

Travis Central Appraisal District



Board of Director's Meeting
June 8, 2020
11:30 a.m.

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
BRUCE ELFANT
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

VIA VIDEOCONFERENCE - The public may hear and view this meeting while in progress online at
<https://zoom.us/j/362812703>

AGENDA

REGULAR MEETING – MONDAY, JUNE 8, 2020 – 11:30 AM

1. CALL TO ORDER
2. ESTABLISHMENT OF QUORUM
3. CITIZENS COMMUNICATION -- **Public comment will be allowed via teleconference link provided above; no in-person input will be allowed. All public comment will occur at the beginning of the meeting starting at 11:30 am. To speak remotely, at this meeting, persons must register online at <https://www.traviscad.org/speaker-registration> no later than 1.5 hours prior to the meeting start time.**
4. CONSENT AGENDA - These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
 - a. APPROVAL OF THE MINUTES OF THE MAY 29, 2020 MEETINGS
 - b. TAXPAYER LIAISON REPORT
 - c. SECTION 25.25B REPORT
 - d. ACCOUNTING STATEMENTS
 - e. LINE ITEM TRANSFERS
 - f. PERSONNEL REPORT
5. REGULAR AGENDA
 - a. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT TO INCLUDE: 2020 PROTEST STATUS REPORT
 - b. DISCUSSION AND POSSIBLE ACTION ON 2019 FINANCIAL AUDIT
 - c. DISCUSSION AND POSSIBLE ACTION ON 2021 PROPOSED BUDGET
 - d. DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
 - e. ADJOURNMENT

THE BOARD MAY MEET IN EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING:

- SEC. 551.071; Consultation with attorney regarding pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.
- SEC. 551.072; Deliberations regarding real property
- SEC. 551.074; Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee; or to hear a complaint or charge
- SEC. 551.076; Deliberations regarding security devices

The Travis Central Appraisal District is committed to compliance with the Americans with Disabilities Act. Reasonable

modifications and equal access to communications will be provided upon request. Please call 512-834-9317 extension 313 for information. For a sign language interpreter, please call 48 hours prior to meeting.

CERTIFICATE OF POSTING

I, Leana Mann, Director of Operations of the Travis Central Appraisal District, do hereby certify that on the 3rd day of June 2020, by 4 o'clock pm this Notice of Meeting was posted at the District's Offices, located at 8314 Cross Park Drive, Austin, Texas 78754. This Notice of Meeting was posted in a place readily accessible to the general public at all times for 72 continuous hours prior to the meeting, filed with the Travis County Clerk for posting by the Clerk at the Travis County Courthouse, and posted on the District's website.

Leana H. Mann

By:

Printed Name: Leana Mann

Title: Director of Operations

Came to hand and posted on a Bulletin Board in the Courthouse,
Austin, Travis County, Texas on this the 3rd day of
June 2020.

Dana DeBeauvoir
County Clerk, Travis County, Texas

By *[Signature]* Deputy

RICK TOMS



202080726

COPY
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

Jun 03, 2020 02:02 PM
Fee: \$3.00 TOMSR

AGENDA ITEM

#4A

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
BRUCE ELFANT
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TCAD - BOARD OF DIRECTORS MINUTES OF THE MAY 29, 2020 TELECONFERENCE MEETING

1. Call to order

Meeting called to order by James Valadez at 2:30 p.m. on May 29, 2020.

Due to COVID-19, in accordance with Texas Government Code 418.016, Governor Abbott announced the suspension of various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location. Pursuant to that suspension, this meeting was held utilizing the Zoom meeting service. Members of the public were not allowed to attend this meeting in person. The public was able hear, view and participate in this meeting while in progress online.

2. Establishment of Quorum

James Valadez, Chairperson	Travis County	Present
Bruce Grube, Vice Chairperson	Travis County	Present
Theresa Bastian, Secretary	Austin ISD	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Present
Eleanor Powell	City of Austin	Absent
Ryan Steglich	Austin ISD	Present
Tom Buckle	West Travis County	Present
Anthony Nguyen	East Travis County	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector	Absent

Also present were Marya Crigler, Chief Appraiser, Leana Mann, Director of Operations, and Dustin Banks, In-house Counsel.

