial Credit Risk- Deposits. In the case of deposits, this is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. At December 31, 2021, the District's cash deposits were fully covered by the FDIC insurance or by investments pledged as collateral. Therefore, the District was not exposed to custodial credit risk for its deposits.

Investments

Chapter 2256 of the Texas Government Code (the Public Funds Investment Act) authorizes the District to invest in funds under a written investment policy (the "Investment Policy") that emphasizes safety of principal, liquidity, yield, investment diversification, maturity, and the quality and capability of investment personnel. The Investment Policy defines what constitutes the legal list of investments allowed under the policy, which excludes certain investment instruments allowed under Chapter 2256 of the Texas Government Code.

The District's deposits and investments are invested pursuant to the Investment Policy, which is approved annually by the District's Board of Directors. The Investment Policy includes a list of authorized investments, maximum allowable stated maturity, and the maximum weighted average maturity allowed for pooled funds. The Investment Policy also includes an investment strategy statement.

The Investment Officer submits an investment report each quarter to the District's Board of Directors. The report details the investment position of the District and the compliance of the investment portfolio as it relates Investment Policy.

The District is authorized to invest in the following investments:

- Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- Direct obligations of the State of Texas or its agencies and instrumentalities;
- Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or by the explicit full faith and credit of the United States;



Note 2. Deposits and Investments- Continued

Investments (Cont.)

- Joint investment pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or at an equivalent rating by at least one nationally recognized rating service;
- Certificates of Deposits issued by a depository institution that has its main office or branch office in Texas. Such Certificates of Deposits are:
 - Guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund or their successors; or
 - Secured by collateral obligations.
 - Or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Local Government Code.
- AAA-rated money market mutual funds, if the mutual fund:
 - Is registered with and regulated by the Securities and Exchange Commission;
 - Includes in its investment objectives the maintenance of a stable net asset value of one dollar for each share.
- A1/P1 commercial paper not to exceed 180 days to stated maturity;
- FDIC insured, brokered certificate of deposit securities from a bank in any US state, delivered versus payment to the District's safekeeping agent, not to exceed 12 months to maturity. Before purchase, the investment officer must verify the FDIC status of the bank on www.fdic.gov to assure that the bank is FDIC insured.
- FDIC insured or collateralized interest bearing accounts in any bank in Texas;
- Share certificates of credit unions in Texas which are insured by the National Credit Union Share Insurance Fund.

During 2021, the District invested only in the TexPool Government Investment Pools and Wells Fargo investment sweep account.

Custodial Credit Risk- For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in possession of an outside party.

Credit Risk. This is the risk that an issuer of an investment will be unable to fulfill its obligations. The rating of securities by nationally recognized rating agencies is designed to give an indication of credit risk. The District's investment policy limits investments in pooled investment funds to those rated not less than "AAA" or an equivalent rating by at least one nationally recognized rating service.

As of December 31, 2021, the District's investment in TexPool was rated "AAAm" by Standard & Poor's, and therefore, meets the requirements of the District's investment policy. As of December 31, 2021, the District's investments in the Wells Fargo Investment Sweep account were all invested in money market mutual funds that are designed specifically for governmental entities and meet all requirements of the Public Funds Investment Act. Accordingly, the District was not exposed to significant credit risk.



Note 2. Deposits and Investments- Continued

Investments (Cont.)

TexPool was established as a trust company with the Treasurer of the State of Texas as the trustee, segregated from all other trustees, investments, and activities of the trust company. Under the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accounts. The State Comptroller is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool. The State comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rate TexPool "AAAm". As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review. TexPool is also subject to annual review by an independent auditor consistent with the Public Funds Investment Act.

TexPool has adopted the provisions of GASB Statement No. 79 and meets the requirements of that standard to measure its investments at amortized cost. In order to meet the criteria to be recorded at amortized cost, the investment pool must transact at a stable new asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. Accordingly, the fair value of the position in TexPool is the same as the value of the TexPool shares. TexPool transacts at a net asset value of \$1.00 per share and has weighted average maturities of 60 days or less and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organization, have no more than five percent of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

Note 3. Receivables

Receivables in the General Fund are 96.4% receivables from the taxing jurisdictions, 1.9% receivables from employees for elected benefits, and 1.7% receivables from other sources.

	<u>Balance</u>	<u>Percentage of Total Receivables</u>
Receivable from Jurisdictions	\$1,329,801	96.4%
Receivable from Employees	26,301	1.9%
Receivable from other sources	23,976	1.7%
	<u>\$1,380,078</u>	<u>100.0%</u>



Note 4. Interfund Transactions

Although interfund activity within the District is eliminated in the government-wide financial statements, it remains intact in the fund financial statements. Interfund transfers from the General Fund to 850 EAL Holding Corp. were made to fund the payments due on the note payable for the building purchase and renovation.

Interfund transfers for the year ended December 31, 2021 were:

	<u>Transfers In</u>
	850
	EAL
<u>Transfers Out</u>	<u>Holding Corp.</u>
General Fund	\$ 748,838
Total	<u>\$ 748,838</u>

Note 5. Capital Assets

	Balance December 31, 2020	Additions	Retirements	Balance December 31, 2021
Capital assets not being depreciated				
Land	\$ 1,107,653	\$ -	\$ -	\$ 1,107,653
Construction in progress	-	-	-	-
Total capital assets not being depreciated	1,107,653	-	-	1,107,653
Building and improvements	20,959,763	76,984	-	21,036,747
Furniture and equipment	5,842,542	186,958	(30,410)	5,999,090
Total capital assets being depreciated	26,802,305	263,942	(30,410)	27,035,837
Building and improvements	2,539,646	1,003,470	-	3,543,116
Furniture and equipment	4,810,498	273,510	(30,410)	5,053,598
Total accumulated depreciation	7,350,144	1,276,980	(30,410)	8,596,714
Total capital assets being depreciated, net	19,452,161	(1,013,038)	-	18,439,123
Governmental activities capital assets, net of related debt	<u>\$ 20,559,814</u>	<u>\$ (1,013,038)</u>	<u>\$ -</u>	<u>\$ 19,546,776</u>



Note 6. Long-Term Assets

The following is a summary of long-term asset transactions of the District for the year ended December 31, 2021:

	Balance December 31, 2020	Increase	Decrease	Balance December 31, 2021	Due Within One Year
Net pension asset (liability)	\$ 2,277,846	\$ 6,111,320	\$ (7,124,369)	\$ 1,264,797	\$ -
Total governmental activities	\$ 2,277,846	\$ 6,111,320	\$ (7,124,369)	\$ 1,264,797	\$ -

Note 7. Long-Term Liabilities

Payments on long-term notes payable for governmental activities will be made from the 850 EAL Holding Corp. and the General Fund. Compensated absences that pertain to governmental activities will be liquidated by the General Fund. Other liabilities that pertain to governmental activities will be liquidated by the General Fund. The following is a summary of long-term debt transactions of the District for the year ended December 31, 2021:

	Balance December 31, 2020	Increase	Decrease	Balance December 31, 2021	Due Within One Year
Notes payable	\$ 9,506,511	\$ -	\$ (343,770)	\$ 9,162,741	\$ 358,859
Net OPEB liability,	8,175,697	1,299,812	(1,360,561)	8,114,948	-
Compensated absences	1,109,505	699,495	(573,352)	1,235,647	679,686
Total governmental activities	\$ 18,791,713	\$ 1,999,307	\$ (2,277,683)	\$ 18,513,336	\$ 1,038,546



Note 7. Long-Term Liabilities- Continued

Notes Payable

On June 7, 2019, the 850 EAL Holding Corp. entered into a loan agreement with Governmental Capital Corporation for the financing and renovations to the office building located at 850 E. Anderson Lane. The total note payable was for \$10,000,000 at an interest rate of 4.313%. Payments are to be made in quarterly installments in the amount of \$187,209.48 for 20 years. The first payment was made on September 1, 2019. Future payments for this note payable as of December 31, 2021 are as follows:

Year Ending Dec. 31	Principal	Interest	Total
2022	\$ 358,859	\$ 389,979	\$ 748,838
2023	374,611	374,227	748,838
2024	391,055	357,783	748,838
2025	408,220	340,618	748,838
2026	426,138	322,699	748,838
2027-2031	2,428,241	1,315,948	3,744,190
2032-2036	3,010,059	734,131	3,744,190
2037-2039	1,765,557	106,538	1,872,095
Total	<u>\$ 9,162,741</u>	<u>\$ 3,941,923</u>	<u>\$ 13,104,664</u>

Note 8. Defined Benefit Pension Plan

Plan Description

The District's defined benefit pension plan, through the Texas County and District Retirement System (TCDRS), provides pensions for all full- and part-time non-temporary employees of the District. TCDRS is an agent multiple-employer defined benefit pension plan (agent pension plan). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of approximately 818 nontraditional defined benefit pension plans. The TCDRS Act grants the authority to establish and amend the benefit terms to each participating District's governing board within the options available in the TCDRS Act. The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statutes governing TCDRS (TCDRS Act).



Note 8. Defined Benefit Pension Plan- Continued

Plan Financial Statements

TCDRS in the aggregate issues an annual comprehensive financial report on a calendar year basis. The annual report is available upon written request from TCDRS Board of Trustees at Barton Oaks Plaza IV, 901 S. Mopac Expressway, Suite 500, Austin, TX 78746 and on their website at www.tcdrs.org.

Benefits Provided

TCDRS provides retirement, disability, and survivor benefits. TCDRS is a unique, savings-based plan. Members save for their retirement over the length of their careers. At retirement, benefits are based on a member's final savings balance and employer matching. For the District's plan, 7% of each employee's pay is deposited into his or her TCDRS account. By law, employee accounts earn 7% interest on beginning of year balances annually. At retirement, the account is matched at an employer set percentage and is then converted to an annuity. Currently, the District's elected match is 250%. Employees with 10 years of service are eligible to retire at age 60. Any employee may retire when their years of service and age equal 75. This is known as the rule of 75. Employees may retire at any age after 30 years of service. An employee who leaves the District may withdraw his or her contributions, plus any accumulated interest.

Employees Covered by Benefit Terms

At December 31, 2020, the following employees were covered by the benefit terms:

Members:	Dec. 31, 2019	Dec. 31, 2020
Inactive employees entitled to but not yet receiving benefits	129	130
Number of active employees	98	109
Average monthly salary	\$ 5,479	\$ 5,198
Average age	46.75	43.77
Average length of service in years	9.63	7.94
Inactive employees (or their beneficiaries) receiving benefits:		
Number of benefit recipients	74	84
Average monthly benefit	\$ 2,353	\$ 2,373



Note 8. Defined Benefit Pension Plan- Continued

Contributions

The District has elected the annually determined contribution rate (ADCR) plan provisions of the TCDRS Act. Under the TCDRS Act, the District has the option of selecting the plan benefits to provide in the future, while at the same time considering the level of the employer contribution rate required to adequately finance the plan. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members. The contribution rate of the employer is actuarially determined annually on a calendar year basis using the entry age actuarial cost method. The actuarially determined required contribution rate for fiscal year 2021 was 8.68%. The contribution rate payable by the employee is the rate of 7.0% as adopted by the governing body of the District. The employee contribution rate and the employer contribution rate may be changed by the governing body of the District within the options available in the TCDRS Act.

Actuarial Assumptions

All actuarial assumptions that determined the total pension liability as of December 31, 2020 were based on the results of an actuarial experience study for the period January 1, 2013 – December 31, 2016, except where required to be different by GASB 68. TCDRS engaged Milliman, Inc. to complete the GASB 68 valuation on behalf of their participating employers. Milliman's actuarially valuation provides an estimate of the plan's financial condition as of a single date.

	Beginning Date	Ending Date
Valuation date	December 31, 2019	December 31, 2020
Measurement date	December 31, 2019	December 31, 2020
Employer's fiscal year	January 1, 2021	December 31, 2021

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Mortality rate assumptions for service retirees were based until 2014 on the RP-2000 Combined Mortality Table with the projection scale AA. Mortality rate assumptions since 2014 are outlined on the following page:



Note 8. Defined Benefit Pension Plan- Continued

Actuarial Assumptions (Cont.)

Depositing members	90% of the RP-2014 Active Employee Mortality Table for males and 90% of the RP-2014 Active Employee Mortality Table for females, projected with 110% of the MP-2014 Ultimate scale after 2014.
Service retirees, beneficiaries and non-depositing members	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Disabled retirees	130% of the RP-2014 Disabled Annuitant Mortality Table for males and 115% of the RP-2014 Disabled Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.

The annual salary increase rates assumed for individual members vary by length of service and by entry-age group. The annual rates consist of a general wage inflation component of 3.00% (made up of 2.5% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.6% per year for a career employee.

The payroll growth assumption is for the aggregate covered payroll of an employer.

Growth in membership	0.0%
Payroll growth for funding calculations	2.0%

New employees are assumed to replace any terminated employees and have similar entry ages. Members who become disabled are eligible to commence benefit payments regardless of age. Rates of disability are in a custom table based on TCDRS experience. The probability of disablement from all other causes is applicable for members who are vested but not eligible for service retirement. Before a member is vested, only the work-related disability provisions are applicable.

For current retirees, beneficiary information is supplied by TCDRS. For purposes of calculating the Survivor Benefit for current depositing and non-depositing members, male members are assumed to have a female beneficiary who are three years younger. Female members are assumed to have a male beneficiary who is three years older.

Deferred members are assumed to retire (100% probability) at the later of: (a) age 60 or (b) the earliest retirement eligibility. For all eligible members ages 75 and older, retirement is assumed to occur immediately.

The rate of assumed future termination from active participation in the plan for reasons other than death, disability or retirement vary by length of service, entry-age group (age at hire) and sex. No termination after eligibility for retirement is assumed.

Members who terminate may either elect to leave their account with TCDRS or withdraw their funds. The probability that a member elects a withdrawal varies by length of service and vesting schedule. For non-depositing members who are not vested, 100% are assumed to elect withdrawal.



Note 8. Defined Benefit Pension Plan- Continued

Net Pension Liability

The District's net pension liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Net Pension Liability/ (Asset)	December 31, 2019	December 31, 2020
Total pension liability	\$44,395,477	\$48,950,225
Fiduciary net position	46,673,323	50,215,022
Net pension liability/(asset)	(2,277,846)	(1,264,797)
Fiduciary net position as a % of total pension liability	105.1%	102.6%
Pensionable covered payroll ⁽¹⁾	7,042,361	6,926,874
Net pension liability as a % of covered payroll	-32.3%	-18.3%

Note: Rounding differences may exist above.

⁽¹⁾ Payroll is calculated based on contribution as reported to TCDRS.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC.

The numbers shown are based on January 2021 information for a 10-year time horizon. Note that the valuation assumptions for long-term expected return is re-assessed at a minimum of every four years and is set based on a long-term time horizon. The TCDRS Board of Trustees adopted the current assumption at their March 2021 meeting.

The assumed long-term investment returns of 7.6% is net after investment and administrative expenses. It is assumed returns will equal the nominal annual rate of 7.6% for calculating the actuarial accrued liability and the normal cost contribution rate for the retirement plan of each participating employer.

Real rate of return	5.0%
Inflation	2.5%
Long-term investment return	7.5%



Note 8. Defined Benefit Pension Plan- Continued

Long-term Expected Rate of Return (Cont.)

Asset Class	Benchmark	Target Allocation ⁽¹⁾	Geometric Real Rate of Return ⁽²⁾
U.S. Equities	Dow Jones U.S. Total Stock Market Index	11.50%	4.25%
Global Equities	MSCI World (net) Index	2.50%	4.55%
International Equities- Developed Markets	MSCI World Ex USA (net) Index	5.00%	4.25%
International Equities- Emerging Markets	MSCI Emerging Markets (net) Index	6.00%	4.75%
Investment Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	-0.85%
Strategic Credit	FTSE High-Yield Cash Pay Capped Index	9.00%	2.11%
Direct Lending	S&P/LSTA Leveraged Loan Index	16.00%	6.70%
Distressed Debt	Cambridge Associates Distressed Securities Index ⁽³⁾	4.00%	5.70%
REIT Equities	67% FTSE NAREIT All Equity REITs Index + 33% S&P Global REIT (net) Index	2.00%	3.45%
Master Limited Partnerships	Alerian MLP Index	2.00%	5.10%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index ⁽⁴⁾	6.00%	4.90%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index ⁽⁵⁾	25.00%	7.25%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	1.85%
Cash Equivalents	90-Day U.S. Treasury	2.00%	-0.70%
Total		100.00%	

(1) Target asset allocation adopted at the March 2021 TCDRS Board meeting.

(2) Geometric real rates of return equal the expected return minus the assumed inflation rate of 2.0%, per Cliffwater's 2021 capital market assumptions.

(3) Includes vintage years 2005- present of Quarter Pooled Horizon IRRs.

(4) Includes vintage years 2007- present of Quarter Pooled Horizon IRRs.

(5) Includes vintage years 2006- present of Quarter Pooled Horizon IRRs.



Note 8. Defined Benefit Pension Plan- Continued

Discount Rate

The discount rate used to measure the total pension liability was 7.60%. This rate reflects the long-term assumed rate of return on assets for funding purposes of 7.50%, net of all expenses, increased by 0.10% to be gross of administrative expenses. TCDRS used an alternative method to determine the sufficiency of the fiduciary net position in all future years. The method reflects the funding requirements under the employer's funding policy and the legal requirements under the TCDRS Act.

1. TCDRS has a funding policy where the Unfunded Actuarial Accrued Liability (UAAL) shall be amortized as a level percent of pay over 20-year closed layered periods.
2. Under the TCDRS Act, the employer is legally required to make the contribution specified in the funding policy.
3. The District's assets are projected to exceed its accrued liabilities in 20 years or less. When this point is reached, the employer is still required to contribute at least the normal cost.
4. An increased cost due to the adoption of a COLA is required to be funded over a period of 15 years, if applicable.

Based on the assumptions above, the projected fiduciary net position was determined to be sufficient compared to projected benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity Analysis

The following presents the net pension liability of the District, calculated using the discount rate of 7.60%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.60%) or 1 percentage point higher (8.60%) than the current rate.

	<u>1% Decrease (6.60%)</u>	<u>Current Discount Rate (7.60%)</u>	<u>1% Increase (8.60%)</u>
Total pension liability	\$54,597,262	\$48,950,225	\$44,163,935
Fiduciary net position	<u>50,215,022</u>	<u>50,215,022</u>	<u>50,215,022</u>
Net Pension liability/(asset)	\$4,382,240	(\$1,264,797)	(\$6,051,087)

Pension Plan Fiduciary Net Position. Detailed information about the pension plan's fiduciary net position is available in the separately issued TCDRS financial report.



Note 8. Defined Benefit Pension Plan- Continued

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances as of December 31, 2019	\$ 44,395,477	\$ 46,673,323	\$ (2,277,846)
Changes for the year:			
Service cost	1,000,635	-	1,000,635
Interest on total pension liability ⁽¹⁾	3,585,038	-	3,585,038
Effect of plan changes ⁽²⁾	-	-	-
Effect of economic/demographic gains or losses	(183,824)	-	(183,824)
Effect of assumptions changes or inputs	2,470,785	-	2,470,785
Refund of contributions	(43,554)	(43,554)	-
Benefit payments	(2,274,332)	(2,274,332)	-
Administrative expense	-	(36,743)	36,743
Member contributions	-	484,881	(484,881)
Net investment income	-	4,819,196	(4,819,196)
Employer contributions	-	623,419	(623,419)
Other changes ⁽³⁾	-	(31,168)	31,168
Net changes	4,554,748	3,541,699	1,013,049
Balances as of December 31, 2020	\$ 48,950,225	\$ 50,215,022	\$ (1,264,797)

- (1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.
- (2) No plan changes valued.
- (3) Relates to allocation of system-wide items.



Note 8. Defined Benefit Pension Plan- Continued

Pension Expense

Total pension expense recognized by the District for the fiscal year ended December 31, 2021 was \$387,927.

Pension Expense/ (Income)	January 1 to December 31, 2021
Service cost	\$1,000,634
Interest on total pension liability ⁽¹⁾	3,585,038
Effect of plan changes	-
Administrative expenses	36,743
Member contributions	(484,881)
Expected investment return, net of investment expenses	(3,729,808)
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	(231,708)
Recognition of assumption changes or inputs	668,179
Recognition of investment gains or losses	(487,438)
Other ⁽²⁾	<u>31,168</u>
Pension expense/(income)	\$ 387,927

Reflects the change in the liability due to the time value of money. TCDRS does

⁽¹⁾ not charge fees or interest.

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

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 258,353	\$ -
Changes of assumptions	-	1,853,089
Net difference between projected and actual earnings on pension plan investments	1,716,478	-
Contributions made subsequent to measurement date ⁽¹⁾	N/A	651,559
Total	<u>\$ 1,974,831</u>	<u>\$ 2,504,648</u>

⁽¹⁾ Any eligible employer contribution made subsequent to the measurement date through the employer's fiscal year end.



Note 8. Defined Benefit Pension Plan- Continued

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions- Continued

The \$651,559 reported as deferred outflows of resources related to contributions made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2022. Other amounts reported as deferred outflows or resources and deferred inflows of resources will be recognized as pension expense as follows:

Year ended December 31:

2022	\$ (41,440)
2023	459,674
2024	(322,100)
2025	(217,876)
2026	-
Thereafter ⁽¹⁾	-
Total	<u>\$ (121,742)</u>

- ⁽¹⁾ Total remaining balance to be recognized in future years, if any. Note that additional future deferred inflows and outflows of resources may impact these numbers.