3. Citizens Communication

Members of the board heard from:
Debra Bawcom

4. Consent Items

- a. Approval of the minutes of the May 11, 2020 meeting
- b. Taxpayer liaison report

MOTION: Approve consent agenda
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tom Buckle **SECONDER:** Bruce Grube

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Blanca Zamora- Garcia, Ryan Steglich, Tom Buckle, Anthony Nguyen

ABSENT: Eleanor Powell

5A. Discussion and possible action on Chief Appraiser report to include: COVID-19 appraisal district operations update, 2020 protest status report, formal hearing preparation, 850 EAL status

Members of the board heard from:
Marya Crigler, Chief Appraiser

RESULT: DISCUSSED

5B. Discussion and possible action on ARB reimbursement requests

MOTION: Approve reimbursements as presented
RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Theresa Bastian **SECONDER:** Ryan Steglich

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Blanca Zamora- Garcia, Ryan Steglich, Tom Buckle, Anthony Nguyen

ABSENT: Eleanor Powell

5C. Discussion and possible action on ARB pay policies and procedures.

MOTION: Approve pay policy and procedures
RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Anthony Nguyen **SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Blanca Zamora- Garcia, Ryan Steglich, Tom Buckle, Anthony Nguyen

ABSENT: Eleanor Powell

5D. Discussion and possible action to add items to future agendas

RESULT: DISCUSSED

Note: Board Members requested the following items be added to the next agenda:

- 2021 Proposed Budget

- *Protest status update*
- *Financial audit*
- *Next Meeting: June 8, 2020 at 11:30 a.m.*

5G. Adjournment

MOTION: Adjourn meeting at 3:15 PM

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Bruce Grube

SECONDER: Blanca Zamora-Garcia

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Blanca Zamora- Garcia, Ryan Steglich, Tom Buckle, Anthony Nguyen

ABSENT: Eleanor Powell

Respectfully submitted,

Theresa Bastian, Secretary

Approved:

James Valadez, Chairperson

AGENDA ITEM

#4B

Travis Taxpayer Liaison Activity Report

Property Owner Contacts 2016 2017 2018 2019
 430 653 674 1,576

	Complaints	Property Owner Interactions									Total Activities
	ARB Hearings	General Inquiries	Protest Process	efiling	Exemptions	Change of Address	Agent Appointment	BBP Issues	Open Records	Tax Issues	
Jan	0	16	23	0	24	0	5	4	1	21	94
Feb	2	13	5	0	23	1	6	2	0	5	57
March	0	11	12	0	26	0	7	5	0	11	72
April	0	13	13	8	34	0	16	2	0	6	92
May	0	31	61	16	21	3	13	4	2	14	165
June											
July											
Aug											
Sept											
Oct											
Nov											
Dec											
Total	<u>2</u>	<u>84</u>	<u>114</u>	<u>24</u>	<u>128</u>	<u>4</u>	<u>47</u>	<u>17</u>	<u>3</u>	<u>57</u>	<u>480</u>

AGENDA ITEM

#4C



Travis Central Appraisal District

Section 25.25B Report

Page 1 of 1

6/3/2020

5:57:53PM

From: May 05, 2020

To: June 03, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
910321	2019	BLANEY BRANDON J PERSONAL PROPERTY MH S#125000HB003311A L#NTA1746264	14301 JUNIPER ST	\$36,962	\$36,962
PER TCAD RESEARCH AND GIS , IT WAS FOUND THAT THE MOHO IS NOT ON THE PROPERTY, DELETE FOR YEAR 2019, SEE IMAGES 6/					

EMAILED COPY TO TRAVIS APPRAISAL
REVIEW BOARD VIA TCADARB@GMAIL.COM
AS WELL AS PLACED A HARDCOPY IN THEIR
INBOX FOR MR. CORDELLE, TARB
CHAIRPERSON
20200604OAK