Payable to the Pension Plan

At December 31, 2021, the District reported a payable of \$135,906 for the outstanding amount of contributions to the pension plan for December 2021 contributions, paid January 15, 2022.

Note 9. Other Retirement Plans

Defined Contribution Plan

The District has established a defined contribution plan for all full-time employees through the Variable Annuity Life Insurance Company (VALIC), a third party administrator. This plan is provided in addition to the District's defined benefit plan offered by TCDRS as discussed Note 8. A defined contribution plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual's account are to be determined instead of specifying the amount of benefits the individual is to receive upon retirement. Under a defined contribution plan, the benefits participants receive depend solely on the amount contributed to the participant's account and the returns earned on investments of those contributions. This defined contribution plan is considered a single employer OPEB plan (i.e. the plan assets nor plan obligations are pooled with other participating plans).



Note 9. Other Retirement Plans- Continued

Defined Contribution Plan (Cont.)

The District contributes an amount not less than 5% of the employee's gross salary each year. The amount to be contributed each year is determined by the Chief Appraiser and the District's Board of Directors through the budgeting process. In 2021, the District contributed 5% of the employee's gross salary. An employee must be employed on December 31 of the year to be eligible to receive the District's contribution to their account. The District's contributions for each employee (and interest allocated to the employee's account) vest on a graded scale, with the funds being fully vested after five years of continuous service.

YEARS OF SERVICE	VESTING
1	20%
2	40%
3	60%
4	80%
5 OR MORE	100%

District contributions for, and interest forfeited by, employees who leave employment before five years of services are used to reduce the District's required contribution. The District's covered payroll in fiscal year 2021 was \$6,577,451. The District contributed a total of \$311,936 on December 29, 2021.

Deferred Compensation Plan

The employees of the District may contribute a portion of their compensation under the District sponsored Deferred Compensation plan created in accordance with Internal Revenue Code Section 457. Under this plan, participants may elect a pre-tax or post-tax (roth) contribution. Distributions may be made only at termination, retirement, or death. Since the assets held under this plan are not the District's property and are not subject to the District's control, they have been excluded from the financial statements.

Note 10. Other Post-Employment Benefits

Retired employees may be eligible under certain circumstances to elect continued coverage for Other Post-Employment Benefits (OPEB), including medical and prescription drug benefits. The District currently subsidizes the premium for these benefits. In order to be eligible for the subsidy, one must be a District retiree or qualify for retirement through TCDRS and leave their funds in TCDRS after separation.

The District's Board of Directors is under no legal obligation to pay or otherwise subsidize retiree premiums and approves OPEB on a year-to-year basis. The plan is funded on a pay-as-you-go basis. Retirees who are eligible for Medicare have the option to enroll in the District's Retiree Medicare Advantage Plan. For the year ended December 31, 2021, the District paid 80% of the premium for retirees enrolled on the Medicare Advantage Plan with a minimum of 10 years of service at TCAD.



Note 10. Other Post-Employment Benefits- Continued

Retirees who are not yet eligible for Medicare may be eligible to stay on the District's health insurance plan. The District subsidizes the premium based on years of service at TCAD.

Years of Service	
1-10	0%
11-19	50%
20+	100%

On December 31, 2021, the following employees were covered by the benefit terms:

Members:	Dec. 31, 2021
Actives	88
Terminated Vested	25
Retirees	25

The District's total OPEB liability of \$8,114,948 was measured as of December 31, 2021 and was determined by an actuarial valuation as of January 1, 2021. The actuarial valuation was conducted by Milliman, Inc.

OPEB Liability/ (Asset)	December 31, 2020	December 31, 2021
Total OPEB Liability	\$ 8,175,697	\$ 8,114,948
Covered Payroll	6,923,308	7,441,355
Total OPEB Liability as a % of covered payroll	118.09%	109.05%

The total OPEB liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions below, and was then projected forward to the measurement date. There have been no significant changes between the valuation date and the fiscal year end.

Valuation date	January 1, 2021
Measurement date	December 31, 2021
Actuarial cost method	Entry age normal
Inflation	2.30%
Salary increases including inflation	3.00%

	<u>2021</u>
Discount rate	2.06%
20 Year Tax-Exempt Municipal Bond Yield	2.06%

The discount rate was based on the Bond Buyer General Obligations 20-Bond Municipal Index.



Note 10. Other Post-Employment Benefits- Continued

Mortality rates used in the January 1, 2021 actuarial valuation were based on the following:

Pre-retirement	PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2021 on a generational basis with healthy annuitant rates after benefit commencement.
Post-retirement	PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2021 on a generational basis with healthy annuitant rates after benefit commencement.
Disability retirement	PUB-2010 Disabled Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2021 on a generational basis with healthy annuitant rates after benefit commencement.

Sensitivity Analysis- Discount Rate

The following presents the OPEB liability of the Travis Central Appraisal District, calculated using the discount rate of 2.06%, as well as the District's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.06%) or one percentage point higher (3.06%) than the current rate.

	1% Decrease (1.06%)	Current Trend Rate (2.06%)	1% Increase (3.06%)
Total OPEB liability	\$9,726,871	\$8,114,948	\$6,849,032

Changes in the Total OPEB Liability

	Total OPEB Liability
Total OPEB Liability, beginning	\$8,175,697
Changes for the year:	
Service cost	440,568
Interest on total pension liability	181,409
Effect of economic/demographic gains or losses	(44,605)
Effect of assumptions changes or inputs	-
Claims cost	(1,196,871)
Trend rates	568,090
Mortality table	25,029
Discount rate	84,716
Benefit payments	(119,085)
Net changes	(60,749)
Total OPEB Liability, ending	<u>\$8,114,948</u>



Note 10. Other Post-Employment Benefits- Continued

OPEB Expense

The District recognized OPEB expense of \$643,029 for the year ended December 31, 2021.

OPEB Expense/ (Income)	January 1 to December 31, 2021
Service cost	\$ 440,568
Interest on total pension liability	181,409
Effect of plan changes	-
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	(6,195)
Recognition of assumption changes or inputs	27,247
OPEB Expense	<u>\$ 643,029</u>

Medical Cost Trends

The monthly per capita medical and pharmacy costs are summarized below:

Monthly Medical Claims Costs at Sample Ages		
Age	Retiree	
	Male	Female
45	\$1,013	\$1,474
50	\$1,106	\$1,371
55	\$1,201	\$1,289
60	\$1,372	\$1,374
64	\$1,651	\$1,518
65	\$212	\$205
70	\$217	\$210
75	\$226	\$214
80	\$233	\$219
85	\$239	\$224
90+	\$244	\$227



Note 10. Other Post-Employment Benefits- Continued

Medical Cost Trends (Cont.)

The trend assumptions for medical and pharmacy costs and retiree premiums are summarized below:

Year	Pre-65 Trend	Post-65 Trend
2021	10.60%	19.00%
2022	5.50	5.10
2023	5.30	5.10
2024	5.00	5.10
2025	4.90	5.00
2026	4.80	4.90
2027	4.70	4.80
2028	4.60	4.60
2029	4.50	4.50
2030 – 2033	4.40	4.40
2034 – 2036	4.40	4.50
-	-	
2074+	3.70	3.70

Sensitivity Analysis- Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Travis Central Appraisal District, calculated using the current healthcare cost trend rates as well as what the Travis Central Appraisal District's OPEB liability would be if it were calculated using trend rates that are 1 percentage point lower or 1 percentage point higher than the current trend rates.

	<u>1% Decrease</u>	<u>Current Trend Rate</u>	<u>1% Increase</u>
Total OPEB Liability	\$6,634,725	\$ 8,114,948	\$10,062,303

Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At December 31, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>
Differences between expected and actual experience	\$ 38,410	\$ -
Changes of assumptions	446,948	516,541
Total	<u>\$ 485,358</u>	<u>\$ 516,541</u>



Note 10. Other Post-Employment Benefits- Continued

Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Cont.)

Other amounts reported as deferred outflows or resources and deferred inflows of resources will be recognized as pension expense as follows:

Year ended December 31:

2022	\$21,052
2023	21,052
2024	21,052
2025	21,052
2026	21,052
Thereafter ⁽¹⁾	<u>(74,077)</u>
Total	\$31,183

- ⁽¹⁾ Total remaining balance to be recognized in future years, if any. Note that additional future deferred inflows and outflows of resources may impact these numbers.

Additional Disclosures

Under GASB 75, the calculation of the liability for OPEB benefits is based on the terms of the plan in effect at the time of each valuation and on the pattern of sharing of costs between the employer and plan members, regardless of whether or not a legally enforceable obligation to pay future benefits exists. Information and amounts presented in the District's Comprehensive Annual Financial Report related to OPEB expenses, liabilities, note disclosures, and supplementary information are only intended to achieve compliance with the requirements of generally accepted accounting principles and do not constitute nor imply that the District has made a commitment or is legally obligated to provide OPEB benefits in future periods.

Note 11. Commitments and Contingencies

The District and Appraisal Review Board are defendants in a number of property owner appeals pursuant to Chapter 42 of the State Tax Code. Such legal proceedings allege that the appraised values placed on taxpayers' properties are excessive. The potential liability to the District in each of these appeals is for recovery of attorney's fees and court costs. The District believes that any ultimate liability on these appeals will not materially affect its financial position. No provision for any liability that might result from these appeals has been recorded in the basic financial statements.

The District is also subject to refunding any excess fund balance to the various taxing jurisdictions. The refunding takes place in the subsequent year and offsets the payments required by the jurisdictions. The District's assessment revenue exceeded total expenditures for the 2021 fiscal year. A refund of the excess will be issued to the taxing entities during the 2022 fiscal year.



Note 11. Commitments and Contingencies- Continued

The District has committed future fiscal year funds to the contracted vendors listed below. Each company has contracted with the District to provide professional services during future fiscal years.

Contracting Vendor	Future Periods Covered Under Contract	Future Amounts Committed Under Contract
BIS Consulting, LLC	January 1, 2022-January 31, 2023	\$ 169,000
Capitol Appraisal Group	January 1, 2022 - December 31, 2022	\$ 142,875.00
Eagleview	January 1, 2022 - December 31, 2024	\$ 1,491,484
True Prodigy	Until Terminated	\$ 398,017 per year

Note 12. Risk Management

Third party insurance is currently maintained to cover significant claims or losses such as property loss, business interruption, general liability, workers' compensation, and employee fidelity bond. At December 31, 2021, the District was participating in an intergovernmental shared-risk self-insurance pool, the Texas Municipal League Intergovernmental Risk Pool (TMLIRP). TMLIRP carries stop-loss insurance with private insurers and maintains substantial reserves in order to buffer possible claims and losses.

The District had no significant reductions in insurance coverage for the year ended December 31, 2021. Settlement amounts have neither exceeded insurance coverage for the year ended December 31, 2021 nor the preceding three years.

Under its agreement with the Texas Municipal League Intergovernmental Risk Pool, buildings, structures, and contents insurance is maintained on a "replacement cost" basis with specified coverage limits (utilizing established real and personal property values), a \$5,000 deductible, and coverage extensions for newly acquired property, valuable papers and records, loss of revenue, extra expense and rents and other identified purposes.

The District's coverage with TMLIRP provides general liability coverage up to \$1,000,000 per occurrence with a \$5,000 deductible. The District carries a \$100,000 employee fidelity bond with a \$1,000 deductible. In addition to the aforementioned coverage, the District maintains third party group medical, dental, long-term disability, term life insurance, and long-term care insurance for its active employees.



Note 12. Risk Management- Continued

The District had three taxing entities whose revenue individually represented 10% or more of the District's total revenue, or whose accounts receivable balance individually represented 10% or more of the District's total accounts received. They are as follows:

<u>Taxing Jurisdiction</u>	<u>Percent of Total Revenue</u>	<u>Total Revenue</u>
Austin ISD	30.68%	\$6,196,163
City of Austin	17.67%	\$3,568,149
Travis County	16.07%	\$3,244,755

The Texas Property Tax Code, Section 6.06 mandates that the taxing jurisdictions within a county pay a portion of the appraisal district's budget based on the total levy of each jurisdiction; therefore, the District has no related significant risk.



REQUIRED SUPPLEMENTARY INFORMATION



TRAVIS CENTRAL APPRAISAL DISTRICT
**Statement Of Revenues, Expenditures, And Changes in Fund Balances- Budget to Actual
General Fund**

Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Amended	Amounts	
REVENUES				
Assessments	\$ 20,193,893	\$ 20,193,893	\$ 20,193,913	\$ 20
Refunds of appraisal assessments	-	-	-	-
Net appraisal assessments	20,193,893	20,193,893	20,193,913	20
Investment earnings	250,000	250,000	3,382	(246,618)
Charges for services	15,000	15,000	4,437	(10,563)
Miscellaneous revenue	100,000	100,000	142,043	42,043
Total revenue	20,558,893	20,558,893	20,343,775	(215,118)
EXPENDITURES				
Appraisal Services				
Payroll and related expenses	12,786,974	11,899,639	11,504,602	395,037
Data processing	610,347	600,347	587,718	12,629
Transportation	11,250	11,250	9,397	1,853
Operating Supplies	172,050	197,570	149,682	47,888
Rentals	175,850	160,850	135,309	25,541
Legal and professional	2,858,356	3,169,419	2,896,398	273,021
Utilities and telephone	421,779	668,779	626,312	42,467
Building and equipment maintenance	429,486	321,486	298,408	23,078
Insurance	69,000	82,750	60,584	22,166
Other services	1,887,342	1,931,907	1,830,322	101,585
Capital Outlay	22,265	400,702	263,941	136,761
Debt service- principal	343,933	-	-	-
Debt service- interest	405,261	-	-	-
Total expenditures	20,193,893	19,444,699	18,362,673	1,082,026
EXCESS (DEFICIENCY) OF REVENUES	365,000	1,114,194	1,981,102	866,908
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	-	-
Transfers out	-	-	(748,838)	(748,838)
TOTAL OTHER FINANCING	-	-	(748,838)	(748,838)
NET CHANGE IN FUND BALANCE	365,000	1,114,194	1,232,264	118,070
FUND BALANCES, beginning of year	4,911,253	4,911,253	4,911,253	-
FUND BALANCES, end of year	\$ 5,276,253	\$ 6,025,447	\$ 6,143,517	\$ 118,070

See Required Supplementary Information- Notes to Schedule of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual



TRAVIS CENTRAL APPRAISAL DISTRICT
**Statement Of Revenues, Expenditures, And Changes in Fund Balances- Budget to Actual 850
EAL Holding Corp. (Major Special Revenue Fund)
Year Ended December 31, 2021**

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Amended	Amounts	
REVENUES				
Assessments	\$ -	\$ -	\$ -	\$ -
Refunds of appraisal	-	-	-	-
Net appraisal assessments	-	-	-	-
Investment earnings	-	-	-	-
Charges for services	-	-	-	-
Miscellaneous revenue	-	-	-	-
Total revenue	-	-	-	-
EXPENDITURES				
Appraisal Services				
Payroll and related expenses	-	-	-	-
Data processing	-	-	-	-
Transportation	-	-	-	-
Operating Supplies	-	-	-	-
Rentals	-	-	-	-
Legal and professional	-	-	-	-
Utilities and telephone	-	-	-	-
Building and equipment maintenance	-	-	-	-
Insurance	-	-	-	-
Other services	-	-	-	-
Capital Outlay	-	-	-	-
Debt service- principal		343,933	343,770	163
Debt service- interest		405,261	405,068	193
Total expenditures	-	749,194	748,838	356
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	(749,194)	(748,838)	356
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	748,838	748,838
Transfers out	-	-	-	-
TOTAL OTHER FINANCING	-	-	748,838	748,838
NET CHANGE IN FUND BALANCE	-	(749,194)	-	749,194
FUND BALANCES, beginning of year	-	-	-	-
FUND BALANCES, end of year	\$ -	\$ (749,194)	\$ -	\$ 749,194

See Required Supplementary Information- Notes to Schedule of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual



TRAVIS CENTRAL APPRAISAL DISTRICT

Schedule of Changes in Net Pension Liability and Related Ratios

Last Ten Fiscal Years (Unaudited)

	Year Ended December 31		
	2020	2019	2018
Total pension liability			
Service cost	\$ 1,000,635	\$ 1,061,047	\$ 1,068,956
Interest on total pension liability	3,585,038	3,419,390	3,245,514
Effect of plan changes	-	-	-
Effect of assumption changes or inputs	2,470,785	-	-
Effect of economic/demographic (gains) or losses	(183,824)	(163,865)	(154,208)
Benefit payments, including refunds of employee contributions	(2,317,886)	(2,108,416)	(1,906,998)
Net change in total pension liability	4,554,748	2,208,156	2,253,264
Total pension liability—beginning	44,395,477	42,187,322	39,934,058
Total pension liability—ending (a)	\$ 48,950,226	\$ 44,395,477	\$ 42,187,322
Fiduciary Net Position			
Employer contributions	\$ 623,419	\$ 1,267,625	\$ 1,295,861
Member contributions	484,881	492,965	503,946
Investment income, net of investment expenses	4,819,196	6,638,680	(771,229)
Benefit payments, including refunds of employee contributions	(2,317,886)	(2,108,416)	(1,906,998)
Administrative expense	(36,743)	(35,567)	(32,468)
Other	(31,168)	(5,354)	958
Net change in plan fiduciary net position	3,541,699	6,249,933	(909,930)
Plan fiduciary net position—beginning	46,673,323	40,423,390	41,333,320
Plan fiduciary net position—ending (b)	\$ 50,215,022	\$ 46,673,323	\$ 40,423,390
County's net pension liability—ending (a) - (b)	\$ (1,264,796)	\$ (2,277,846)	\$ 1,763,933
Fiduciary net position as a % of total pension liability	102.58%	105.13%	95.82%
Pensionable covered payroll	\$ 6,926,874	\$ 7,042,361	\$ 7,199,228
Net pension liability as a % of covered payroll	-18.26%	-32.34%	24.50%

Notes to Schedule: This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the standards of GASB 67/68, they should not be shown here. Therefore, we have shown only years for which the new GASB statements have been implemented.



Year Ended December 31						
2017	2016	2015	2014	2013	2012	2011
\$ 1,035,937	\$ 1,106,017	\$ 915,763	\$ 943,683	NA	NA	NA
3,070,540	2,853,801	2,653,404	2,494,541	NA	NA	NA
-	-	(185,075)	-	NA	NA	NA
201,932	-	375,095	-	NA	NA	NA
(424,938)	(201,743)	181,351	(229,332)	NA	NA	NA
(1,611,370)	(1,541,959)	(1,394,140)	(1,262,607)	NA	NA	NA
2,272,101	2,216,116	2,546,397	1,946,285	NA	NA	NA
37,661,958	35,445,842	32,899,444	30,953,159	NA	NA	NA
<u>\$ 39,934,058</u>	<u>\$ 37,661,958</u>	<u>\$ 35,445,842</u>	<u>\$ 32,899,444</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
\$ 1,532,648	\$ 1,207,300	\$ 2,237,182	\$ 2,136,607	NA	NA	NA
479,363	469,506	474,491	438,056	NA	NA	NA
5,222,195	2,450,741	(438,601)	1,932,837	NA	NA	NA
(1,611,370)	(1,541,959)	(1,394,140)	(1,262,607)	NA	NA	NA
(27,488)	(26,619)	(23,481)	(23,479)	NA	NA	NA
5,110	230,754	51,627	56,563	NA	NA	NA
5,600,457	2,789,723	907,078	3,277,976	NA	NA	NA
35,732,863	32,943,140	32,036,061	28,758,085	NA	NA	NA
<u>\$ 41,333,320</u>	<u>\$ 35,732,863</u>	<u>\$ 32,943,140</u>	<u>\$ 32,036,061</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>\$ (1,399,262)</u>	<u>\$ 1,929,095</u>	<u>\$ 2,502,702</u>	<u>\$ 863,383</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
103.50%	94.88%	92.94%	97.38%	NA	NA	NA
\$ 6,848,043	\$ 6,707,224	\$ 6,778,445	\$ 6,257,940	NA	NA	NA
-20.43%	28.76%	36.92%	13.80%	NA	NA	NA



TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Employer Contributions
Last Ten Fiscal Years (Unaudited)

Year ended December 31	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Pensionable Covered Payroll ⁽¹⁾	Actual Contribution as a % of Covered Payroll
2012	\$ 972,717	\$ 972,717	-	\$ 6,269,280	15.50%
2013	1,017,939	2,350,752	(1,332,812)	6,346,255	37.00%
2014	939,943	2,136,607	(1,196,664)	6,257,940	34.10%
2015	857,473	2,237,182	(1,379,709)	6,778,445	33.00%
2016	770,660	1,207,300	(436,640)	6,707,224	18.00%
2017	803,275	1,532,648	(729,372)	6,847,929	22.40%
2018	814,233	1,295,861	(481,628)	7,199,228	18.00%
2019	623,953	1,267,625	(643,672)	7,042,361	18.00%
2020	616,492	623,419	(6,927)	6,926,874	9.00%
2021	651,559	651,559	-	7,506,435	8.68%

⁽¹⁾ Payroll is calculated based on contributions as reported to TCDRS.



TRAVIS CENTRAL APPRAISAL DISTRICT

Schedule of Changes in Total OPEB Liability and Related Ratio

Last Ten Fiscal Years (Unaudited)

	Year Ended December 31			
	2021	2020	2019	2018
TOTAL OPEB LIABILITY				
Service cost	\$ 440,568	\$ 371,319	\$ 360,504	NA
Interest on total OPEB liability	181,409	200,130	186,708	NA
Effect of plan changes	-	-	-	NA
Effect of economic/demographic gains or losses	(44,605)	-	-	NA
Effect of assumptions changes or inputs	(519,036)	715,211	-	NA
Benefit payments	(119,085)	(86,678)	(49,931)	NA
Net changes	(60,749)	1,199,982	497,281	NA
Total OPEB Liability, beginning	\$ 8,175,697	\$ 6,975,715	\$ 6,478,434	
Total OPEB Liability, ending	\$ 8,114,948	\$ 8,175,697	\$ 6,975,715	NA
Covered employee payroll	7,441,355	6,923,308	5,887,054	NA
Total OPEB Liability as a % of covered payroll	109.05%	118.09%	118.49%	NA

Notes to Schedule: This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the current GASB standard, they should not be reported. There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the pension/OPEB plan.



Year Ended December 31					
2017	2016	2015	2014	2013	2012
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA



TRAVIS CENTRAL APPRAISAL DISTRICT

Notes to the Required Supplementary Information

Budgetary Data

The Board of Directors adopts an appropriated budget on a basis consistent with GAAP for the General Fund. At minimum, the District is required to present the original and final amended budgets for revenues and expenditures compared to actual revenues and expenditures for the General Fund. The District uses the following procedures in establishing the budget reflected in the basic financial statements:

1. Prior to June 15, the Board of Directors is presented with a proposed budget for the fiscal year beginning on the following January 1. The budget includes proposed expenditures and the means of financing them. The budget also serves as a basis for determining the annual assessments due from the taxing jurisdictions.
2. Public hearings are conducted to obtain citizen's comments.
3. Prior to September 15, an annual budget is legally adopted for the General Fund. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America.
4. The Chief Appraiser is authorized to transfer amounts between departments within the General Fund; however, revisions that alter total General Fund expenditures must be approved by the Board of Directors and the taxing jurisdictions. The fund level is the legal level of budgetary control. Appropriations lapse at year-end.
5. Budgeted amounts presented in the budgetary comparison schedule are as originally adopted by the Board of Directors on August 17, 2020. No supplementary appropriations have been enacted.



Notes to the Required Supplementary Information- Continued

Schedule of Changes in Net Pension Liability and Related Ratios

Valuation date: Actuarially determined contribution rates are calculated as of 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 normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	20.0 years (based on contribution rate calculated in 12/31/2020 valuation)
Asset valuation method	5-year smoothed market
Inflation	2.50%
Salary increases	Varies by age and service. 4.6% average over career including inflation.
Investment rate of return	7.50%, 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 Healthy 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 ⁽¹⁾	2015: New Inflation, mortality and other assumptions were reflected. 2017: New mortality assumptions were reflected 2019: New inflation, mortality and other assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions ⁽¹⁾	2015: No changes in plan provisions were reflected in the Schedule 2016: Employer contributions reflect that the current service matching rate was increased to 250% 2017: New annuity purchase rates were reflected for benefits earned after 2017. 2018: No changes in plan provisions were reflected in the Schedule 2019: No changes in plan provisions were reflected in the Schedule 2020: No changes in plan provisions were reflected in the Schedule

* Only changes that affect the benefit amount and that are effective 2015 and later are shown in the Notes to the Schedule.



Notes to the Required Supplementary Information- Continued

Schedule of Changes in Total OPEB Liability and Related Ratios

Valuation date:	Valuation date is January 1, 2021.
Measurement date:	Measurement date is December 31, 2021.
Reporting date:	Reporting date is December 31, 2021.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Inflation	2.30%
Salary increases	3.00%
Participation Assumption	<p>Current Active Employees: 80% of employees who elect coverage while in active employment and who are eligible for retiree medical benefits are assumed to elect continued medical coverage in retirement.</p> <p>Current Deferred Vested Participants: 80% of current terminated vested former employees are assumed to elect medical coverage when they turn age 65. They are assumed to enroll in the Medicare Advantage Plan. This group is closed to participants who terminated prior to December 31, 2019.</p>
Mortality	<p>Pre-retirement: PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2021 on a generational basis with healthy annuitant rates after benefit commencement.</p> <p>Post-retirement: PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2021 on a generational basis with healthy annuitant rates after benefit commencement.</p> <p>Disability retirement: PUB-2010 Disabled Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2021 on a generational basis with healthy annuitant rates after benefit commencement.</p> <p>There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the pension/OPEB plan.</p>



STATISTICAL SECTION



TRAVIS CENTRAL APPRAISAL DISTRICT

Introduction to the Statistical Section

(Unaudited)

This section of the Travis Central Appraisal 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.

Travis Central Appraisal District Financial Trends

Table 1 through 4 present multi-year financial data encompassing the District's net position, General Fund balances, and revenues and expenditures. In reviewing this, it should be noted that the District is statutorily prohibited from incurring bonded indebtedness.

Table 1	Net Position by Component Last Ten Fiscal Years
Table 2	Change in Net Position Last Ten Fiscal Years
Table 3	Fund Balance- Governmental Fund Last Ten Fiscal Years
Table 4	Change in Fund Balance- Governmental Fund Last Ten Fiscal Years

Travis Central Appraisal District Revenue Trends

Table 5 through 7 present the annual assessments, or funds paid, pursuant to the Texas Property Tax Code, by the various taxing entities in Travis County to fund the District's annual budget.

Table 5	Assessments to Taxing Entities Last Ten Fiscal Years
Table 6	Assessments Collected from Taxing Entities Last Ten Fiscal Years
Table 7	Principal Property Taxpayers for 2012 and 2021

Travis Central Appraisal District Taxing Entity Trends

Tables 8 through 10 provide multi-year financial data regarding property tax levies, property tax rates, and appraised values for each of the taxing entities the District services.

Table 8	Property Tax Levies by Taxing Entity Last Ten Fiscal Years
Table 9	Tax Rates by Taxing Entity Last Ten Fiscal Years
Table 10	Market Value by Taxing Entity Last Ten Fiscal Years



Demographic and Economic Information

Tables 11 and 12 identify changes which have occurred over time in Travis County including county-wide population, per capita income, and other trends.

Table 11	Demographic and Economic Statistics Last Ten Fiscal Years
Table 12	Principal Employers for 2012 and 2021

Travis Central Appraisal District Operating Information

Table 13 through 15 contain information about the District's staffing, workload, and capital assets.

Table 13	Budgeted Full-Time Equivalent Appraisal District Employees by Function/Program Last Ten Fiscal Years
Table 14	Actual Full-Time Equivalent Appraisal District Employees by Function/Program Last Ten Fiscal Years
Table 15	Operating Indicators by Function/Program Last Ten Fiscal Years

Travis Central Appraisal District Debt Information

Table 16 provides information about the District's outstanding debt.

Table 16	Outstanding Debt by Type Last Ten Fiscal Years
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FINANCIAL TRENDS



TRAVIS CENTRAL APPRAISAL DISTRICT

Net Position by Component

Last Ten Fiscal Years

(Accrual Basis of Accounting- Unaudited)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Governmental Activities				
Net investment in capital				
assets	\$4,094,873	\$5,290,153	\$3,863,065	\$ 3,890,995
Restricted				
Unrestricted	<u>1,431,888</u>	<u>2,005,592</u>	<u>5,685,923</u>	<u>6,940,385</u>
Total Governmental Activities				
Net Position	<u>5,526,761</u>	<u>7,295,745</u>	<u>9,548,988</u>	<u>10,831,380</u>
Total Primary Government				
Net Position	<u>\$5,526,761</u>	<u>\$7,295,745</u>	<u>\$9,548,988</u>	<u>\$10,831,380</u>

SOURCE: Annual Comprehensive Financial Report 2012-2021



TABLE 1

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$ 4,198,586	\$ 3,966,782	\$ 3,629,947	\$ 4,400,301	\$11,053,303	\$10,384,035
			\$ 1,477,431		
8,505,792	10,471,157	6,356,711	3,399,230	(2,275,903)	(1,414,258)
<u>12,704,378</u>	<u>14,437,939</u>	<u>9,986,658</u>	<u>9,276,962</u>	<u>8,777,400</u>	<u>8,969,777</u>
<u>\$12,704,378</u>	<u>\$14,437,939</u>	<u>\$ 9,986,658</u>	<u>\$ 9,276,962</u>	<u>\$ 8,777,400</u>	<u>\$ 8,969,777</u>



TRAVIS CENTRAL APPRAISAL DISTRICT
Change in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting- Unaudited)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Expenses				
Governmental Activities				
Appraisal services	\$12,278,520	\$11,693,736	\$12,032,932	\$13,048,016
Interest on long-term debt	-	11,116	-	-
Total Governmental Activities Expenses	<u>12,278,520</u>	<u>11,704,852</u>	<u>12,032,932</u>	<u>13,048,016</u>
Total Primary Government Expenses	<u>12,278,520</u>	<u>11,704,852</u>	<u>12,032,932</u>	<u>13,048,016</u>
Program Revenues				
Governmental Activities				
Fees, fines, and charges for services	11,735,080	13,468,605	14,283,508	17,245,865
Total Governmental Activities Program Revenues	<u>11,735,080</u>	<u>13,468,605</u>	<u>14,283,508</u>	<u>17,245,865</u>
Total Primary Government Program Revenues	<u>11,735,080</u>	<u>13,468,605</u>	<u>14,283,508</u>	<u>17,245,865</u>
Net Revenue (Expense)	(543,440)	1,763,753	2,250,576	4,197,849
Interest income	6,166	5,231	2,667	4,993
Change in net position	(537,274)	1,768,984	2,253,243	4,202,842
Net position- beginning of year	6,064,035	5,526,761	7,295,745	9,548,988
Net position restatement	-	-	-	(2,920,450)
Adjusted net position, beginning of year	6,064,035	5,526,761	7,295,745	6,628,538
Net position- end of year	<u>\$ 5,526,761</u>	<u>\$ 7,295,745</u>	<u>\$ 9,548,988</u>	<u>\$10,831,380</u>

SOURCE: Annual Comprehensive Financial Report 2012-2021



TABLE 2

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$15,741,400	\$16,151,994	\$17,052,753	\$20,279,111	\$20,474,989	\$19,747,570
-	-	-	250,191	413,792	403,828
15,741,400	16,151,994	17,052,753	20,529,302	20,888,781	20,151,398
15,741,400	16,151,994	17,052,753	20,529,302	20,888,781	20,151,398
17,598,826	17,791,989	18,827,658	19,486,627	20,291,346	20,340,393
17,598,826	17,791,989	18,827,658	19,486,627	20,291,346	20,340,393
17,598,826	17,791,989	18,827,658	19,486,627	20,291,346	20,340,393
1,857,426	1,639,995	1,774,905	(1,042,675)	(597,435)	188,995
15,572	93,566	252,248	332,979	97,873	3,382
1,872,998	1,733,561	2,027,153	(709,696)	(499,562)	192,377
10,831,380	12,704,378	14,437,939	9,986,658	9,276,962	8,777,400
-	-	(6,478,434)	-	-	-
10,831,380	12,704,378	7,959,505	9,986,658	9,276,962	8,777,400
\$12,704,378	\$14,437,939	\$ 9,986,658	\$ 9,276,962	\$ 8,777,400	\$ 8,969,777

TRAVIS CENTRAL APPRAISAL DISTRICT

Fund Balance- Governmental Funds

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting- Unaudited)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Governmental Funds				
Nonspendable	\$ 174,147	\$ 377,866	\$ 311,360	\$1,243,778
Restricted	-	-	-	-
Committed	-	-	1,250,000	3,419,849
Assigned	-	-	-	-
Unassigned	<u>1,933,761</u>	<u>2,302,068</u>	<u>1,935,393</u>	<u>1,478,066</u>
 Total Governmental Funds	 <u>\$2,107,908</u>	 <u>\$2,679,934</u>	 <u>\$3,496,753</u>	 <u>\$6,141,693</u>

SOURCE: Annual Comprehensive Financial Report 2012-2021



TABLE 3

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$ 893,474	\$ 751,287	\$ 667,721	\$ 541,218	\$ 626,330	\$ 463,960
-	-	-	1,477,431	-	-
3,164,814	4,164,814	6,228,423	6,070,049	3,611,106	3,075,106
-	-	-	-	-	-
3,516,402	4,947,830	4,751,356	4,582,374	673,817	2,604,451
<u>\$7,574,690</u>	<u>\$9,863,931</u>	<u>\$11,647,500</u>	<u>\$12,671,072</u>	<u>\$4,911,253</u>	<u>\$6,143,517</u>



TRAVIS CENTRAL APPRAISAL DISTRICT
Change in Fund Balance- Governmental Funds
 Last Ten Fiscal Years
 (Modified Accrual Basis of Accounting- Unaudited)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues				
Assessments	\$12,914,797	\$13,375,023	\$14,246,848	\$17,149,799
Less: Refunds	(1,259,667)	-	(89,434)	(26,908)
	<u>11,655,130</u>	<u>13,375,023</u>	<u>14,157,414</u>	<u>17,122,891</u>
Investment earnings	6,166	5,231	2,667	4,993
Charges for services	20,424	23,673	24,444	31,707
Miscellaneous income	<u>59,526</u>	<u>69,909</u>	<u>101,650</u>	<u>89,267</u>
Total Revenue	11,741,246	13,473,836	14,286,175	17,248,858
Expenditures				
Appraisal Services				
Payroll and related expenses	9,053,018	10,553,042	10,283,671	10,735,612
Data processing	440,591	354,679	552,623	617,689
Transportation	20,074	11,843	17,566	11,031
Operating supplies	371,123	180,563	90,473	189,457
Rentals	39,291	44,724	57,161	59,672
Legal & professional	759,231	363,566	895,228	988,761
Utilities and telephone	143,741	174,140	178,163	188,981
Building and equipment maintenance	127,552	98,024	159,497	152,316
Insurance				
Other services	658,387	716,010	857,625	1,092,679
Debt Service				
Principal	-	23,588	-	-
Interest	-	11,116	-	-
Capital outlay	<u>257,319</u>	<u>370,516</u>	<u>377,349</u>	<u>569,720</u>
Total Expenditures	11,870,327	12,901,811	13,469,356	14,605,918
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	(129,081)	572,025	816,819	2,642,940
Other Financing Sources (Uses)	-	-	-	2,000
Net Change in Fund Balance	<u>\$ (129,081)</u>	<u>\$ 572,025</u>	<u>\$ 816,819</u>	<u>\$ 2,644,940</u>
Ratio of Debt Service Expenditures to total noncapital expenditures	0.00%	0.28%	0.00%	0.00%

SOURCE: Annual Comprehensive Financial Report 2012-2021



TABLE 4

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$17,492,994	\$18,103,517	\$18,827,658	\$19,486,627	\$20,193,893	\$20,193,913
-	(311,528)	-	-	-	-
17,492,994	17,791,989	18,827,658	19,486,627	20,193,893	20,193,913
15,572	93,566	252,248	332,979	97,873	3,382
28,886	30,583	30,611	15,710	6,876	4,437
76,946	87,590	75,852	104,398	90,577	142,043
17,614,398	18,003,728	19,186,369	19,939,714	20,389,219	20,343,775
9,833,785	11,146,348	11,253,473	12,257,122	11,245,917	11,504,602
1,332,497	1,206,626	551,025	511,294	596,998	587,718
22,351	53,916	51,919	32,332	26,052	9,397
585,281	169,475	192,446	285,192	415,952	149,682
64,227	65,424	143,982	487,706	144,046	135,309
1,256,519	1,310,221	2,339,462	2,726,782	3,888,938	2,896,398
199,302	212,177	223,916	354,890	575,710	626,312
192,145	139,863	235,734	364,224	361,966	298,408
			28,551	70,093	60,584
1,753,409	910,437	1,660,001	1,878,183	1,590,251	1,830,322
-	-	-	159,600	333,889	343,770
-	-	-	214,819	414,949	405,068
941,885	500,000	425,422	9,615,447	8,484,277	263,941
16,181,401	15,714,487	17,077,380	28,916,142	28,149,038	19,111,511
1,432,997	2,289,241	2,108,989	(8,976,428)	(7,759,819)	1,232,264
-	-	-	10,000,000	-	-
\$ 1,432,997	\$ 2,289,241	\$ 2,108,989	\$ 1,023,572	\$ (7,759,819)	\$ 1,232,264
0.00%	0.00%	0.00%	1.94%	3.81%	3.97%



REVENUE TRENDS





TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
01	AUSTIN ISD	3,962,546.72	4,041,606.39	4,279,407.36	5,233,855.96
02	CITY OF AUSTIN	1,947,817.95	2,073,084.99	2,169,601.96	2,558,155.56
03	TRAVIS COUNTY	2,513,094.81	2,633,598.34	2,720,660.04	3,107,303.11
05	CITY OF MANOR	9,547.40	9,976.65	10,725.48	13,265.13
06	DEL VALLE ISD	237,835.14	241,494.99	263,267.72	312,056.63
07	LAKE TRAVIS ISD	433,166.97	475,740.66	501,785.36	615,605.40
08	EANES ISD	591,994.01	606,527.95	633,684.64	770,149.82
09	CITY OF WEST LAKE HILLS	3,470.08	3,580.76	3,741.80	4,591.73
10	TRAVIS CO WCID NO 10	3,494.46	3,723.76	4,106.44	5,017.61
11	CITY OF ROLLINGWOOD	3,467.83	5,232.42	5,917.40	6,887.48
12	VILLAGE OF SAN LEANNA	563.73	549.70	563.28	680.82
16	LAGO VISTA ISD	79,385.78	84,122.63	80,034.96	92,832.92
17	TRAVIS CO WCID NO 17	11,299.44	12,397.71	12,437.80	15,144.69
18	TRAVIS CO WCID NO 18	4,976.39	5,026.41	4,965.68	2,747.27
19	PFLUGERVILLE ISD	557,577.97	582,770.11	609,531.52	760,621.52
20	CITY OF PFLUGERVILLE	89,892.49	88,434.03	88,492.20	104,058.29
21	CITY OF LAKEWAY	25,796.48	24,561.29	25,283.36	30,160.51
22	COUPLAND ISD	188.60	187.83	181.88	216.71
23	TRAVIS CO WCID POINT VENTURE	3,202.61	3,228.78	3,178.88	3,588.56
25	HURST CREEK MUD	9,784.99	8,155.65	7,833.44	8,761.41
26	LAKEWAY MUD	10,453.59	10,036.07	9,828.36	10,844.26
27	LOST CREEK MUD	5,636.85	4,237.40	4,140.36	3,477.64
32	WELLS BRANCH MUD	17,347.07	17,317.01	17,774.56	20,333.32
33	SHADY HOLLOW MUD	649.36	639.24	632.92	758.03
34	MANOR ISD	255,789.47	255,197.85	244,205.92	359,985.05
35	TRAVIS CO WCID NO 19	2,367.30	2,333.39	2,316.72	2,566.16
37	TRAVIS CO WCID NO 20	5,520.82	5,437.66	4,148.22	4,455.07
38	DRIPPING SPRINGS ISD	802.40	782.33	804.28	942.09
39	TRAVIS CO ESD NO 9	23,389.60	23,308.15	22,983.16	25,828.48
40	CITY OF CREEDMOOR	587.15	805.34	860.80	917.88
41	TRAVIS CO ESD NO 1	11,107.96	11,118.82	10,734.88	12,374.12
49	CITY OF LAGO VISTA	21,112.05	19,765.54	19,941.24	23,512.28
50	CITY OF JONESTOWN	11,290.29	11,526.20	11,011.10	12,203.81
51	TRAVIS CO ESD NO 11	3,750.59	3,661.68	3,860.88	4,340.61
52	TRAVIS CO ESD NO 6	46,040.36	47,948.02	50,410.24	62,047.64
55	VILLAGE OF BRIARCLIFF	1,178.02	1,156.74	1,221.44	2,096.55
56	TRAVIS CO ESD NO 5	4,528.48	4,526.54	4,518.48	5,730.38
57	TRAVIS CO ESD NO 4	7,525.11	7,255.95	7,277.28	8,720.16
58	TRAVIS CO ESD NO 10	6,780.48	6,823.63	7,026.72	8,508.31