AGENDA ITEM

#4D

Travis Central Appraisal District

Budget-to-Actual

01 - ARB

From 1/1/2020 Through 4/30/2020

	Budgeted Amount- Total Budget	Budgeted Amount- YTD	Actual	Variance with Final Budget (Over) Under	Percent of Total Budget Remaining
Expenditures					
Payroll Costs					
Salaries	1,172,175.00	390,725.00	82,942.50	307,782.50	92.92%
Total Payroll Costs	1,172,175.00	390,725.00	82,942.50	307,782.50	92.92%
Supplies					
Operating Supplies	750.00	250.00	1,773.73	(1,523.73)	(136.50)%
Books/Publ/Subs/Data Bases	900.00	300.00	6.38	293.62	99.29%
Total Supplies	1,650.00	550.00	1,780.11	(1,230.11)	(7.89)%
Services					
Training & Education	7,500.00	2,500.00	7,200.00	(4,700.00)	4.00%
Attorney & Court Costs	20,000.00	6,666.68	10,172.00	(3,505.32)	49.14%
Total Services	27,500.00	9,166.68	17,372.00	(8,205.32)	36.83%
Total Expenditures	1,201,325.00	400,441.68	102,094.61	298,347.07	91.50%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,201,325.00)	(400,441.68)	(102,094.61)	298,347.07	(91.50)%

Travis Central Appraisal District
Standard General Ledger
From 4/1/2020 Through 4/30/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
10110	General-Chase Bank			Current Balance	1,550.00	
30110	Fund Balance-Unassigned			Current Balance	5,452,938.21	
40101	Salaries			Current Balance	75,237.50	
		4/3/2020	ARB Payroll PPE 03.27.30 (1 day \$ 170/day)	ARB Payroll PPE 03.27.30 (1 day \$ 170/day)	170.00	
		4/3/2020	ARB Payroll PPE 03.27.30 (1 day @ \$160/day)	ARB Payroll PPE 03.27.30 (1 day @ \$160/day)	160.00	
		4/3/2020	ARB Payroll PPE 03.27.30 (1 day @ \$200/day)	ARB Payroll PPE 03.27.30 (1 day @ \$200/day)	200.00	
		4/3/2020	ARB Payroll PPE 03.27.30 (2 days @ \$225/day)	ARB Payroll PPE 03.27.30 (2 days @ \$225/day)	450.00	
		4/3/2020	ARB Payroll PPE 03.27.30 (2.5 days @ \$225/day)	ARB Payroll PPE 03.27.30 (2.5 days @ \$225/day)	562.50	
		4/3/2020	ARB Payroll PPE 03.27.30 (8 days @ \$275/day)	ARB Payroll PPE 03.27.30 (8 days @ \$275/day)	2,200.00	
		4/17/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$170/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$170/day)	255.00	
		4/17/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$180/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$180/day)	450.00	
		4/17/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$190/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$190/day)	95.00	
		4/17/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$200/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$200/day)	100.00	
		4/17/2020	ARB Payroll PPE 04.10.20 (1 days @ \$225/day)	ARB Payroll PPE 04.10.20 (1 days @ \$225/day)	450.00	
		4/17/2020	ARB Payroll PPE 04.10.20 (9.5 days @ \$275/day)	ARB Payroll PPE 04.10.20 (9.5 days @ \$275/day)	2,612.50	
			Period Totals		7,705.00	0.00
			Subtotal 4/2020		82,942.50	
			Transaction Total		7,705.00	0.00
Balance 40101	Salaries				82,942.50	
40220	Operating Supplies			Current Balance	1,773.73	

Travis Central Appraisal District
Standard General Ledger
From 4/1/2020 Through 4/30/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
40231	Books, Publications, Subscriptions & Databases			Current Balance	3.19	
		4/20/2020	Google Storage Subscription- April 2020 (ARB)	Google Storage Subscription- April 2020 (ARB)	3.19	
			Period Totals		3.19	0.00
			Subtotal 4/2020		6.38	
			Transaction Total		3.19	0.00
Balance 40231	Books, Publications, Subscriptions & Databases				6.38	
40330	Education & Training			Current Balance	7,200.00	
40510	Legal & Attorney			Current Balance	10,172.00	
Report Opening/Current Balance					5,548,874.63	0.00
Report Transaction Totals					7,708.19	0.00
Report Current Balances					5,556,582.82	0.00
Report Difference					5,556,582.82	



Monthly Investment Report
April 30, 2020

Shut Down and Shelter-in-Place

It is difficult – even for an optimist at heart – to find good news or sunny expectations this month. The Covid-19 virus has effectively stopped global economic progress in its tracks.

Economic weakness is widespread as expected, as global forced and enforced economic shutdowns have left nearly every domestic and international industry reeling from policies forcing businesses to close and workers to shelter in their homes. Consumers stockpiled ahead of the stay-at-home order, but the plunge in expenditures thereafter more than offset the uptick in food, beverage and even toilet paper sales in early March. (Toilet paper as the new tulip mania!) Personal income is down 2% and personal spending down 7.5% in March. Retail sales dropped 8.7% in the same period.

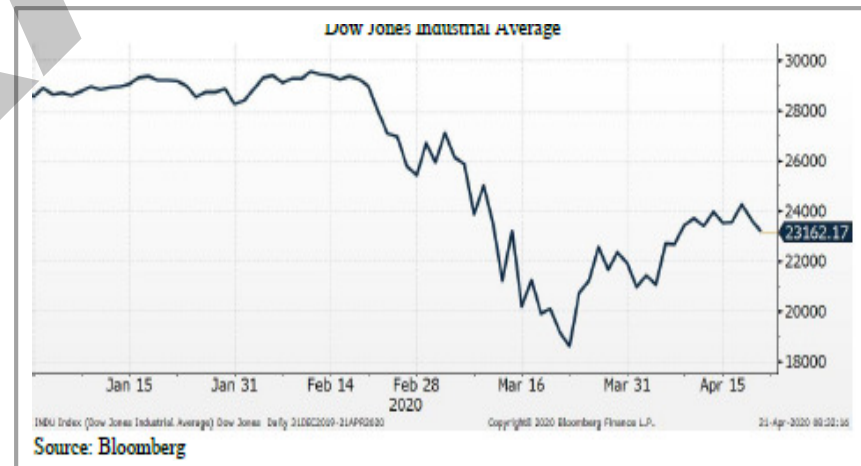
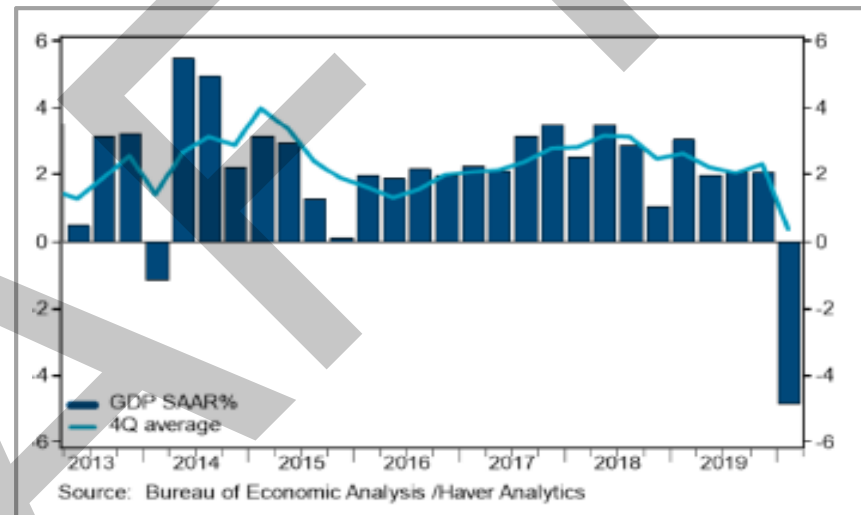
Business investment has been cut off at the knees and a sizable reduction in trade reflects the global nature of the pandemic.

Small businesses have been decimated. The national Payroll Protection Program (PPP) was launched April 3rd to help bridge the gap for small business struggling to pay rent and pay employees. But the fast start up and roll out of the program left it vulnerable to our other new consent: fraud. The Justice Dept. is opening an investigation but that will not assist businesses now.

The important effort to open up and carefully restart the economy is global. We have to somehow get the engines moving. We have to safely get business back on its feet or a deeper economic trench will be dug.

The slew of disappointing economic data has now driven US GDP down 4.8%, which foretells a potential negative GDP in 2020 Q1. That alone officially ends the longest expansion in US history. And the US is not alone. French GDP is down 5.8% and Spanish 5.2% - China is unknowable. Factory access across Asia is down to record lows. These are the sharpest declines on record.

Perhaps the worst impact was on jobs. The initial job claims 6-week summary has 30.3 million people looking for work.



The Fed as First Responder

At its April FOMC meeting, the Federal Reserve left rate policy unchanged with the federal funds target in a range from 0.00% to 0.25%.