TABLE 5
(1 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
5,483,736.15	5,851,085.66	6,166,708.47	6,434,518.25	6,473,404.36	6,196,162.54
2,557,717.25	2,615,588.75	2,763,288.02	2,846,278.29	3,031,981.86	3,568,149.34
3,032,475.98	2,955,444.66	2,973,311.85	2,986,658.63	3,297,784.40	3,244,754.54
14,807.88	18,723.18	22,052.58	27,077.70	34,147.00	33,820.60
336,257.57	332,263.64	354,187.39	384,833.37	413,269.67	402,911.12
649,335.79	675,961.37	702,343.77	743,922.57	735,863.31	697,241.87
788,284.83	817,087.04	813,465.98	818,474.83	793,171.29	743,409.04
5,066.92	5,239.34	6,107.74	6,729.22	6,982.56	7,471.65
5,195.57	12,453.95	17,760.90	17,104.90	16,910.38	15,782.65
7,217.61	8,034.73	8,730.43	8,844.46	9,326.02	10,351.93
695.34	694.89	675.31	733.76	762.99	716.73
88,503.04	88,448.80	89,043.47	95,208.91	96,631.94	91,204.45
15,756.66	16,600.98	17,085.78	17,611.46	18,030.78	16,974.34
2,824.53	2,897.73	2,741.33	2,632.32	2,561.22	2,434.10
784,595.75	829,177.47	889,314.80	959,436.38	987,846.19	961,595.05
110,579.82	117,661.57	125,248.84	124,443.90	135,100.32	129,842.38
31,447.03	30,820.49	34,998.43	34,362.54	35,660.91	34,154.66
202.24	221.03	215.80	218.80	198.50	226.88
5,593.91	5,550.58	5,855.69	6,215.21	6,639.83	7,369.80
8,529.48	7,823.68	7,343.82	7,110.89	7,075.76	6,659.25
9,000.72	7,870.88	7,397.55	6,819.17	6,265.72	5,611.64
3,463.70	-	-	-	-	-
19,857.53	20,564.94	20,774.24	21,526.77	21,873.07	19,778.95
766.00	612.92	792.59	331.92	1,939.52	1,808.34
312,248.28	349,443.89	348,361.20	361,507.44	367,372.80	360,743.74
2,521.50	2,389.12	2,416.63	2,447.97	2,537.08	2,330.11
4,159.89	4,233.49	4,185.35	4,087.18	4,012.49	3,657.71
834.64	811.24	782.01	739.37	729.11	705.82
26,227.50	24,504.29	25,564.63	26,820.98	27,497.02	27,190.87
907.17	1,005.36	930.05	899.53	1,028.45	974.49
12,108.20	12,011.78	12,077.74	12,813.19	13,627.01	13,304.50
23,641.92	23,979.84	24,710.08	26,845.19	29,571.68	29,512.76
11,850.08	11,640.52	11,739.33	14,370.91	3,100.32	11,669.98
4,498.98	4,638.75	5,178.22	5,604.70	6,933.92	6,964.19
65,803.75	68,194.51	70,204.62	69,529.25	71,672.75	68,326.70
2,100.20	2,116.23	1,964.80	1,951.22	1,987.19	1,851.93
5,023.60	5,728.58	5,979.41	6,225.09	6,808.92	6,918.29
8,297.10	9,346.61	9,589.18	9,911.80	10,457.62	9,945.02
8,689.28	8,794.73	8,979.53	9,139.63	9,598.53	9,224.84

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
59	RIVER PLACE MUD	7,821.06	7,692.98	7,752.16	8,843.83
61	CITY OF MUSTANG RIDGE	973.22	1,029.06	1,100.48	1,412.38
68	AUSTIN COMM COLL DIST	434,626.57	442,411.33	462,549.48	566,567.45
69	LEANDER ISD	442,123.25	459,991.96	486,629.00	599,913.21
70	TRAVIS CO MUD NO 2	5,749.42	5,481.04	5,712.92	6,879.66
71	TRAVIS CO ESD NO 14	5,301.56	3,877.35	3,878.96	4,581.03
72	TRAVIS CO ESD NO 12	5,235.09	5,398.29	5,768.96	7,093.11
73	ONION CREEK METRO PARK DIST	-	-	-	-
77	TRAVIS CO ESD NO 8	7,695.36	7,550.91	7,662.00	8,870.90
78	NW TR CO RD DIST 3 GLDN TRI	3,221.71	2,934.35	2,913.76	-
83	CITY OF BEE CAVE	870.84	984.02	1,070.84	1,363.80
84	NORTHTOWN MUD	16,753.20	16,552.69	19,187.20	21,512.28
1A	HAYS CONSOLIDATED ISD	564.84	579.17	600.96	735.18
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	10,660.17	10,629.36	10,644.52	12,185.41
1D	TRAVIS CO MUD NO 5	3,638.88	3,283.69	3,530.00	4,892.32
1F	TANGLEWD FOREST LTD DIST	2,791.08	2,554.73	2,444.88	2,880.04
1H	COTTONWD CREEK MUD NO 1	2,524.53	2,377.29	2,475.88	2,532.17
1J	CYPRESS RANCH WCID NO 1	1,897.17	2,182.73	2,873.92	4,326.68
1K	BELVEDERE MUD	1,353.40	1,681.23	2,057.48	2,938.00
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	490.48	459.84	495.00	649.57
2A	ELGIN ISD	13,113.68	12,582.34	12,840.32	16,032.91
2D	TRAVIS CO MUD NO 6	3,696.17	3,535.59	3,682.76	4,228.96
2F	CITY OF ROUND ROCK	5,052.58	5,438.43	5,785.08	7,028.24
2G	WMSN CO WSID DIST 3	2,068.16	1,994.17	1,934.88	2,335.93
2H	NE TRAVIS CO UTILITY DIST	7,335.61	7,215.95	7,842.36	10,007.09
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	408,849.08	416,081.10	710,287.76	861,381.36
2K	PRESIDENTIAL GLEN MUD	169.63	169.94	367.28	691.12
2L	TRAVIS CO MUD NO 16	699.42	2,074.04	3,083.16	5,254.57
2N	NORTH AUSTIN MUD NO 1	1,500.94	1,430.86	1,328.56	1,563.15
2R	TRAVIS CO MUD NO 23	-	-	-	-
3A	MARBLE FALLS ISD	32,418.09	31,470.31	30,596.88	33,554.12
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	40,981.89	41,861.74	39,650.52	46,327.31
3D	TRAVIS CO MUD NO 7	80.93	79.88	78.84	87.56
3F	CITY OF CEDAR PARK	1,503.73	7,880.50	8,171.40	9,563.53
3G	TRAVIS CO MUD NO 14	3,448.10	3,197.17	3,267.80	3,925.59
3M	WILLIAMSON/TRAVIS MUD NO 1	3,137.87	2,953.77	2,804.08	2,989.54
3N	TRAVIS CO MUD NO 18	-	-	53.76	237.93
3R	TRAVIS CO MUD NO 24	-	-	-	-
4A	JOHNSON CITY ISD	592.61	576.92	651.96	650.25
4D	TRAVIS CO MUD NO 8	2,322.27	2,265.44	2,377.80	2,856.29
4F	TRAVIS CO MUD NO 10	3,951.99	3,814.07	3,479.68	4,350.21



TABLE 5
(2 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
6,587.39	5,961.96	2,146.41	-	-	-
1,385.07	1,398.36	1,448.22	1,484.29	1,759.07	1,681.72
645,862.60	697,720.93	722,494.77	785,460.68	831,805.81	817,912.07
614,235.21	634,294.20	644,818.42	659,876.79	649,258.37	613,783.61
7,437.23	7,625.70	8,023.54	8,157.02	9,089.67	9,114.08
2,254.68	2,233.29	2,401.71	2,464.73	2,537.70	2,382.02
7,448.53	7,958.82	26,732.84	9,808.38	11,221.17	11,465.49
-	14.38	51.51	292.27	490.62	744.47
9,028.27	9,251.98	9,429.62	10,487.05	10,878.13	10,502.84
-	-	-	-	-	-
1,624.98	1,777.91	1,808.40	2,001.11	2,042.71	1,967.12
22,160.44	22,810.23	23,448.03	21,750.31	21,832.61	20,445.19
645.94	859.88	691.91	646.17	784.23	841.12
-	-	11,889.12	11,864.22	12,080.15	11,818.23
12,539.60	14,350.28	14,613.36	14,212.53	12,120.14	11,471.40
5,603.18	7,040.41	7,214.17	7,387.05	7,620.06	7,663.58
2,892.57	2,977.34	3,353.83	3,516.02	3,720.56	3,435.93
3,036.50	3,838.44	4,716.72	6,395.89	7,686.76	8,258.76
5,413.40	6,080.34	6,170.89	6,682.65	6,872.55	6,255.00
3,519.28	3,506.82	3,408.04	3,153.93	2,862.08	2,533.92
670.23	753.53	830.57	865.67	880.92	831.54
16,129.07	17,470.96	18,137.17	19,831.78	20,119.70	18,810.08
4,163.55	3,780.71	3,564.05	3,463.03	3,001.67	2,696.94
7,768.54	8,040.81	8,255.13	8,425.65	9,659.32	9,882.27
2,212.92	2,223.20	2,361.84	2,491.85	2,712.67	2,673.11
10,449.30	10,028.79	9,088.50	8,088.68	8,215.54	7,371.27
857,215.35	851,558.84	865,495.72	887,072.23	942,465.81	955,764.88
1,038.89	1,011.01	1,405.69	1,982.09	2,832.22	2,990.69
6,878.45	7,509.95	8,264.58	8,869.41	8,980.77	8,412.56
1,516.70	1,450.47	1,426.52	1,457.56	1,546.70	1,456.85
-	-	2.24	74.16	1,212.90	3,364.64
32,553.66	31,920.27	30,610.52	31,990.24	30,057.53	28,270.93
41,297.23	33,314.12	32,890.55	31,645.94	30,935.40	28,285.57
240.07	73.74	69.95	66.41	64.46	59.01
21,787.87	22,100.93	21,618.83	20,856.72	21,183.15	19,861.37
4,000.22	4,108.73	4,225.13	4,068.76	4,261.64	4,025.65
2,818.78	2,660.10	2,522.65	2,351.10	2,294.24	1,896.70
1,429.86	2,638.66	4,307.66	6,038.68	7,740.45	7,432.82
-	-	5.88	6.94	6.75	17.56
601.01	583.79	538.17	516.16	566.14	576.28
2,925.18	3,130.29	3,613.17	3,587.08	4,428.62	3,717.30
4,213.86	3,981.96	3,600.28	3,436.45	3,488.85	3,268.26



TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	4,924.12	5,544.88	5,423.00	6,618.00
4J	TRAVIS CO MUD NO 11	5,001.86	5,267.27	6,330.80	8,812.33
4K	TRAVIS CO MUD NO 12	359.56	335.01	569.26	1,356.41
4L	TRAVIS CO MUD NO 13	360.14	685.09	1,096.44	1,858.30
4M	PILOT KNOB MUD NO 3	-	-	-	150.44
4P	PILOT KNOB MUD NO 2	-	-	-	-
4R	PILOT KNOB MUD NO 5				
5A	ROUND ROCK ISD	364,028.72	374,993.11	378,109.52	469,358.01
5D	TRAVIS CO MUD NO 9	161.78	155.66	153.20	174.63
5E	SENNA HILLS MUD	5,696.61	6,199.93	6,524.64	7,831.83
5F	CITY OF ELGIN	1,407.95	1,543.68	1,402.98	1,703.26
5G	VILLAGE OF VOLENTE	1,023.13	990.49	1,042.24	1,209.47
5H	VILLAGE OF WEBBERVILLE	249.21	250.53	246.80	310.87
5J	KELLY LANE WCID NO 1	2,516.54	2,576.08	3,089.92	4,188.61
5K	KELLY LANE WCID NO 2	150.10	70.92	117.44	400.58
5L	LAZY NINE MUD NO 1A	-	-	-	-
5M	LAZY NINE MUD NO 1B	-	38.91	1,385.44	4,015.49
6E	LAKE POINTE MUD NO 3 (DA)	2,515.89	2,520.73	2,657.44	3,085.58
6F	CITY OF LEANDER	7,297.26	8,907.04	11,538.68	16,682.17
6G	TRAVIS CO MUD NO 15	3,030.99	3,207.21	3,882.00	5,298.63
6H	WEST TRAVIS CO MUD NO 6	4,788.75	5,245.04	6,119.52	7,585.70
6J	WEST TRAVIS CO MUD NO 8	4,394.49	4,825.96	5,317.40	5,235.77
6L	TRAVIS CO MUD NO 17	-	-	10.32	302.39
6M	TRAVIS CO MUD NO 21	-	-	-	25.97
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
7A	MOORES CROSSING MUD	3,590.20	3,482.22	3,431.80	4,386.91
7D	LAKE POINTE MUD NO 5 (DA)	2,769.03	2,638.67	2,720.60	3,234.02
7E	VILLAGE OF THE HILLS	521.46	458.40	439.64	527.65
7F	VILLAGE OF POINT VENTURE	817.80	774.56	855.24	1,003.55
7G	WILBARGER CRK MUD NO 1	646.77	675.74	984.04	1,213.80
7H	WILBARGER CRK MUD NO 2	179.99	178.34	174.56	200.13
7J	LAKESIDE MUD NO 3	1,796.09	2,586.49	3,146.72	4,627.25
7K	SUNFIELD MUD NO 1	-	0.27	0.28	0.30
7N	TRAVIS CO MUD NO 19	-	-	-	-
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
8C	TRAVIS CO MUD NO 3	12,270.48	13,713.30	13,756.28	15,670.13
8E	RNCH @ CYPRSS CRK MUD 1	2,512.70	2,159.63	1,856.96	1,931.85
8G	WMSN-TR CO WCID NO 1D	5,651.90	-	-	-
8H	BELLA VISTA MUD	2,663.68	2,556.74	2,597.48	3,077.37
8I	WMSN-TR CO WCID NO 1F	2,406.14	1,956.71	2,177.00	2,849.29



TABLE 5
(3 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
6,713.78	6,347.82	5,717.31	5,381.92	5,311.29	5,071.85
9,684.69	9,073.99	8,168.93	8,038.08	7,552.71	6,871.85
3,292.77	3,883.40	4,458.46	5,285.80	6,866.67	7,670.67
2,641.79	3,239.70	4,839.86	5,842.00	6,941.17	7,545.50
344.70	652.58	2,428.84	3,666.59	4,785.60	6,330.68
-	-	104.41	86.58	122.49	450.90
					20.20
467,605.80	487,937.49	494,646.81	509,958.90	502,765.87	474,087.92
156.80	148.70	143.93	140.65	138.67	126.97
7,936.72	7,719.40	7,698.49	7,263.82	6,377.20	5,633.64
1,828.98	2,382.45	2,535.55	2,617.47	2,736.61	2,599.74
946.40	970.98	993.77	900.59	962.21	911.99
312.84	355.63	370.76	355.14	344.73	327.72
5,313.46	6,587.75	7,441.17	7,593.61	7,771.61	7,284.36
1,228.49	2,445.41	4,272.52	6,514.96	6,637.50	6,371.72
-	-	18.59	805.39	799.47	817.63
7,615.70	9,011.71	10,986.95	13,256.31	16,347.45	17,991.63
3,113.40	3,068.05	2,863.93	1,888.47	1,947.42	1,864.42
19,973.87	22,334.57	24,506.67	27,141.72	31,513.83	33,757.88
6,159.33	6,992.43	9,149.90	9,443.36	9,886.21	9,165.17
9,151.84	10,555.24	11,046.41	9,088.90	9,426.98	9,037.93
4,569.22	4,937.61	4,828.35	5,143.74	4,888.18	5,082.79
1,021.40	2,236.95	2,798.17	3,401.93	4,431.65	5,560.91
563.40	1,483.92	2,126.34	3,574.85	5,312.58	6,527.08
-	2,447.01	2,293.71	2,077.51	2,034.71	1,920.16
-	-	5,294.42	5,698.28	7,028.72	6,962.38
4,872.45	5,360.61	5,752.13	6,064.21	6,202.89	5,812.67
3,198.83	3,088.12	3,088.60	2,756.30	2,805.79	2,622.00
526.14	1,236.63	1,239.62	2,040.69	2,039.75	1,871.35
997.24	1,021.31	1,097.16	1,171.60	1,209.70	1,163.78
1,310.33	1,345.81	1,382.23	1,489.70	2,318.00	4,045.12
318.65	353.67	335.65	319.18	307.17	281.63
5,330.64	6,418.08	7,117.75	7,755.07	7,879.77	7,384.37
11.18	7.28	4.68	8.16	6.64	2.53
-	-	-	-	33.94	130.59
-	-	-	45.72	139.72	465.74
-	-	-	96.25	106.67	809.05
14,963.53	15,043.00	15,283.37	14,871.63	14,649.05	13,404.53
1,649.89	1,634.56	1,622.26	1,505.83	1,653.02	1,522.47
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
8J	WMSN-TR CO WCID NO 1G	6,961.46	6,569.19	6,349.28	7,642.57
8K	TRAVIS CO ESD NO 13	251.44	253.65	256.04	308.06
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	6,187.30	5,763.05	5,731.48	6,404.49
8N	ANDERSON MILL LIMITED DISTRICT	49.21	49.91	53.12	62.83
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16				
9B	TRAVIS CO ESD NO 2	31,181.27	31,244.42	32,442.00	39,893.16
9C	TRAVIS CO MUD NO 4	2,033.54	2,199.33	2,443.28	3,006.33
9D	LAKESIDE WCID NO 1	5,014.29	5,092.70	4,909.76	5,598.88
9G	LAKESIDE WCID NO 2A	9.31	9.13	8.04	8.79
9H	LAKESIDE WCID NO 2B	3,450.00	3,370.44	3,537.04	4,613.43
9I	LAKESIDE WCID NO 2C	3,058.63	3,118.64	3,556.36	4,697.91
9J	LAKESIDE WCID NO 2D	2,665.39	2,635.25	3,439.84	5,123.23
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	26.44	25.83	232.08	926.98
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
	TOTAL	\$ 12,914,797.00	\$ 13,375,023.00	\$ 14,246,848.00	\$ 17,149,799.00

SOURCE: Travis Central Appraisal District- Internal Management Reports



TABLE 5
(4 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
-	-	-	-	-	-
299.66	298.68	300.15	354.33	363.94	371.89
5,890.16	5,516.84	4,372.76	4,138.95	5,553.57	4,937.52
60.07	63.34	67.56	68.41	70.60	65.59
-	-	-	-	2,198.71	2,159.51
					8,187.83
41,605.81	46,545.70	49,441.79	53,378.55	57,487.11	55,906.35
4,471.81	4,644.25	4,242.47	2,580.91	3,857.37	4,989.87
5,712.68	5,368.80	5,431.19	5,268.38	5,280.32	4,806.47
73.09	515.34	1,184.22	2,035.35	2,995.38	4,040.71
5,174.94	5,563.31	5,957.64	5,904.48	6,056.31	5,569.94
5,451.38	6,499.98	7,881.73	8,955.49	10,207.45	10,874.49
6,526.32	7,169.25	7,856.46	8,200.38	8,777.69	8,750.27
1,963.56	3,299.17	4,455.78	5,545.21	6,498.34	6,924.64
1.26	1.13	1.08	86.80	578.83	1,033.65
-	-	3.59	3.47	3.41	89.32
\$ 17,492,994.00	\$ 18,103,517.00	\$ 18,827,657.99	\$ 19,486,627.00	\$ 20,193,893.00	\$ 20,193,913.20



TRAVIS CENTRAL APPRAISAL DISTRICT
Assessments Collected from Taxing Entities
Last Ten Fiscal Years

Fiscal Year Ended Dec. 31	Total Assessments to Taxing Entities	Amount Collected	Surplus Credit/ Refund- Reduction of Liability	Amount Not Collected	Percent of Assessment
2012	\$ 12,914,797	\$ 11,655,130	\$ 1,259,667	\$ -	100.00%
2013	13,375,023	13,375,023	-	-	100.00%
2014	14,246,848	14,157,414	89,434	-	100.00%
2015	17,149,799	17,122,872	26,927	-	100.00%
2016	17,492,994	17,492,994	-	-	100.00%
2017	18,103,517	17,791,989	311,528	-	100.00%
2018	18,827,658	18,827,658	-	-	100.00%
2019	19,486,627	19,486,627	-	-	100.00%
2020	20,193,893	20,193,893	-	-	100.00%
2021	20,193,913	20,193,913	-	-	100.00%

SOURCE: Travis Central Appraisal District- Internal Management Reports





TRAVIS CENTRAL APPRAISAL DISTRICT
Principal Property Taxpayers
For 2012 and 2021

2021

Taxpayer	Type of Business	Taxable Assessed Value	Rank	Percentage of Total County Taxable Value ⁽¹⁾
CSHV Properties	Property Management	\$ 1,332,567,618	1	0.61%
Samsung Austin Semiconductor	Electronics	1,105,637,966	2	0.51%
Cousins Properties	Property Management	838,545,045	3	0.39%
Columbia / St. David's Healthcare System, LP	Health Care	556,407,234	4	0.26%
Apple, Inc.	Electronics	477,000,000	5	0.22%
Finley Company	Property Management	456,269,924	6	0.21%
Oracle America Inc.	Electronics	421,313,663	7	0.19%
Icon IPC TX Property Owner	Property Management	377,003,136	8	0.17%
Domai Retail Property Owner LP	Property Management	375,921,401	9	0.17%
GW Block 23 Office LLC	Property Management	375,000,000	10	0.17%
Thomas Properties Group, Inc.	Property Management			
Freescale Semiconductor, Inc.	Electronics			
Dell, Inc.	Electronics			
IBM Corporation	Electronics			
Southwestern Bell Telephone Co.	Telephone Utility			
Shopping Center at Gateway, LP	Property Management			
HEB Grocery Company LP	Supermarket			
Advanced Micro Devices, Inc.	Electronics			
		<u>\$ 6,315,665,987</u>		<u>2.90%</u>

SOURCES: Travis Central Appraisal District Certified Totals Reports

- (1) Based on Net Taxable Value of \$217,252,315,346 from the Travis Central Appraisal District's 2021 certified property values as of October 1, 2021.
- (2) Based on Net Taxable Value of \$96,184,364,919 from the Travis Central Appraisal District's 2012 certified property values as of October 24, 2012.



TABLE 7

2012

Taxable Assessed Value	Rank	Percentage of Total County Net Taxable Value ⁽²⁾
\$ -		
1,552,500,382	1	1.61%
395,943,712	3	0.41%
731,381,119	2	76.00%
286,455,509	4	30.00%
237,217,852	5	0.25%
222,907,415	6	0.23%
220,976,162	7	0.23%
197,320,559	8	0.21%
195,235,527	9	0.20%
192,626,668	10	0.20%
<u>\$ 4,232,564,905</u>		<u>109.34%</u>



Taxing Entity Trends





TRAVIS CENTRAL APPRAISAL DISTRICT
Property Tax Levies by Taxing Entity
Last Ten Fiscal Years

<u>Jurisdiction Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
AUSTIN ISD	783,526,296.45	841,662,048.12	926,243,429.75	1,040,452,486.09
CITY OF AUSTIN	401,789,060.98	426,495,459.01	452,488,235.35	485,488,733.72
TRAVIS COUNTY	511,228,846.47	535,998,531.30	550,287,784.28	574,094,159.15
CITY OF MANOR	1,971,371.64	2,118,619.04	2,351,667.06	2,798,705.30
DEL VALLE ISD	46,853,397.66	52,321,766.70	54,587,554.72	63,775,482.81
LAKE TRAVIS ISD	92,956,220.16	99,231,245.97	109,343,195.32	123,655,988.04
EANES ISD	117,834,231.72	124,430,351.11	136,025,701.00	149,371,990.39
CITY OF WEST LAKE HILLS	696,707.79	734,942.43	810,689.14	958,513.88
TRAVIS CO WCID NO 10	725,276.27	806,532.71	885,475.70	983,429.46
CITY OF ROLLINGWOOD	1,014,539.65	1,159,700.88	1,221,729.58	1,366,515.18
VILLAGE OF SAN LEANNA	106,277.09	111,353.73	120,652.63	131,524.34
LAGO VISTA ISD	16,551,035.00	15,935,470.93	16,620,178.87	16,979,251.91
TRAVIS CO WCID NO 17	2,413,943.88	2,447,245.62	2,682,586.31	2,982,463.82
TRAVIS CO WCID NO 18	980,157.72	977,614.98	486,932.10	534,076.18
PFLUGERVILLE ISD	112,188,145.81	119,815,211.94	134,357,692.49	149,219,698.98
HAYS CONSOLIDATED ISD	111,523.99	117,431.28	129,471.83	122,506.73
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 3	2,061,771.83	2,090,687.75	2,154,530.39	2,371,154.75
TRAVIS CO MUD NO 5	635,656.38	693,399.03	916,145.19	1,059,532.47
TANGLEWD FOREST LTD DIST	495,874.34	480,825.23	508,438.49	547,688.73
TRAVIS CO BCCP	-	-	-	-
COTTONWD CREEK MUD NO 1	458,445.19	485,862.51	447,296.10	573,762.45
CYPRESS RANCH WCID NO 1	422,821.94	563,215.62	763,004.11	1,023,041.78
BELVEDERE MUD	326,427.79	405,420.03	519,754.81	666,139.41
BASTROP-TRAVIS COUNTIES ESD NO 1	89,013.56	97,384.95	114,791.16	127,260.24
CITY OF PFLUGERVILLE	16,871,090.08	17,393,496.84	18,369,865.54	20,928,300.20
CITY OF LAKEWAY	4,794,732.05	4,995,541.66	5,342,155.85	5,955,206.25
COUPLAND ISD	36,717.95	35,971.34	38,165.31	38,867.11
TRAVIS CO WCID POINT VENTURE	630,787.43	631,699.27	634,773.79	1,058,349.33
HURST CREEK MUD	1,582,808.91	1,541,841.05	1,549,865.05	1,618,642.18
LAKEWAY MUD	1,951,072.16	1,934,495.37	1,917,059.31	1,702,969.02
LOST CREEK MUD	822,158.83	811,634.67	612,910.02	654,276.57
ELGIN ISD	2,439,245.45	2,532,213.17	2,838,407.23	3,113,377.26
DOWNTOWN PUB IMP DIST	-	-	-	-
TRAVIS CO MUD NO 6	683,880.03	723,639.65	746,749.14	781,654.25
CITY OF ROUND ROCK	1,053,784.76	1,135,196.55	1,240,474.52	1,467,732.34
WMSN CO WSID DIST 3	365,601.10	398,941.87	411,623.76	417,901.49
NE TRAVIS CO UTILITY DIST	1,393,333.90	1,536,680.27	1,762,485.83	1,974,943.14
TRAVIS COUNTY HEALTHCARE DISTRICT	80,770,434.54	139,901,990.02	152,544,414.43	162,284,039.04



TABLE 8
(1 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
1,186,203,137.67	1,311,518,838.22	1,450,163,335.56	1,503,539,657.51	1,569,603,198.10	1,628,968,249.64
531,159,051.07	588,942,374.12	641,472,346.02	704,220,640.93	903,876,784.51	947,121,090.12
600,533,943.09	634,332,256.61	673,110,021.14	765,957,038.60	821,947,582.45	856,282,474.36
3,806,734.54	4,700,188.02	6,102,558.73	7,931,123.04	8,567,549.21	9,620,960.81
68,425,669.57	76,287,693.76	86,730,717.74	95,987,722.99	102,065,752.79	116,974,137.18
137,576,072.01	150,540,704.92	167,659,417.40	170,914,653.87	176,626,038.55	184,481,537.81
165,531,574.33	173,601,359.34	184,461,419.58	184,225,243.76	188,321,746.50	194,694,832.92
1,060,339.74	1,312,653.96	1,516,578.69	1,621,798.20	1,892,745.13	2,050,867.30
2,522,278.98	3,801,292.20	3,854,968.46	3,927,673.98	3,998,084.73	4,007,949.92
1,626,628.63	1,863,711.07	1,993,294.81	2,166,099.47	2,622,385.72	2,628,987.99
140,718.81	144,557.80	165,370.16	177,215.50	181,565.51	203,189.89
18,155,573.65	19,086,094.99	21,457,435.27	22,444,133.41	23,103,656.53	27,008,012.87
3,369,959.57	3,649,004.48	3,969,131.87	4,187,904.54	4,299,926.08	4,481,606.53
587,912.77	584,654.81	593,250.55	594,878.68	616,614.66	657,556.98
168,639,101.85	189,807,443.33	216,230,227.27	229,441,240.36	243,592,405.79	269,491,863.46
179,527.83	147,285.59	145,628.74	182,147.68	213,076.25	350,604.16
-	2,542,973.72	2,673,864.13	2,805,785.32	2,993,828.33	3,473,036.71
2,910,975.11	3,120,704.47	3,203,108.04	2,815,074.59	2,905,974.16	2,684,562.22
1,438,750.40	1,544,860.11	1,664,834.60	1,769,865.92	1,941,365.40	2,208,561.92
603,183.48	708,340.94	792,412.55	864,151.83	870,400.75	929,893.60
-	-	-	-	-	-
776,065.79	1,004,646.37	1,441,454.51	1,785,359.13	2,092,136.76	2,599,611.40
1,233,833.36	1,312,055.87	1,506,082.31	1,596,247.33	1,584,539.05	1,730,413.64
709,909.29	726,401.17	710,807.86	664,758.82	641,900.75	672,023.30
152,855.31	176,886.75	195,096.99	204,607.24	210,649.13	259,714.43
23,847,810.78	26,724,378.63	28,046,188.04	31,378,958.15	32,892,114.84	37,107,296.49
6,242,945.13	7,487,117.95	7,744,357.97	8,282,751.43	8,652,174.98	8,975,936.45
45,185.15	45,938.25	49,310.75	46,105.27	57,472.82	86,347.30
1,127,913.51	1,248,074.87	1,400,734.63	1,542,194.93	1,866,943.28	2,240,162.02
1,586,543.68	1,564,988.32	1,602,596.47	1,643,444.36	1,686,944.96	1,747,516.44
1,598,889.23	1,578,100.21	1,536,850.90	1,455,303.14	1,421,560.56	1,246,168.16
-	-	-	-	-	-
3,556,507.12	3,869,873.09	4,469,530.01	4,673,085.62	4,765,034.12	6,686,309.47
-	-	-	-	-	-
763,793.52	758,674.47	780,469.86	697,180.24	683,197.78	668,799.31
1,623,371.24	1,805,635.34	1,898,906.20	2,243,514.36	2,503,411.44	2,296,169.83
445,672.22	493,587.03	561,592.55	630,054.85	677,161.21	751,407.47
2,032,356.46	1,936,713.91	1,822,962.35	1,908,174.73	1,867,316.51	1,945,196.00
173,033,301.05	184,647,263.75	199,921,477.54	218,901,005.74	242,110,340.22	267,823,368.26



TRAVIS CENTRAL APPRAISAL DISTRICT
Property Tax Levies by Taxing Entity
Last Ten Fiscal Years

<u>JurisID</u>	<u>Jurisdiction Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
2K	PRESIDENTIAL GLEN MUD	32,782.85	73,391.52	121,952.19	196,844.67
2L	TRAVIS CO MUD NO 16	404,779.74	602,694.12	922,698.32	1,304,224.81
2N	NORTH AUSTIN MUD NO 1	276,380.54	260,810.61	275,638.23	286,634.88
2R	TRAVIS CO MUD NO 23	-	-	-	-
32	WELLS BRANCH MUD	3,351,914.45	3,523,352.21	3,588,417.37	3,763,050.38
33	SHADY HOLLOW MUD	123,419.81	123,909.30	133,546.42	144,633.10
34	MANOR ISD	49,104,238.69	69,536,851.14	63,633,541.88	59,250,207.57
35	TRAVIS CO WCID NO 19	460,451.57	454,094.21	451,968.06	477,027.60
37	TRAVIS CO WCID NO 20	1,058,684.48	814,146.00	786,435.54	785,953.34
38	DRIPPING SPRINGS ISD	153,450.37	157,954.01	165,912.16	160,208.01
39	TRAVIS CO ESD NO 9	4,534,224.98	4,514,843.42	4,560,766.32	4,961,940.02
3A	MARBLE FALLS ISD	6,173,173.78	6,071,429.30	6,004,457.43	6,200,470.49
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	8,091,037.10	7,764,424.05	8,175,167.32	7,803,895.67
3D	TRAVIS CO MUD NO 7	15,381.87	15,401.12	15,420.10	45,346.98
3F	CITY OF CEDAR PARK	1,522,581.06	1,602,548.60	1,693,793.67	4,102,572.44
3G	TRAVIS CO MUD NO 14	615,539.94	642,545.02	694,086.65	756,512.34
3M	WILLIAMSON/TRAVIS MUD NO 1	569,415.11	549,053.62	527,404.68	532,651.23
3N	TRAVIS CO MUD NO 18	-	-	41,902.04	270,000.74
3R	TRAVIS CO MUD NO 24	-	-	-	-
40	CITY OF CREEDMOOR	155,191.73	169,498.57	162,006.29	171,796.64
41	TRAVIS CO ESD NO 1	2,174,721.46	2,129,925.23	2,204,871.43	2,297,759.87
49	CITY OF LAGO VISTA	3,841,750.40	3,949,837.86	4,213,753.56	4,485,807.16
4A	JOHNSON CITY ISD	111,567.60	128,587.47	114,582.17	113,653.85
4D	TRAVIS CO MUD NO 8	436,547.88	474,801.88	503,021.37	553,051.63
4F	TRAVIS CO MUD NO 10	787,850.64	694,510.58	776,021.66	802,550.49
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	1,086,377.37	1,064,797.18	1,168,209.60	1,269,662.59
4J	TRAVIS CO MUD NO 11	1,046,914.87	1,254,641.12	1,568,586.06	1,853,430.82
4K	TRAVIS CO MUD NO 12	64,508.76	121,850.75	248,729.68	638,791.71
4L	TRAVIS CO MUD NO 13	143,831.90	224,801.29	337,643.81	513,955.56
4M	PILOT KNOB MUD NO 3	-	-	26,529.45	65,111.94
4P	PILOT KNOB MUD NO 2	-	-	-	-
4R	PILOT KNOB MUD NO 5	-	-	-	-
50	CITY OF JONESTOWN	2,279,182.82	2,202,804.31	2,185,772.35	2,262,962.03
51	TRAVIS CO ESD NO 11	713,066.81	764,173.24	774,698.28	855,129.31
52	TRAVIS CO ESD NO 6	9,319,094.53	9,924,722.43	10,980,545.08	12,465,245.90
55	VILLAGE OF BRIARCLIFF	224,733.75	241,408.91	373,827.41	397,167.30
56	TRAVIS CO ESD NO 5	874,045.04	886,684.35	1,012,516.81	949,735.03
57	TRAVIS CO ESD NO 4	1,402,095.31	1,428,127.06	1,543,299.64	1,568,038.06
58	TRAVIS CO ESD NO 10	1,330,064.31	1,381,163.85	1,503,269.88	1,645,218.46



TABLE 8
(2 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
204,781.13	299,564.32	446,708.75	657,822.61	757,612.27	875,700.87
1,520,688.63	1,759,638.76	1,998,917.71	2,085,910.80	2,131,098.81	2,141,924.52
293,342.67	303,814.98	328,492.52	359,243.80	369,054.90	384,855.71
-	488.45	16,713.78	281,712.65	852,341.67	1,163,600.32
4,178,439.12	4,432,889.79	4,851,533.01	5,080,330.58	5,010,232.93	4,905,709.10
123,998.39	168,818.44	74,805.71	450,481.20	458,095.64	457,920.68
71,265,635.03	74,579,477.99	81,474,158.15	85,327,524.38	91,382,852.33	99,242,571.83
484,543.10	524,893.56	551,705.10	589,273.38	590,271.34	617,275.04
856,823.35	892,756.67	921,136.82	931,956.61	926,584.02	934,535.73
163,889.28	182,704.55	166,634.15	169,346.37	178,800.57	192,625.52
4,962,459.78	5,463,107.09	6,044,702.09	6,386,571.26	6,888,055.39	7,571,326.94
6,539,101.01	6,548,585.63	7,209,708.49	6,981,285.59	7,161,688.36	7,821,268.41
6,744,715.70	7,007,316.70	7,132,112.10	7,185,183.33	7,165,396.64	6,985,005.92
1,378.57	14,890.07	14,966.17	14,971.67	14,949.27	14,926.29
4,510,446.55	4,642,119.00	4,700,523.85	4,920,086.46	5,031,350.24	5,306,847.02
831,698.92	899,897.57	916,985.55	989,827.13	1,019,790.36	1,257,664.41
537,913.22	537,077.30	529,873.22	532,868.55	480,478.11	493,676.92
535,432.79	938,755.19	1,360,951.13	1,797,827.88	1,882,908.04	2,072,018.99
-	1,335.75	1,563.01	1,568.37	4,447.10	7,374.52
186,137.36	198,870.89	202,727.90	238,872.35	246,862.03	297,862.32
2,453,892.91	2,578,368.57	2,887,736.21	3,165,065.11	3,370,335.02	3,926,267.44
4,881,870.69	5,283,156.08	6,050,157.88	6,868,440.18	7,476,131.59	7,976,780.46
117,567.00	114,867.03	116,327.46	131,493.49	145,984.71	135,497.05
613,433.77	768,900.93	808,428.02	1,028,609.07	941,679.80	969,420.06
869,532.89	774,822.54	774,480.93	810,334.84	827,926.50	1,030,453.00
1,286,442.67	1,217,424.21	1,212,934.72	1,233,622.85	1,284,817.40	1,371,288.04
1,846,393.79	1,741,367.60	1,811,558.27	1,754,224.45	1,740,800.18	1,651,047.33
787,559.67	972,327.30	1,191,270.93	1,594,881.10	1,943,160.61	2,370,257.22
654,520.38	1,038,971.78	1,316,623.60	1,612,185.00	1,911,453.00	2,367,912.87
130,198.65	509,913.16	826,346.12	1,111,523.10	1,603,710.09	3,012,188.60
-	22,225.44	19,513.55	28,449.56	114,223.23	504,573.77
-	-	-	-	16,586.85	19,444.75
2,371,375.42	2,510,632.59	3,238,803.11	2,865,178.70	2,956,279.49	3,290,427.37
952,810.89	1,097,589.72	1,263,143.75	1,610,500.94	1,764,187.28	2,432,440.42
13,837,211.07	14,988,972.86	15,669,954.39	16,647,010.33	17,308,741.81	19,174,044.98
428,759.46	418,947.52	439,750.64	461,551.94	469,136.77	482,799.84
1,159,713.48	1,274,654.20	1,402,962.36	1,581,466.88	1,752,565.81	2,028,534.21
1,905,250.24	2,045,470.86	2,233,844.53	2,428,929.78	2,519,306.86	2,391,343.11
1,782,295.97	1,914,545.03	2,059,818.70	2,229,395.01	2,336,868.55	2,567,688.75

TRAVIS CENTRAL APPRAISAL DISTRICT
Property Tax Levies by Taxing Entity
Last Ten Fiscal Years

<u>JurisID</u>	<u>Jurisdiction Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
59	RIVER PLACE MUD	1,489,001.40	1,521,386.88	1,569,598.19	1,245,291.64
5A	ROUND ROCK ISD	72,709,729.86	74,094,795.76	82,775,941.64	88,691,895.38
5D	TRAVIS CO MUD NO 9	29,972.73	29,935.91	30,754.96	29,618.53
5E	SENNA HILLS MUD	1,203,979.43	1,278,628.33	1,379,607.64	1,508,068.09
5F	CITY OF ELGIN	299,830.73	276,633.57	299,313.49	344,964.94
5G	VILLAGE OF VOLENTE	193,485.98	204,552.47	214,673.51	179,030.88
5H	VILLAGE OF WEBBERVILLE	48,747.19	49,839.90	244,243.89	59,144.98
5J	KELLY LANE WCID NO 1	496,625.33	608,589.86	738,446.19	1,002,415.68
5K	KELLY LANE WCID NO 2	13,655.58	22,949.15	71,002.31	232,896.98
5L	LAZY NINE MUD NO 1A	-	-	-	-
5M	LAZY NINE MUD NO 1B	7,491.88	284,301.66	709,591.49	1,439,789.08
61	CITY OF MUSTANG RIDGE	198,825.30	216,609.14	249,541.59	262,012.90
68	AUSTIN COMM COLL DIST	85,830,862.72	90,990,300.64	100,702,143.25	122,202,315.42
69	LEANDER ISD	89,180,885.40	95,477,869.50	106,090,934.10	116,428,380.23
6E	LAKE POINTE MUD NO 3 (DA)	488,658.15	520,757.29	543,633.78	588,043.38
6F	CITY OF LEANDER	1,740,086.01	2,269,057.00	2,944,480.27	3,772,444.05
6G	TRAVIS CO MUD NO 15	620,334.60	762,398.57	935,763.14	1,164,935.61
6H	WEST TRAVIS CO MUD NO 6	1,015,948.74	1,219,629.06	1,356,281.27	1,730,322.41
6J	WEST TRAVIS CO MUD NO 8	929,555.97	967,745.15	926,011.32	930,193.71
6L	TRAVIS CO MUD NO 17	-	2,014.10	53,254.72	192,935.60
6M	TRAVIS CO MUD NO 21	-	5,707.08	4,573.17	105,773.37
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
6T	ALTESSA MUD	-	-	-	-
70	TRAVIS CO MUD NO 2	1,058,383.66	1,120,427.84	1,216,107.78	1,404,492.98
71	TRAVIS CO ESD NO 14	755,222.97	765,246.98	812,230.17	427,220.47
72	TRAVIS CO ESD NO 12	1,022,025.45	1,180,620.43	1,258,118.22	1,412,629.26
73	ONION CREEK METRO PARK DIST	-	-	-	-
77	TRAVIS CO ESD NO 8	1,481,017.79	1,515,470.12	1,581,795.34	1,709,640.57
78	NW TR CO RD DIST 3 GLDN	564,911.11	569,786.86	-	-
7A	MOORES CROSSING MUD	677,529.94	683,213.92	777,055.88	920,553.58
7D	LAKE POINTE MUD NO 5 (DA)	511,065.89	533,231.55	570,243.06	604,389.28
7E	VILLAGE OF THE HILLS	89,057.40	86,384.44	93,357.53	240,519.27
7F	VILLAGE OF POINT VENTURE	151,264.53	169,888.59	177,501.14	188,668.34
7G	WILBARGER CRK MUD NO 1	130,347.72	192,667.36	214,649.35	247,699.49
7H	WILBARGER CRK MUD NO 2	34,340.10	34,103.93	35,245.56	60,189.92
7J	LAKESIDE MUD NO 3	498,032.20	615,235.81	816,233.60	1,011,271.57
7K	SUNFIELD MUD NO 1	51.80	54.60	1,857.37	2,111.44
7N	TRAVIS CO MUD NO 19	-	-	-	-



TABLE 8
(3 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
1,206,239.32	457,930.64	-	-	-	-
98,787,676.72	105,751,989.07	114,930,526.62	116,774,478.60	120,096,105.52	120,106,519.69
30,041.92	30,638.88	31,698.57	32,207.17	32,164.61	31,066.26
1,561,698.14	1,640,147.28	1,637,061.84	1,481,194.94	1,427,132.53	1,425,070.01
485,619.99	540,389.71	589,904.12	635,616.60	658,574.01	748,186.39
197,156.18	211,943.05	202,968.13	223,486.12	231,027.58	242,454.53
75,524.60	81,992.13	80,039.76	80,067.96	83,019.84	76,446.93
1,331,714.92	1,584,920.58	1,711,386.99	1,805,067.21	1,845,298.26	1,901,607.02
495,198.69	910,126.61	1,468,291.07	1,541,653.19	1,614,106.87	1,633,924.78
-	3,987.13	181,513.56	185,687.14	207,123.77	212,258.68
1,822,375.39	2,347,174.02	2,987,602.39	3,796,926.42	4,557,701.95	5,643,517.54
282,952.66	308,398.50	334,518.28	408,568.98	426,019.70	492,423.09
141,613,982.85	154,046,209.70	177,021,065.48	193,198,657.29	207,192,365.37	223,054,313.45
128,490,991.54	137,728,569.96	148,717,840.41	150,799,433.88	155,484,164.20	162,577,587.54
619,972.43	611,109.45	425,608.26	452,315.20	472,301.22	486,756.72
4,534,601.54	5,240,763.41	6,116,986.47	7,319,532.70	8,551,660.65	9,281,427.08
1,418,943.99	1,950,457.61	2,128,269.17	2,296,212.61	2,321,751.14	2,373,038.74
2,150,600.25	2,357,118.30	2,048,385.44	2,189,548.97	2,289,518.32	2,420,218.69
997,361.58	1,027,804.05	1,159,256.73	1,135,347.89	1,287,590.22	1,269,532.16
454,175.13	595,633.73	766,699.75	1,029,312.96	1,408,709.09	2,241,636.10
304,803.29	461,830.32	805,672.67	1,233,921.54	1,653,463.11	2,063,366.75
496,122.60	490,764.40	468,213.28	472,590.26	486,420.37	492,303.26
-	-	1,284,233.15	1,632,519.94	1,763,728.33	2,432,395.93
-	-	-	-	-	38.04
1,542,506.19	1,710,987.11	1,838,627.47	2,111,205.42	2,308,810.04	2,990,867.28
458,380.79	514,563.30	555,480.47	589,416.52	603,421.53	662,319.17
1,651,352.08	1,828,750.63	2,210,564.92	2,606,275.76	2,904,475.87	3,504,559.69
4,100.36	10,699.13	65,870.58	113,954.11	188,591.95	329,404.46
1,888,394.97	2,014,465.00	2,363,487.82	2,526,598.56	2,660,615.01	2,985,719.16
-	-	-	-	-	-
1,084,616.98	1,226,287.84	1,366,705.06	1,440,709.78	1,472,485.03	1,674,185.74
624,086.17	658,523.24	621,192.60	651,684.21	664,213.67	682,781.65
250,922.50	264,118.60	459,913.59	473,760.51	474,057.20	523,710.44
207,516.97	234,071.46	264,045.69	280,969.96	294,813.62	321,366.37
272,607.16	294,381.49	335,736.17	538,387.86	1,024,723.31	1,333,418.64
71,448.70	71,448.70	71,933.20	71,344.46	71,344.46	72,322.31
1,298,106.31	1,516,400.41	1,747,775.63	1,830,187.29	1,870,634.08	2,027,724.35
1,470.90	995.98	1,838.27	1,541.90	640.02	640.04
-	-	-	7,882.39	33,082.60	152,338.13

TRAVIS CENTRAL APPRAISAL DISTRICT

Property Tax Levies by Taxing Entity

Last Ten Fiscal Years

JurisID	Jurisdiction Name	2012	2013	2014	2015
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
7T	LAKESIDE MUD NO 5	-	-	-	-
83	CITY OF BEE CAVE	190,665.35	210,474.52	241,424.60	309,582.89
84	NORTHTOWN MUD	3,194,124.03	3,757,272.80	3,794,451.61	4,195,228.76
8C	TRAVIS CO MUD NO 3	2,658,130.95	2,699,478.07	2,761,529.95	2,830,145.13
8E	RNCH @ CYPRSS CRK MUD 1	416,135.09	363,725.81	340,578.56	311,651.65
8G	WMSN-TR CO WCID NO 1D	-	-	-	-
8H	BELLA VISTA MUD	493,712.84	508,575.37	542,134.00	-
8I	WMSN-TR CO WCID NO 1F	378,003.94	426,863.77	499,828.75	-
8J	WMSN-TR CO WCID NO 1G	1,280,545.78	1,252,650.28	1,358,633.88	-
8K	TRAVIS CO ESD NO 13	49,225.78	50,348.45	54,577.57	58,290.25
8L	TRAVIS CO BEE CAVE ROAD DIST NO	1,111,974.37	1,127,851.36	1,133,077.61	1,114,617.62
8N	ANDERSON MILL LIMITED DISTRICT	9,576.66	10,392.09	11,145.16	11,349.39
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16	-	-	-	-
9B	TRAVIS CO ESD NO 2	6,004,718.03	6,376,070.71	7,042,263.58	7,878,722.84
9C	TRAVIS CO MUD NO 4	424,555.73	477,393.83	529,445.88	844,692.73
9D	LAKESIDE WCID NO 1	983,406.53	960,357.52	987,382.69	1,080,011.04
9G	LAKESIDE WCID NO 2A	1,758.38	1,574.29	1,547.71	13,806.01
9H	LAKESIDE WCID NO 2B	649,948.09	693,164.80	813,367.47	975,398.01
9I	LAKESIDE WCID NO 2C	602,726.18	699,374.25	828,420.72	1,030,175.75
9J	LAKESIDE WCID NO 2D	507,759.47	672,520.97	903,053.12	1,233,143.01
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	4,973.33	45,345.01	163,251.41	372,248.45
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	237.12
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
10E	TRAVIS CO ESD NO 17				
TOTAL		\$ 2,593,744,560.11	\$ 2,825,106,914.28	\$ 3,034,967,178.26	\$ 3,317,830,766.29

SOURCE: Travis Central Appraisal District- Internal Management Reports



TABLE 8
(4 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
-	-	10,303.07	32,451.19	117,982.40	302,794.87
-	-	21,692.64	24,774.53	204,950.58	554,148.76
-	-	-	-	-	1,510.32
360,657.62	386,177.92	450,994.63	474,447.52	498,281.20	524,260.60
4,700,182.07	5,000,906.39	4,901,914.78	5,070,932.29	5,179,187.29	5,714,708.92
3,045,119.63	3,262,147.09	3,351,651.66	3,402,449.20	3,395,682.39	3,578,471.51
330,302.91	345,814.68	339,373.01	383,937.97	385,676.87	423,532.24
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
60,701.07	63,923.05	79,856.24	84,530.39	94,208.85	93,149.40
1,116,651.07	931,122.04	932,805.00	1,289,896.26	1,250,788.21	837,140.77
12,796.68	14,459.51	15,418.14	16,398.92	16,614.67	19,721.14
-	-	-	510,681.48	547,053.79	601,184.74
-	-	-	-	2,074,169.17	2,329,337.55
9,451,640.71	10,554,925.83	12,030,038.58	13,352,193.14	14,162,387.16	14,462,989.62
962,875.34	906,681.52	581,664.28	895,929.01	1,264,051.88	1,583,662.60
1,085,852.09	1,160,228.56	1,187,346.36	1,226,428.70	1,217,592.53	1,272,092.37
119,983.02	252,626.26	458,711.67	695,718.44	1,023,606.78	1,739,099.86
1,125,791.27	1,270,870.81	1,330,705.03	1,406,664.25	1,410,997.32	1,461,817.43
1,317,097.78	1,691,895.64	2,018,317.08	2,370,825.16	2,754,763.54	3,330,695.86
1,452,596.80	1,674,183.83	1,848,137.27	2,038,742.52	2,216,647.57	2,438,931.84
670,759.64	954,735.91	1,249,734.77	1,509,330.98	1,754,173.00	2,069,629.61
228.42	230.30	19,561.99	134,442.48	261,847.70	397,455.60
-	763.79	782.61	791.29	22,627.82	19,264.11
					3,169,224.85
\$ 3,675,794,839.42	\$ 4,009,484,773.11	\$ 4,391,746,837.05	\$ 4,692,462,154.84	\$ 5,115,505,490.90	\$ 5,400,995,788.08



TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
01	AUSTIN ISD	1.2420	1.2420	1.2220	1.2020
02	CITY OF AUSTIN	0.5029	0.5027	0.4809	0.4589
03	TRAVIS COUNTY	0.5001	0.4946	0.4563	0.4169
05	CITY OF MANOR	0.8945	0.8095	0.7118	0.7118
06	DEL VALLE ISD	1.5300	1.4700	1.4700	1.5300
07	LAKE TRAVIS ISD	1.4075	1.4075	1.4075	1.4075
08	EANES ISD	1.2125	1.2125	1.2125	1.2125
09	CITY OF WEST LAKE HILLS	0.0534	0.0534	0.0534	0.0572
10	TRAVIS CO WCID NO 10	0.0288	0.0297	0.0295	0.0294
11	CITY OF ROLLINGWOOD	0.2136	0.2264	0.2066	0.2021
12	VILLAGE OF SAN LEANNA	0.2498	0.2498	0.2498	0.2498
16	LAGO VISTA ISD	1.3200	1.3200	1.3200	1.3200
17	TRAVIS CO WCID NO 17	0.0600	0.0575	0.0575	0.0585
18	TRAVIS CO WCID NO 18	0.2156	0.2113	0.0950	0.0952
19	PFLUGERVILLE ISD	1.5400	1.5400	1.5400	1.5400
1A	HAYS CONSOLIDATED ISD	1.4613	1.4613	1.5377	1.5377
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	0.0989	0.0964	0.0908	0.0900
1D	TRAVIS CO MUD NO 5	0.8120	0.8120	0.7693	0.7428
1F	TANGLEWD FOREST LTD DIST	0.2030	0.1930	0.1830	0.1788
1H	COTTONWD CREEK MUD NO 1	1.1000	1.0900	0.9500	0.9170
1J	CYPRESS RANCH WCID NO 1	0.9000	0.9000	0.9000	0.9000
1K	BELVEDERE MUD	0.4500	0.4500	0.4500	0.4250
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	0.0954	0.0944	0.0996	0.0933
20	CITY OF PFLUGERVILLE	0.5940	0.5736	0.5336	0.5405
21	CITY OF LAKEWAY	0.1815	0.1748	0.1700	0.1700
22	COUPLAND ISD	1.0401	1.0401	1.0401	1.0401
23	TRAVIS CO WCID POINT VENTURE	0.3851	0.3991	0.3991	0.6253
25	HURST CREEK MUD	0.4270	0.3950	0.3710	0.3632
26	LAKEWAY MUD	0.2052	0.1963	0.1836	0.1536
27	LOST CREEK MUD	0.1250	0.1150	0.0800	0.0760
2A	ELGIN ISD	1.5400	1.5400	1.5400	1.5400
2D	TRAVIS CO MUD NO 6	0.4750	0.4710	0.4600	0.4600
2F	CITY OF ROUND ROCK	0.4204	0.4195	0.4147	0.4147
2G	WMSN CO WSID DIST 3	0.8150	0.8150	0.8082	0.7306
2H	NE TRAVIS CO UTILITY DIST	0.8993	0.8993	0.8760	0.8610
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.0789	0.1290	0.1264	0.1178
2K	PRESIDENTIAL GLEN MUD	0.5019	0.5019	0.5019	0.5019
2L	TRAVIS CO MUD NO 16	0.9500	0.9500	0.9500	0.9500
2N	NORTH AUSTIN MUD NO 1	0.3719	0.3450	0.3399	0.3170
2R	TRAVIS CO MUD NO 23	-	-	-	-
32	WELLS BRANCH MUD	0.4700	0.4600	0.4300	0.3900
33	SHADY HOLLOW MUD	0.0500	0.0500	0.0493	0.0489
34	MANOR ISD	1.5150	1.5150	1.5150	1.5150



TABLE 9
(1 of 4)

2016	2017	2018	2019	2020	2021
1.1920	1.1920	1.1920	1.1220	1.1027	1.0617
0.4418	0.4448	0.4403	0.4431	0.5335	0.5410
0.3838	0.3690	0.3542	0.3693	0.3744	0.3574
0.7738	0.7722	0.7522	0.8161	0.8161	0.7827
1.5200	1.4600	1.3900	1.3100	1.2570	1.2020
1.4075	1.4075	1.4075	1.3375	1.3239	1.2301
1.2125	1.2000	1.2000	1.1300	1.1164	1.0608
0.0572	0.0650	0.0700	0.0700	0.0786	0.0786
0.0667	0.0946	0.0900	0.0860	0.0840	0.0773
0.2002	0.2089	0.2054	0.2088	0.2369	0.2193
0.2498	0.2498	0.2498	0.2498	0.2498	0.2498
1.3200	1.3200	1.3200	1.2500	1.2036	1.2020
0.0599	0.0599	0.0599	0.0599	0.0599	0.0568
0.0939	0.0855	0.0788	0.0750	0.0750	0.0713
1.5400	1.5400	1.5200	1.4500	1.4223	1.3880
1.5377	1.5377	1.5377	1.5377	1.5377	1.3597
-	0.0979	0.1000	0.1000	0.1000	0.1000
0.1000	0.1000	0.0975	0.0800	0.0790	0.0650
0.6975	0.6030	0.5900	0.5800	0.5790	0.5375
0.1754	0.1900	0.1886	0.1900	0.1896	0.1865
0.9170	0.8500	0.8500	0.8500	0.8500	0.8330
0.9000	0.9000	0.9000	0.9000	0.9000	0.8870
0.3895	0.3700	0.3500	0.3200	0.2950	0.2650
0.0947	0.1000	0.1000	0.1000	0.1000	0.0970
0.5399	0.5399	0.4976	0.4976	0.4863	0.4863
0.1612	0.1741	0.1645	0.1645	0.1645	0.1545
1.0401	1.0401	1.0401	0.9700	1.1540	1.0059
0.6253	0.6247	0.6259	0.6409	0.7409	0.7409
0.3421	0.3200	0.3147	0.3147	0.3200	0.3022
0.1360	0.1258	0.1158	0.1058	0.1030	0.0822
-	-	-	-	-	-
1.5400	1.5400	1.5400	1.5183	1.4607	1.4285
0.4600	0.4848	0.4646	0.4646	0.4646	0.4900
0.4250	0.4300	0.4200	0.4390	0.4390	0.3970
0.7230	0.7230	0.7230	0.7465	0.7465	0.6990
0.7800	0.6800	0.6000	0.5780	0.5500	0.5210
0.1105	0.1074	0.1052	0.1056	0.1103	0.1118
0.3000	0.2976	0.3000	0.3000	0.3000	0.3000
0.9500	0.9500	0.9500	0.9400	0.9300	0.8725
0.2890	0.2880	0.2830	0.2830	0.2817	0.2625
-	0.4101	0.4101	0.4101	0.4101	0.4000
0.3873	0.3795	0.3730	0.3730	0.3700	0.3350
0.0380	0.0477	0.0200	0.1100	0.1100	0.1000
1.5150	1.5150	1.5150	1.4700	1.4427	1.3520



TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
35	TRAVIS CO WCID NO 19	0.2600	0.2600	0.2600	0.2400
37	TRAVIS CO WCID NO 20	0.3125	0.2400	0.2300	0.2072
38	DRIPPING SPRINGS ISD	1.4900	1.4900	1.5200	1.5200
39	TRAVIS CO ESD NO 9	0.0845	0.0808	0.0751	0.0742
3A	MARBLE FALLS ISD	1.2800	1.2800	1.2800	1.2800
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	0.4926	0.4498	0.4285	0.3751
3D	TRAVIS CO MUD NO 7	0.9089	0.9089	0.9089	0.9089
3F	CITY OF CEDAR PARK	0.4935	0.4925	0.4850	0.4795
3G	TRAVIS CO MUD NO 14	1.0792	0.9900	0.9400	0.9050
3M	WILLIAMSON/TRAVIS MUD NO 1	0.6570	0.6150	0.5400	0.5100
3N	TRAVIS CO MUD NO 18	-	-	0.7500	0.7500
3R	TRAVIS CO MUD NO 24	-	-	-	-
40	CITY OF CREEDMOOR	0.4190	0.3873	0.3873	0.3800
41	TRAVIS CO ESD NO 1	0.1000	0.1000	0.1000	0.1000
49	CITY OF LAGO VISTA	0.6300	0.6500	0.6500	0.6500
4A	JOHNSON CITY ISD	1.1923	1.1600	1.1482	1.1458
4D	TRAVIS CO MUD NO 8	0.7213	0.7213	0.7213	0.7145
4F	TRAVIS CO MUD NO 10	0.7270	0.7270	0.7800	0.7800
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	0.4988	0.4656	0.4526	0.4505
4J	TRAVIS CO MUD NO 11	0.7725	0.7725	0.7725	0.7375
4K	TRAVIS CO MUD NO 12	0.7725	0.7725	0.7725	0.7725
4L	TRAVIS CO MUD NO 13	0.7725	0.7725	0.7725	0.7725
4M	PILOT KNOB MUD NO 3	-	-	0.9500	0.9500
4P	PILOT KNOB MUD NO 2	-	-	-	-
4R	PILOT KNOB MUD NO 5	-	-	-	-
50	CITY OF JONESTOWN	0.5750	0.5750	0.5656	0.5656
51	TRAVIS CO ESD NO 11	0.0978	0.1000	0.0981	0.1000
52	TRAVIS CO ESD NO 6	0.1000	0.1000	0.1000	0.1000
55	VILLAGE OF BRIARCLIFF	0.1175	0.1175	0.1605	0.1605
56	TRAVIS CO ESD NO 5	0.1000	0.0978	0.1000	0.0918
57	TRAVIS CO ESD NO 4	0.1000	0.0999	0.1000	0.0914
58	TRAVIS CO ESD NO 10	0.1000	0.1000	0.1000	0.1000
59	RIVER PLACE MUD	0.3350	0.3350	0.3129	0.2313
5A	ROUND ROCK ISD	1.3800	1.3674	1.3375	1.3325
5D	TRAVIS CO MUD NO 9	0.8756	0.8756	0.8756	0.8595
5E	SENNA HILLS MUD	0.5490	0.5490	0.5411	0.5411
5F	CITY OF ELGIN	0.7539	0.7539	0.7501	0.6569
5G	VILLAGE OF VOLENTE	0.1215	0.1300	0.1300	0.1000
5H	VILLAGE OF WEBBERVILLE	0.2819	0.2774	0.2774	0.3051



TABLE 9
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<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
0.2250	0.2307	0.2575	0.2575	0.2575	0.2456
0.2055	0.2000	0.2000	0.1875	0.1800	0.1620
1.5200	1.5200	1.5200	1.5200	1.5200	1.3103
0.0730	0.0755	0.0781	0.0781	0.0814	0.0807
1.2800	1.2786	1.2686	1.1986	1.1850	1.1148
0.3000	0.2987	0.2949	0.2889	0.2889	0.2565
0.9089	0.9089	0.9089	0.9089	0.9089	0.9089
0.4700	0.4575	0.4490	0.4470	0.4470	0.4320
0.9050	0.8781	0.8100	0.8100	0.8100	0.8010
0.4662	0.4316	0.4079	0.3850	0.3479	0.3291
0.7500	0.7500	0.7500	0.7500	0.7500	0.7500
-	0.9500	0.9500	0.9500	0.9500	0.9500
0.3800	0.3800	0.3800	0.3160	0.3122	0.2753
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.6500	0.6500	0.6500	0.6500	0.6475	0.6070
1.1409	1.1339	1.1339	1.1339	1.1339	1.0659
0.7145	0.7145	0.7145	0.6800	0.6300	0.6000
0.7500	0.7200	0.7600	0.7600	0.7600	0.7500
0.4320	0.3996	0.3720	0.3422	0.3422	0.3422
0.6925	0.6102	0.5675	0.5275	0.4975	0.4385
0.7725	0.7725	0.7725	0.7725	0.7725	0.6950
0.7725	0.7725	0.7725	0.7725	0.7725	0.6950
0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
-	0.9500	0.9500	0.9500	0.9500	0.9500
-	-	-	-	0.9500	0.9500
0.5656	0.5656	0.5656	0.5656	0.5656	0.5188
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1605	0.1474	0.1365	0.1319	0.1300	0.1180
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1000	0.1000	0.1000	0.1000	0.0997	0.0800
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.2070	0.0750	-	-	-	-
1.3325	1.3048	1.3048	1.2348	1.2212	1.1336
0.8435	0.8275	0.8275	0.8275	0.8275	0.7760
0.5411	0.5411	0.5176	0.4651	0.4500	0.4125
0.6569	0.6569	0.6569	0.6569	0.6569	0.5900
0.1065	0.1085	0.0900	0.0900	0.0900	0.0864
0.3402	0.3742	0.3365	0.3073	0.3044	0.2185

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
5J	KELLY LANE WCID NO 1	0.9500	0.9500	0.9500	0.9500
5K	KELLY LANE WCID NO 2	0.9500	0.9500	0.9500	0.9500
5L	LAZY NINE MUD NO 1A	-	-	-	-
5M	LAZY NINE MUD NO 1B	1.0100	1.0100	1.0100	1.0100
61	CITY OF MUSTANG RIDGE	0.3825	0.4188	0.4998	0.4950
68	AUSTIN COMM COLL DIST	0.0951	0.0949	0.0942	0.1005
69	LEANDER ISD	1.5119	1.5119	1.5119	1.5119
6E	LAKE POINTE MUD NO 3 (DA)	0.2720	0.2720	0.2720	0.2820
6F	CITY OF LEANDER	0.6704	0.6679	0.6529	0.6329
6G	TRAVIS CO MUD NO 15	0.3325	0.3325	0.3325	0.3325
6H	WEST TRAVIS CO MUD NO 6	0.4500	0.4500	0.4500	0.4500
6J	WEST TRAVIS CO MUD NO 8	0.8894	0.8400	0.7300	0.6110
6L	TRAVIS CO MUD NO 17	-	0.9500	0.9500	0.9500
6M	TRAVIS CO MUD NO 21	-	0.3125	0.3125	0.3125
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
6T	ALTESSA MUD	-	-	-	-
70	TRAVIS CO MUD NO 2	0.9800	0.9800	0.9745	0.9585
71	TRAVIS CO ESD NO 14	0.1000	0.1000	0.1000	0.1000
72	TRAVIS CO ESD NO 12	0.1000	0.1000	0.1000	0.1000
73	ONION CREEK METRO PARK DIST	-	-	-	-
77	TRAVIS CO ESD NO 8	0.1000	0.0998	0.0998	0.0998
7A	MOORES CROSSING MUD	0.9900	0.9900	0.9580	0.9324
7D	LAKE POINTE MUD NO 5 (DA)	0.2600	0.2600	0.2600	0.2600
7E	VILLAGE OF THE HILLS	0.0270	0.0248	0.0249	0.0600
7F	VILLAGE OF POINT VENTURE	0.0900	0.1050	0.1095	0.1095
7G	WILBARGER CRK MUD NO 1	0.9500	0.9484	0.9250	0.9080
7H	WILBARGER CRK MUD NO 2	0.9500	0.9500	0.9500	0.9500
7J	LAKESIDE MUD NO 3	0.9000	0.9000	0.8775	0.8470
7K	SUNFIELD MUD NO 1	0.9000	0.9000	0.9000	0.9000
7N	TRAVIS CO MUD NO 19	-	-	-	-
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
7T	LAKESIDE MUD NO 5	-	-	-	-
83	CITY OF BEE CAVE	0.0200	0.0200	0.0200	0.0200
84	NORTHTOWN MUD	0.7500	0.7500	0.7360	0.7220
8C	TRAVIS CO MUD NO 3	0.5200	0.5000	0.4841	0.4825
8E	RNCH @ CYPRSS CRK MUD 1	0.6333	0.5128	0.4330	0.3650
8G	WMSN-TR CO WCID NO 1D	-	-	-	-
8H	BELLA VISTA MUD	0.5042	0.5042	0.4990	-
8I	WMSN-TR CO WCID NO 1F	0.9000	0.9000	0.9000	-



TABLE 9
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<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
0.9500	0.9500	0.8418	0.7650	0.7475	0.6803
0.9500	0.9500	0.9500	0.8500	0.8100	0.7155
-	1.0000	1.0000	1.0000	1.0000	1.0000
1.0100	1.0100	1.0100	1.0100	1.0100	0.9850
0.4792	0.4998	0.4998	0.4692	0.4735	0.3882
0.1020	0.1008	0.1048	0.1049	0.1058	0.1048
1.5119	1.5119	1.5100	1.4375	1.4184	1.3370
0.2820	0.2550	0.1700	0.1700	0.1729	0.1617
0.5990	0.5779	0.5519	0.5419	0.5369	0.4797
0.3325	0.4075	0.4075	0.4075	0.4075	0.3800
0.4500	0.4500	0.3500	0.3500	0.3500	0.3215
0.5510	0.5210	0.5210	0.5210	0.5210	0.5044
0.9500	0.9500	0.9500	0.9500	0.9500	0.9370
0.3125	0.3125	0.3275	0.3450	0.3650	0.3650
0.0525	0.0489	0.0450	0.0425	0.0428	0.0408
-	-	0.1000	0.1000	0.1000	0.1000
-	-	-	-	-	0.8300
0.9300	0.9173	0.8770	0.8900	0.8900	0.8820
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.2000	0.2000	0.2000	0.2000	0.2000	0.2000
0.0998	0.0998	0.1000	0.1000	0.1000	0.0970
0.9070	0.8558	0.8275	0.7980	0.7980	0.7980
0.2600	0.2565	0.2300	0.2260	0.2289	0.2117
0.0600	0.0600	0.1000	0.1000	0.1000	0.1000
0.1131	0.1216	0.1230	0.1220	0.1224	0.1110
0.8895	0.8780	0.8780	0.8780	0.8780	0.8555
0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
0.8400	0.8400	0.8400	0.8400	0.8400	0.7940
0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
-	-	-	0.3650	0.3650	0.3950
-	-	0.3650	0.3650	0.3650	0.3950
-	-	0.8500	0.8500	0.8500	0.8500
-	-	-	-	-	0.9700
0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
0.7075	0.7075	0.6300	0.6250	0.6250	0.6150
0.4815	0.4815	0.4752	0.4695	0.4695	0.4505
0.3565	0.3525	0.3425	0.3535	0.3513	0.3513
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-



TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
8J	WMSN-TR CO WCID NO 1G	0.5562	0.5401	0.5368	-
8K	TRAVIS CO ESD NO 13	0.1000	0.1000	0.1000	0.1000
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	0.7000	0.6285	0.5706	0.3215
8N	ANDERSON MILL LIMITED DISTRICT	0.1300	0.1367	0.1300	0.1260
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16	-	-	-	-
9B	TRAVIS CO ESD NO 2	0.1000	0.1000	0.0982	0.0958
9C	TRAVIS CO MUD NO 4	0.7296	0.7296	0.7296	0.7296
9D	LAKESIDE WCID NO 1	0.8800	0.8500	0.8000	0.8000
9G	LAKESIDE WCID NO 2A	0.9700	0.9700	0.9700	0.9700
9H	LAKESIDE WCID NO 2B	0.9700	0.9700	0.9700	0.9700
9I	LAKESIDE WCID NO 2C	0.9700	0.9700	0.9700	0.9700
9J	LAKESIDE WCID NO 2D	0.9700	0.9700	0.9700	0.9700
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	0.6500	0.6500	0.6500	0.6500
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	0.9800
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
10E	TRAVIS CO ESD NO 17	-	-	-	-

SOURCE: Travis Central Appraisal District- Internal Management Reports



TABLE 9
(4 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
-	-	-	-	-	-
0.1000	0.1000	0.1000	0.1000	0.1000	0.0500
0.2599	0.2106	0.1962	0.2817	0.2731	0.1973
0.1234	0.1171	0.1171	0.1177	0.1175	0.1101
-	-	0.0750	0.0775	0.0800	0.0786
-	-	-	-	0.0900	0.0880
0.1000	0.1000	0.1000	0.1000	0.1000	0.0900
0.7296	0.7296	0.7296	0.7296	0.7296	0.7296
0.7500	0.7500	0.7500	0.7500	0.7500	0.7035
0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
0.9700	0.9700	0.9700	0.9700	0.9700	0.9075
0.9700	0.9700	0.9700	0.9700	0.9700	0.9280
0.9700	0.9700	0.9700	0.9700	0.9700	0.9055
0.6250	0.6250	0.6250	0.6250	0.6250	0.6250
0.9800	0.9800	0.9800	0.9800	0.9800	0.9800
-	0.9800	0.9800	0.9800	0.9800	0.9800
-	-	-	-	-	0.0450

TRAVIS CENTRAL APPRAISAL DISTRICT
Market Value by Taxing Entity
Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
01	AUSTIN ISD	75,656,230,494	81,504,720,642	93,062,515,899	109,908,305,144
02	CITY OF AUSTIN	91,337,848,398	97,646,767,652	111,303,793,195	130,735,102,519
03	TRAVIS COUNTY	129,495,295,805	138,071,076,198	156,022,463,923	181,370,015,863
05	CITY OF MANOR	273,511,247	328,598,217	399,215,611	487,231,204
06	DEL VALLE ISD	4,513,859,611	5,013,756,640	5,433,190,462	6,359,269,678
07	LAKE TRAVIS ISD	8,444,606,417	9,051,561,929	10,024,532,896	11,474,922,824
08	EANES ISD	10,742,574,955	11,398,745,780	12,762,683,366	14,334,736,507
09	CITY OF WEST LAKE HILLS	1,366,984,491	1,451,711,427	1,658,942,154	1,847,062,556
10	TRAVIS CO WCID NO 10	2,610,415,618	2,833,194,230	3,248,621,525	3,631,610,240
11	CITY OF ROLLINGWOOD	498,338,088	534,007,939	635,514,111	751,922,900
12	VILLAGE OF SAN LEANNA	45,083,627	47,824,994	53,131,699	57,040,208
16	LAGO VISTA ISD	1,574,012,807	1,518,894,000	1,601,683,097	1,668,730,243
17	TRAVIS CO WCID NO 17	4,601,883,362	4,884,559,887	5,383,697,463	5,843,464,285
18	TRAVIS CO WCID NO 18	470,457,715	481,597,453	558,736,598	602,177,607
19	PFLUGERVILLE ISD	8,643,073,286	9,490,712,638	10,652,950,824	12,401,245,852
1A	HAYS CONSOLIDATED ISD	25,532,524	25,823,552	26,579,372	28,919,030
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	2,230,673,494	2,319,280,227	2,556,047,413	3,027,216,432
1D	TRAVIS CO MUD NO 5	81,470,834	88,017,645	129,821,886	148,223,291
1F	TANGLEWD FOREST LTD DIST	257,171,500	273,818,845	309,505,775	340,703,490
1H	COTTONWD CREEK MUD NO 1	42,259,113	45,192,403	51,184,135	84,547,023
1J	CYPRESS RANCH WCID NO 1	48,943,707	65,166,349	87,051,431	116,785,299
1K	BELVEDERE MUD	76,664,451	93,275,660	117,060,687	158,477,700
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	147,025,817	156,012,413	174,211,565	219,125,016
20	CITY OF PFLUGERVILLE	3,102,157,182	3,567,226,357	4,147,585,436	4,678,891,584
21	CITY OF LAKEWAY	2,736,374,549	3,012,639,291	3,311,516,127	3,681,755,006
22	COUPLAND ISD	11,695,682	11,237,792	11,670,424	16,495,645
23	TRAVIS CO WCID POINT VENTURE	165,041,985	159,678,791	160,490,792	170,939,482
25	HURST CREEK MUD	450,900,246	491,158,092	529,863,082	561,360,545
26	LAKEWAY MUD	963,030,776	1,010,548,322	1,073,562,707	1,135,581,348
27	LOST CREEK MUD	664,243,406	716,576,773	776,355,753	917,553,059
2A	ELGIN ISD	336,940,182	340,000,329	367,911,438	451,521,152
2D	TRAVIS CO MUD NO 6	146,643,621	158,852,351	167,946,997	175,439,252
2F	CITY OF ROUND ROCK	354,499,328	386,175,918	397,452,463	403,659,437
2G	WMSN CO WSID DIST 3	47,920,549	51,929,511	54,191,905	61,149,462
2H	NE TRAVIS CO UTILITY DIST	157,682,871	173,542,513	209,820,571	235,610,358
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	129,494,259,599	138,060,732,978	156,019,467,668	181,367,471,467
2K	PRESIDENTIAL GLEN MUD	6,591,352	14,835,466	25,690,283	43,158,191
2L	TRAVIS CO MUD NO 16	45,265,158	65,708,302	101,002,280	139,902,542
2N	NORTH AUSTIN MUD NO 1	74,908,449	76,217,014	81,742,888	91,593,382
2R	TRAVIS CO MUD NO 23	-	-	-	-
32	WELLS BRANCH MUD	849,725,638	909,109,492	1,004,470,285	1,145,501,626
33	SHADY HOLLOW MUD	249,167,960	250,249,366	282,489,092	307,318,745
34	MANOR ISD	6,041,999,173	5,591,713,473	6,201,164,903	6,983,944,157



TABLE 10
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2016	2017	2018	2019	2020	2021
127,361,841,366	139,934,729,821	153,285,908,753	167,939,746,878	177,348,338,445	194,329,388,082
150,763,833,494	164,926,811,430	181,463,421,154	197,532,841,210	209,618,511,514	229,464,704,168
206,750,431,701	225,117,062,160	247,786,958,003	268,798,161,469	282,832,710,705	315,990,091,832
632,690,174	753,055,093	981,434,730	1,153,653,601	1,227,073,679	1,426,813,158
6,633,354,861	7,547,761,230	8,609,650,611	9,869,966,541	10,655,544,006	12,835,509,320
12,848,393,709	13,982,649,503	15,756,524,517	16,726,605,529	17,332,363,550	20,137,055,181
16,044,882,884	16,819,541,753	18,061,913,807	18,968,098,588	19,235,404,947	21,967,856,985
2,093,957,840	2,253,652,206	2,487,751,633	2,628,693,162	2,642,124,239	3,007,227,892
4,154,065,848	4,362,958,582	4,759,931,073	5,067,818,135	5,119,359,921	5,867,073,276
863,488,242	934,882,916	1,019,217,464	1,080,204,648	1,137,543,961	1,285,052,766
60,150,442	62,161,594	77,546,324	77,656,282	78,222,330	91,437,199
1,836,758,423	1,930,652,780	2,222,713,132	2,390,541,502	2,514,481,032	2,971,282,374
6,463,794,347	6,984,560,281	7,632,990,757	8,005,120,557	8,184,169,319	9,341,193,061
694,129,686	762,830,067	842,821,306	873,518,775	888,021,608	1,036,632,300
14,164,650,875	15,660,255,230	18,447,656,084	19,774,619,524	21,190,303,192	24,229,094,813
29,261,396	29,561,443	29,583,765	31,657,883	31,080,966	43,754,951
-	3,082,544,275	3,164,141,322	3,268,182,080	3,412,099,648	4,115,614,287
3,241,828,975	3,433,817,410	3,650,678,198	3,874,055,364	3,982,927,271	4,751,272,022
210,691,255	260,466,896	288,240,831	309,103,474	337,818,642	428,478,823
393,650,187	425,349,056	472,792,296	508,217,702	508,651,889	565,234,156
109,174,969	141,594,692	195,804,522	234,447,709	268,134,024	339,657,727
140,843,752	148,907,052	170,015,081	179,215,427	179,063,428	201,296,644
183,058,582	196,870,335	203,523,026	208,431,155	217,631,356	272,700,755
257,954,559	273,497,773	288,746,254	294,971,925	295,674,845	354,893,869
5,314,134,233	5,910,893,471	6,750,973,991	7,459,818,166	8,009,539,080	9,079,779,838
4,073,370,884	4,525,138,857	4,988,014,856	5,325,087,054	5,541,925,586	6,322,491,565
17,176,194	17,320,574	17,489,432	17,439,910	17,734,398	21,989,759
182,263,997	201,708,395	227,267,612	243,928,740	253,703,780	319,916,631
587,689,584	619,402,898	642,537,160	666,266,761	673,754,625	776,620,541
1,207,143,323	1,292,905,577	1,368,507,516	1,416,655,999	1,410,946,796	1,639,005,218
2,617,159	3,237,937	-	1,263,744	35,199	-
515,258,254	536,777,213	567,724,270	593,665,436	600,106,325	770,702,056
166,787,884	156,601,488	171,480,925	150,171,870	147,652,402	137,264,516
444,872,484	516,379,565	557,474,173	618,683,244	696,002,074	704,975,445
68,628,186	71,819,281	79,476,966	86,559,257	92,912,323	109,889,328
268,700,684	293,235,046	312,127,701	340,027,995	350,346,552	391,235,210
206,747,122,744	225,115,947,630	247,781,460,144	268,793,263,829	282,825,929,740	315,984,441,544
78,538,960	105,921,257	153,348,608	225,518,126	259,417,690	300,458,286
162,795,842	188,069,177	216,252,832	225,883,277	232,845,430	255,609,002
103,728,080	106,400,068	124,150,176	133,737,470	133,152,387	164,148,563
-	9,361,762	9,406,645	72,980,561	214,658,319	302,648,131
1,302,637,084	1,414,511,903	1,519,824,637	1,586,763,702	1,549,372,994	1,727,083,963
346,696,148	370,562,768	379,800,273	423,126,042	421,651,573	485,303,301
7,492,705,869	7,652,348,950	8,030,776,979	8,403,693,979	8,907,876,941	10,239,878,854

TRAVIS CENTRAL APPRAISAL DISTRICT

Market Value by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
35	TRAVIS CO WCID NO 19	179,221,702	176,477,228	174,706,098	226,691,223
37	TRAVIS CO WCID NO 20	345,537,427	345,223,876	348,368,359	404,441,341
38	DRIPPING SPRINGS ISD	50,052,227	50,559,110	62,317,265	77,997,739
39	TRAVIS CO ESD NO 9	5,566,916,259	5,832,729,773	6,517,566,869	7,276,227,354
3A	MARBLE FALLS ISD	725,741,187	724,896,853	720,451,127	747,252,676
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	1,775,399,187	1,851,252,538	2,052,228,566	2,226,330,435
3D	TRAVIS CO MUD NO 7	1,692,361	1,694,479	1,696,567	4,989,216
3F	CITY OF CEDAR PARK	325,959,036	357,368,833	380,443,421	905,000,986
3G	TRAVIS CO MUD NO 14	60,800,543	72,131,382	85,567,111	100,002,321
3M	WILLIAMSON/TRAVIS MUD NO 1	87,911,872	90,541,290	100,031,687	106,042,220
3N	TRAVIS CO MUD NO 18	-	-	7,935,968	38,360,422
3R	TRAVIS CO MUD NO 24	-	-	-	-
40	CITY OF CREEDMOOR	54,629,350	60,418,730	61,657,509	64,567,758
41	TRAVIS CO ESD NO 1	2,597,948,486	2,547,480,135	2,632,364,251	2,741,936,605
49	CITY OF LAGO VISTA	722,285,157	718,066,066	778,992,562	832,357,854
4A	JOHNSON CITY ISD	35,336,384	39,310,899	43,758,754	53,457,140
4D	TRAVIS CO MUD NO 8	61,637,931	66,959,608	75,568,330	82,433,663
4F	TRAVIS CO MUD NO 10	112,789,254	102,349,479	106,012,076	109,700,126
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	219,966,364	230,746,213	262,729,642	285,165,096
4J	TRAVIS CO MUD NO 11	136,751,580	163,793,805	206,087,893	254,276,520
4K	TRAVIS CO MUD NO 12	8,381,665	15,804,578	32,229,042	83,318,959
4L	TRAVIS CO MUD NO 13	21,689,684	32,171,247	46,779,410	69,957,116
4M	PILOT KNOB MUD NO 3	-	-	2,792,574	6,853,888
4P	PILOT KNOB MUD NO 2	-	-	-	2,333,348
4R	PILOT KNOB MUD NO 5	-	-	-	1,720,389
50	CITY OF JONESTOWN	429,369,186	416,068,235	427,471,779	441,385,248
51	TRAVIS CO ESD NO 11	1,092,405,371	1,116,451,714	1,186,529,168	1,284,621,885
52	TRAVIS CO ESD NO 6	9,954,170,271	10,640,490,940	11,850,902,932	13,484,649,825
55	VILLAGE OF BRIARCLIFF	192,832,985	210,184,931	245,279,336	256,258,193
56	TRAVIS CO ESD NO 5	938,655,253	986,728,550	1,137,816,600	1,164,042,055
57	TRAVIS CO ESD NO 4	1,550,669,163	1,589,557,627	1,748,194,003	1,969,587,608
58	TRAVIS CO ESD NO 10	1,438,356,502	1,501,151,776	1,664,903,365	1,800,759,353
59	RIVER PLACE MUD	492,707,482	504,132,740	573,811,480	615,784,273
5A	ROUND ROCK ISD	5,754,356,547	5,900,012,726	6,850,831,127	7,731,348,855
5D	TRAVIS CO MUD NO 9	3,423,108	3,418,902	3,512,444	3,948,203
5E	SENNA HILLS MUD	220,022,526	234,915,154	263,022,901	281,982,833
5F	CITY OF ELGIN	64,666,599	60,211,303	65,783,401	95,127,341
5G	VILLAGE OF VOLENTE	174,658,602	172,486,148	180,958,963	196,777,518
5H	VILLAGE OF WEBBERVILLE	20,480,493	21,320,375	91,521,942	23,019,002
5J	KELLY LANE WCID NO 1	52,481,113	64,269,467	78,581,607	110,029,194
5K	KELLY LANE WCID NO 2	1,437,429	2,415,700	7,473,927	24,674,134
5L	LAZY NINE MUD NO 1A	3,385,444	2,131,289	1,836,476	4,031,775
5M	LAZY NINE MUD NO 1B	2,002,111	28,562,362	70,664,369	144,678,878



TABLE 10
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<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
229,002,083	230,696,362	215,072,039	231,541,246	230,244,652	262,997,813
451,938,451	464,136,325	473,456,200	537,518,741	537,153,492	654,672,831
78,204,842	78,607,793	78,933,135	79,129,088	79,652,330	127,854,149
7,453,324,110	7,795,853,486	8,442,929,248	8,868,926,302	8,954,732,660	10,532,085,165
795,576,542	793,187,496	915,292,515	929,806,305	941,300,837	1,157,897,434
2,389,505,346	2,476,429,051	2,550,403,412	2,622,510,202	2,613,302,941	2,979,618,152
151,674	1,638,252	1,646,625	1,647,230	1,644,765	1,642,237
1,011,976,339	1,091,131,237	1,145,888,587	1,208,070,079	1,222,719,683	1,401,360,496
114,715,219	126,733,149	135,714,669	135,440,889	135,882,384	162,012,313
120,312,265	127,161,683	132,289,694	141,222,161	140,732,624	157,109,437
72,242,732	125,630,956	182,490,968	241,853,727	252,818,936	290,741,758
-	6,541,689	7,038,701	7,034,552	7,034,552	8,424,039
66,467,326	70,928,233	72,593,408	111,798,734	113,285,820	160,756,873
2,931,547,291	3,068,222,707	3,503,837,159	3,759,337,501	3,905,855,590	4,821,569,799
910,922,390	977,970,007	1,124,153,977	1,261,554,274	1,358,404,633	1,554,352,060
52,997,551	52,677,108	52,890,321	65,310,008	65,516,260	83,409,469
86,567,768	107,789,425	113,145,987	151,266,040	159,377,780	172,539,406
122,553,060	117,017,475	112,064,941	117,613,461	120,057,029	155,064,916
300,752,444	307,393,394	329,733,572	368,455,124	377,899,095	411,091,850
271,242,311	288,504,859	324,065,450	337,393,311	355,132,434	397,947,172
102,539,273	126,404,495	156,862,075	210,900,056	256,329,562	352,840,755
88,190,315	134,792,122	171,214,309	209,511,445	249,412,399	350,703,006
13,833,008	55,006,861	89,442,376	120,513,790	172,538,841	329,031,800
2,139,142	2,339,520	2,054,058	2,994,690	12,023,498	54,522,402
1,681,660	1,248,430	1,241,248	2,094,718	1,750,984	2,051,816
470,048,172	501,069,929	674,059,700	596,878,763	616,568,414	781,176,168
1,360,725,749	1,556,374,970	1,683,912,086	2,138,478,412	2,296,306,751	3,236,962,921
14,966,471,896	16,114,328,317	16,958,218,135	17,906,187,925	18,496,334,359	21,367,023,555
274,218,510	290,341,628	336,472,264	364,296,586	368,152,432	434,503,102
1,318,453,862	1,421,916,802	1,563,123,127	1,751,940,336	1,906,922,360	2,273,781,393
2,257,791,532	2,390,227,905	2,636,615,808	2,828,254,246	2,888,536,577	3,591,264,548
1,973,714,220	2,129,165,992	2,282,774,588	2,468,460,793	2,540,797,953	2,882,945,287
666,805,761	683,797,562	-	-	-	-
8,769,760,049	9,471,761,839	10,171,493,651	10,828,080,016	11,279,137,182	12,416,807,659
3,903,341	3,989,922	3,830,643	3,892,105	3,886,962	4,239,352
289,889,484	305,033,140	318,089,426	319,793,379	317,739,322	352,014,769
129,526,963	136,499,906	146,797,944	155,661,678	157,998,644	188,961,967
199,273,027	210,547,382	257,883,622	272,609,571	275,451,665	312,427,459
29,169,643	28,186,989	29,620,541	31,659,022	32,689,671	51,413,704
145,256,121	170,720,374	207,664,538	244,443,302	257,097,556	296,465,037
53,342,384	96,330,479	156,842,936	185,690,360	205,274,917	239,961,074
11,845,693	10,552,146	23,382,718	24,904,713	27,043,583	28,007,154
182,725,111	234,543,246	302,376,564	382,213,272	459,195,314	602,336,751

TRAVIS CENTRAL APPRAISAL DISTRICT

Market Value by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
61	CITY OF MUSTANG RIDGE	73,666,499	73,085,857	71,821,589	75,548,393
68	AUSTIN COMM COLL DIST	105,756,428,636	112,829,812,836	127,880,017,041	149,465,835,989
69	LEANDER ISD	6,935,121,953	7,409,025,504	8,200,240,864	9,132,786,914
6E	LAKE POINTE MUD NO 3 (DA)	185,228,795	197,981,726	206,583,012	223,058,279
6F	CITY OF LEANDER	275,130,401	365,400,245	472,401,546	628,698,635
6G	TRAVIS CO MUD NO 15	189,035,537	233,942,851	291,973,197	363,481,557
6H	WEST TRAVIS CO MUD NO 6	229,080,219	273,608,993	313,648,741	412,473,114
6J	WEST TRAVIS CO MUD NO 8	104,517,835	115,301,613	127,354,461	152,341,622
6L	TRAVIS CO MUD NO 17	-	4,250,975	7,407,957	22,112,157
6M	TRAVIS CO MUD NO 21	-	3,318,625	2,956,270	37,410,026
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
6T	ALTESSA MUD	-	-	-	-
70	TRAVIS CO MUD NO 2	109,965,882	116,510,755	127,708,911	155,570,741
71	TRAVIS CO ESD NO 14	887,023,349	901,682,064	956,588,806	568,111,479
72	TRAVIS CO ESD NO 12	1,415,344,797	1,611,474,480	1,672,952,520	1,991,469,013
73	ONION CREEK METRO PARK DIST	-	-	-	2,705,828
77	TRAVIS CO ESD NO 8	1,741,973,082	1,784,724,904	1,879,368,985	2,046,194,624
7A	MOORES CROSSING MUD	74,988,356	76,133,483	94,816,542	122,526,420
7D	LAKE POINTE MUD NO 5 (DA)	204,112,764	209,770,760	225,717,417	237,545,386
7E	VILLAGE OF THE HILLS	404,043,799	442,845,211	481,550,244	509,680,093
7F	VILLAGE OF POINT VENTURE	169,425,251	163,207,623	163,558,058	173,995,809
7G	WILBARGER CRK MUD NO 1	13,880,336	20,611,885	23,670,690	40,963,075
7H	WILBARGER CRK MUD NO 2	3,614,747	3,589,887	3,710,059	6,335,781
7J	LAKESIDE MUD NO 3	56,335,162	69,579,638	94,781,928	124,169,749
7K	SUNFIELD MUD NO 1	152,708	153,222	353,732	382,127
7N	TRAVIS CO MUD NO 19	-	-	-	-
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
7T	LAKESIDE MUD NO 5	-	-	-	-
83	CITY OF BEE CAVE	1,076,719,861	1,193,126,220	1,386,198,389	1,787,167,949
84	NORTHTOWN MUD	489,934,834	554,510,355	581,307,552	692,389,402
8C	TRAVIS CO MUD NO 3	523,018,046	550,239,681	578,011,308	682,548,388
8E	RNCH @ CYPRSS CRK MUD 1	66,433,051	71,782,256	81,567,889	87,241,305
8G	WMSN-TR CO WCID NO 1D	82,064	-	21,821	-
8H	BELLA VISTA MUD	98,515,117	101,793,113	112,275,522	-
8I	WMSN-TR CO WCID NO 1F	43,348,755	48,875,082	57,451,605	-
8J	WMSN-TR CO WCID NO 1G	232,465,535	233,805,141	257,778,399	-
8K	TRAVIS CO ESD NO 13	130,139,288	129,961,874	133,606,148	164,238,446
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	158,915,847	179,513,675	198,639,682	351,754,077
8N	ANDERSON MILL LIMITED DISTRICT	9,048,004	9,080,310	10,703,214	10,960,348
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16	-	-	-	-
9B	TRAVIS CO ESD NO 2	6,518,062,091	7,183,421,453	8,240,198,025	9,692,352,961
9C	TRAVIS CO MUD NO 4	58,197,204	65,439,269	72,570,096	115,778,271



TABLE 10
(3 of 4)

2016	2017	2018	2019	2020	2021
83,605,618	85,729,001	89,760,731	121,890,828	123,585,346	196,075,432
171,507,661,328	187,240,940,583	205,435,217,952	223,464,706,562	236,619,433,962	262,225,598,503
10,062,466,848	10,695,721,187	11,578,033,666	12,244,604,712	12,656,080,067	14,709,564,592
235,352,351	262,773,289	270,626,329	289,127,482	295,059,412	344,482,402
789,058,897	944,506,419	1,159,756,013	1,415,432,888	1,651,079,947	2,097,371,669
443,445,733	497,636,271	566,788,800	641,504,524	649,999,843	742,646,201
498,205,425	527,873,564	592,948,538	632,009,066	658,953,341	775,893,773
181,145,283	197,411,368	222,642,308	218,053,387	250,070,498	258,451,092
47,837,508	63,863,360	82,681,040	111,087,380	151,087,814	246,077,151
100,977,064	152,936,023	252,990,398	365,482,050	462,282,707	601,494,359
975,544,681	1,046,603,143	1,068,272,348	1,144,650,262	1,154,659,625	1,248,749,960
-	-	1,709,606,648	2,165,589,837	2,301,347,618	3,243,623,445
-	-	-	-	-	108,453
175,798,443	193,722,502	217,057,067	247,128,072	272,129,223	357,200,352
597,335,953	661,920,728	733,859,726	759,393,965	763,043,328	865,527,142
2,406,538,702	2,580,365,275	2,910,195,292	3,366,260,395	3,608,601,371	4,385,010,709
4,311,359	7,637,360	36,514,238	83,424,231	134,327,151	218,961,795
2,292,818,900	2,426,142,585	2,898,359,687	3,053,325,798	3,137,336,464	3,802,115,254
137,311,468	162,765,268	187,781,309	197,152,509	200,460,016	241,211,331
244,295,100	264,065,741	276,437,083	301,884,288	302,083,791	359,473,691
530,360,576	558,606,311	580,350,960	604,645,592	605,759,434	705,541,923
185,376,512	204,801,660	230,456,092	246,955,755	256,799,789	323,122,049
44,692,258	50,563,341	55,338,547	79,498,627	135,825,540	176,988,326
7,520,916	7,520,916	7,571,916	7,509,943	7,509,943	7,612,875
158,026,524	185,137,987	212,945,091	224,534,695	229,536,231	275,877,696
311,082	258,299	409,847	238,963	134,529	134,536
-	-	5,319,793	5,489,701	13,006,159	43,539,946
-	-	6,129,068	11,451,419	34,766,558	81,069,718
-	-	12,008,904	11,541,631	28,292,521	77,851,340
-	-	-	-	-	13,470,538
2,119,921,634	2,262,909,246	2,651,667,914	2,786,078,761	2,918,897,959	3,169,987,326
817,433,745	841,497,860	1,194,775,187	1,032,265,994	1,045,380,556	1,207,764,306
717,840,405	760,663,680	786,198,459	797,382,243	791,448,523	923,042,339
94,363,146	99,323,598	100,115,914	111,575,362	111,154,003	125,599,693
-	-	-	-	-	-
14,074	-	-	-	-	-
-	-	-	-	-	-
88,196	-	-	-	-	-
181,774,331	183,341,473	191,660,639	207,084,080	212,415,963	311,742,434
438,340,537	450,822,524	484,146,688	466,582,714	466,935,734	433,680,095
13,753,672	16,389,622	17,105,945	17,385,978	17,335,343	24,759,003
-	-	-	741,682,517	764,749,970	921,861,835
-	-	-	-	2,800,993,834	3,373,829,836
11,098,791,402	12,209,785,964	14,082,809,960	15,283,082,476	16,141,628,882	18,580,177,858
131,976,546	124,274,541	79,727,619	122,800,996	173,256,225	217,063,519



TRAVIS CENTRAL APPRAISAL DISTRICT

Market Value by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2012	2013	2014	2015
9D	LAKESIDE WCID NO 1	112,317,504	113,815,314	125,392,319	139,109,181
9G	LAKESIDE WCID NO 2A	799,836	830,724	1,304,340	7,305,217
9H	LAKESIDE WCID NO 2B	67,537,017	71,910,727	85,311,956	102,993,459
9I	LAKESIDE WCID NO 2C	64,993,295	85,580,136	98,107,743	120,929,033
9J	LAKESIDE WCID NO 2D	54,304,649	71,599,374	97,024,220	134,156,575
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	7,008,401	12,689,909	31,204,688	67,683,212
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	907,249	901,051	901,051
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	2,523,156	2,523,156	2,523,156
10E	TRAVIS CO ESD NO 17	-	2,523,156	2,523,156	-
TOTALS		\$ 653,100,603,415	\$ 696,896,876,223	\$ 787,780,715,931	\$ 915,153,230,761

SOURCE: Travis Central Appraisal District- Internal Management Reports



TABLE 10
(4 of 4)

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
147,508,439	157,990,961	161,861,366	166,546,175	165,828,254	192,218,471
18,037,322	31,494,443	50,640,755	74,133,319	111,074,804	194,347,668
119,534,118	133,882,328	138,782,884	147,702,082	147,790,428	172,545,737
150,352,548	189,083,396	222,844,630	261,854,392	304,914,816	399,973,434
156,582,420	180,322,939	196,628,959	217,366,146	235,930,511	285,829,311
118,897,886	165,929,972	213,703,234	256,451,769	298,034,115	355,327,074
901,051	901,051	2,527,944	14,551,986	27,936,680	41,320,558
2,523,156	2,523,156	2,523,156	2,523,156	2,308,961	1,965,726
-	-	-	-	-	7,787,134,411
\$ 1,043,825,692,977	\$ 1,140,348,786,973	\$ 1,255,863,453,148	\$ 1,363,528,577,143	\$ 1,439,412,023,963	\$ 1,617,774,363,327



Demographic and Economic Statistics



TRAVIS CENTRAL APPRAISAL DISTRICT
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Travis County Population ⁽¹⁾	Travis County Personal Income (In Thousands) ⁽²⁾	Travis County Per Capita Personal Income ⁽²⁾	Single Family Home Sales in the Austin Area ⁽³⁾	Average Home Price in the Austin Area ⁽³⁾	Travis County Un-employment Rate ⁽⁴⁾
2012	1,076,119	\$ 59,534,594	\$ 55,323	23,929	\$ 260,169	5.2%
2013	1,108,403	62,035,754	55,969	29,361	283,014	5.1%
2014	1,141,655	67,435,632	59,068	29,640	30,194	4.1%
2015	1,173,051	69,982,304	59,658	28,449	322,856	3.3%
2016	1,209,415	72,385,839	59,852	34,957	341,804	3.4%
2017	1,242,674	80,109,574	64,465	33,284	364,079	2.9%
2018	1,273,741	87,444,888	68,652	34,882	377,458	2.9%
2019	1,304,311	91,228,861	69,944	36,003	388,075	2.6%
2020	1,334,310	96,279,235	72,157	38,350	417,909	6.4%
2021	1,372,063	Data not available		42,149	537,958	3.4%

Sources:

- (1) City of Austin Demographer (2020) as of July 2020.
- (2) Bureau of Economic Analysis, Department of Commerce
- (3) Texas A&M University, Real Estate Research Center
- (4) Texas Workforce Commission

Notes: Prior years may have been updated by the source.



TRAVIS CENTRAL APPRAISAL DISTRICT

Principal Employers

For 2012 and 2021

2021

Employer ⁽¹⁾	Product or Service	Employees	Rank	Percentage of Total County Employment ^(a)
State of Texas ⁽²⁾	Government	59,035	1	7.67%
The University of Texas/Austin ⁽³⁾	Education, Research	27,067	2	3.52%
HEB Grocery Co.	Retail	19,008	3	2.47%
City of Austin ⁽⁴⁾	Government	16,427	4	2.13%
Ascension Seton	Health Services	15,218	5	1.98%
Wal-Mart Stores, Inc.	Retail	15,000	6	1.95%
Dell, Inc.	Electronics	13,000	7	1.69%
Federal Government ⁽²⁾	Government	12,982	8	1.69%
Amazon.com, LLC	Retail	11,000	9	1.43%
Austin Independent School District ⁽⁵⁾	Education	10,858	10	1.41%
St. David's Healthcare	Health Services	-		
IBM Corporation	Electronics	-		
		199,595		25.94%

- SOURCES:**
- (1) Unless noted, data is from the Austin Business Journal
 - (2) Texas Workforce Commission
 - (3) The University of Texas/Austin
 - (4) City of Austin
 - (5) Austin Independent School District

- NOTES:**
- (a) Based on total Travis County employment, including nonresidents, of 769,449 Texas Workforce Commission
 - (b) Based on total Travis County employment of 563,338 Texas Workforce Commission



TABLE 12

2012

Employees	Rank	Percentage of Total County Employment ^(b)
43,906	1	7.79%
21,626	2	3.84%
10,545	8	1.87%
13,212	3	2.35%
12,606	4	2.24%
-	-	-
12,000	5	2.13%
10,573	7	1.88%
-	-	-
11,878	6	2.11%
7,400	9	1.31%
6,000	10	1.07%
<u>149,746</u>		<u>26.59%</u>



OPERATING INFORMATION





TRAVIS CENTRAL APPRAISAL DISTRICT
Budgeted Full-time Equivalent Employees by Function/Program
 Last Ten Fiscal Years

<u>Function/Program</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Appraisal	79	80	81	89
Information Systems	35	33	32	29
Administration/General Operations	<u>16</u>	<u>15</u>	<u>14.5</u>	<u>14</u>
Total	130	128	128	132

SOURCE: Travis Central Appraisal District 2012 through 2021 Adopted Budgets
NOTES: A full-time employee is equivalent to approximately 2,080 hours per year



TABLE 13

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
89	89	81.5	82.5	83.5	83.5
29	29	29.5	31.5	31.5	29.5
<u>14</u>	<u>14</u>	<u>12</u>	<u>11</u>	<u>14</u>	<u>16</u>
132	132	123	125	129	129



TRAVIS CENTRAL APPRAISAL DISTRICT

Actual Full-time Equivalent Employees by Function/Program

Last Ten Fiscal Years

<u>Function/Program</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Appraisal	76	76	70	88
Information Systems	26	25	25	27
Administration/General Operations	<u>15</u>	<u>12</u>	<u>12</u>	<u>12</u>
Total	117	113	107	127

SOURCE: Travis Central Appraisal District 2012 through 2021 payroll reports

NOTES: A full-time employee is equivalent to approximately 2,080 hours per year
This schedule excludes any vacant positions



TABLE 14

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
61	76	72.5	81	80	73
32	22	24.5	29	22	22
<u>9</u>	<u>9</u>	<u>9</u>	<u>13</u>	<u>12</u>	<u>13</u>
102	107	106	123	114	108



TRAVIS CENTRAL APPRAISAL DISTRICT
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	2012	2013	2014	2015
Appraisal				
Real property accounts	357,660	360,750	365,563	370,513
Business personal property	41,503	42,475	42,216	43,061
Total property count	399,163	403,225	407,779	413,574
Total Appraisal Roll	\$ 128,176,409,480	\$ 136,609,794,659	\$ 154,513,882,900	\$ 179,776,622,324
Change from Prior Year	4.04%	6.58%	13.11%	16.35%
Permits processed	20,728	21,135	23,985	24,274
New subdivisions added	204	225	276	306
New lots added	2,169	2,536	4,297	6,470
New condos added	350	424	444	603
New condo units added	616	1,198	980	2,664
New construction	4,251	5,197	6,110	7,503
Field inspections completed	74,252	75,753	89,905	100,980
Deed transactions processed	23,386	31,833	30,885	32,125
Sales transactionn processed	15,140	15,281	12,159	16,575
Exemptions processed	12,744	14,154	19,611	19,548
Renditions processed	24,140	26,615	25,651	26,889
Notices of appraised value mailed	387,354	391,497	395,956	404,922
Support Services				
Homestead	202,948	202,600	205,281	205,776
Over age 65	44,225	46,200	48,899	50,682
Diabled Vet	6,794	6,909	7,182	7,136
Disabled Persons	3,619	3,730	3,872	3,916
Freeport inventory	384	344	386	343
Charitable/non-profit	11,842	12,270	12,879	12,474
Solar/wind power	217	1,017	1,666	1,875
Abatements	15	14	18	18
Low Income Housing			66	70
Community Land Trust			6	8
Historical site	483	506	548	543
Pollution control	68	72	77	75
Average Market Value of HS Property	N/A	N/A	315,801	349,962
Average HS Exemption Amount	N/A	N/A	75,525	87,097
Average Taxable Value of HS Property	N/A	N/A	240,276	262,865



TABLE 15

2016	2017	2018	2019	2020	2021
380,837	388,005	396,129	405,423	413,957	421,144
43,265	43,325	43,668	43,704	43,353	41,978
424,102	431,330	439,797	449,127	457,310	463,122
\$ 203,900,582,596	\$ 223,147,520,227	\$ 245,338,206,315	\$ 266,184,989,892	\$ 281,851,353,216	\$ 315,990,091,832
13.42%	9.44%	20.32%	8.50%	5.89%	12.11%
23,615	25,383	28,193	29,276	30,823	18,445
282	318	317	270	266	269
6,283	5,881	5,344	10,130	7,214	5,662
544	872	1,325	1,357	908	985
2,382	2,253	3,808	3,826	3,127	3,319
7,404	7,817	8,065	9,516	9,051	1,086
124,909	149,829	170,128	206,592	227,564	435,072
22,565	20,928	20,471	21,678	20,081	23,966
17,470	19,181	18,725	19,265	8,518	17,105
22,565	22,565	22,429	22,623	24,831	28,674
26,722	26,540	26,272	25,586	23,687	23,895
412,268	418,339	426,432	341,382	185,659	450,797
210,285	215,509	218,470	221,638	227,488	224,865
53,457	56,236	58,764	61,357	63,025	64,992
7,365	7,629	7,944	8,417	8,481	8,669
3,909	3,931	3,945	3,939	3,830	3,725
324	239	267	261	235	239
12,733	12,817	12,783	13,213	13,158	11,550
2,258	2,570	3,102	4,007	4,133	5,342
4	4	2	-	-	-
69	76	85	72	76	72
1	1	2	1	1	1
521	541	499	550	539	574
140	142	139	144	142	143
380,231	402,715	432,310	452,650	452,462	527,378
95,164	97,003	105,090	105,627	96,886	141,242
285,067	305,712	327,220	347,023	355,573	386,136



DEBT INFORMATION



TRAVIS CENTRAL APPRAISAL DISTRICT
Outstanding Debt by Type
 Last Ten Fiscal Years

Fiscal Year	Governmental Activities	Total Primary Government
2012	\$ -	\$ -
2013	-	-
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	-	-
2019	9,840,400	9,840,400
2020	9,506,511	9,506,511
2021	9,162,741	9,162,741

SOURCE: Annual Comprehensive Financial Report 2012-2021