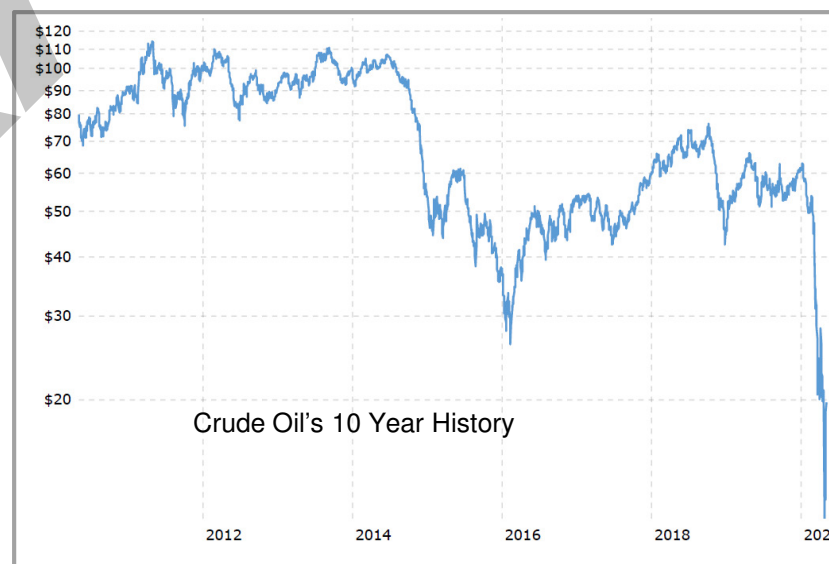
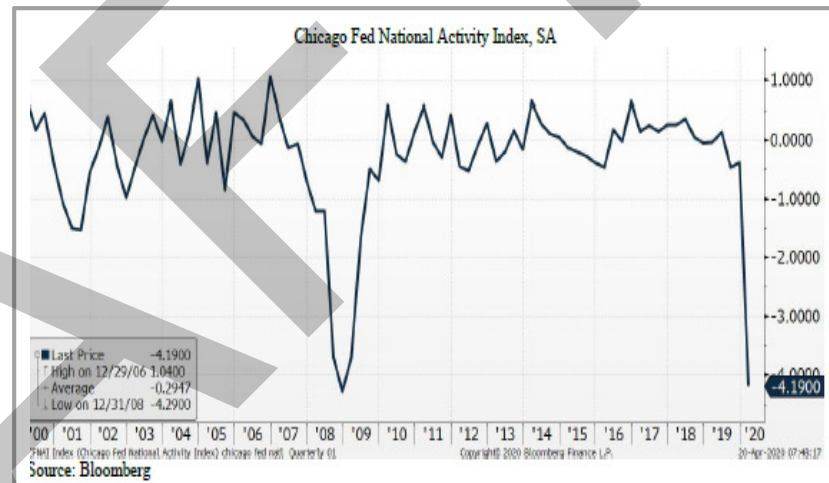
There was no further reduction in short-term rates, no adjustment to QE (quantitative easing) and no announcements of additional liquidity programs. Why? Because the Fed has already committed to *unlimited* asset purchases as *well as unlimited* liquidity to any market deemed necessary. We have already seen this in the CP market. Their goal is simply to stabilize the U.S. markets and reduce uncertainty and fear.

"To support the flow of credit to households and businesses, the Federal Reserve will continue to purchase the amounts needed to support smooth market functioning, thereby fostering effective transmission of monetary policy to broader financial conditions." (Fed statement)

In committing to use all its tools, there are still questions of effectiveness and efficiency in terms of the programs already initiated by the Fed with evidence of ongoing stress in credit markets. We saw how long QE took in 2008-2009. While the Fed remains committed, the measures taken thus far are themselves not without consequences, potentially restraining the strength of the recovery for years to come. But as always the market appears to be focused on the near-term, confident that the Fed will continue to provide and perpetuate the economy's dependence on the monetary policy punch bowl – and debt. The April statement clearly outlined "considerable risks to the economic outlook over the medium term." This statement indicates that policymakers are certainly concerned about longer-lasting economic scars and prolonged economic weakness.

The Fed is expected to begin purchasing ETFs in early May and then move to purchases of corporate bonds. This will calm the markets as the support of the CP market did.

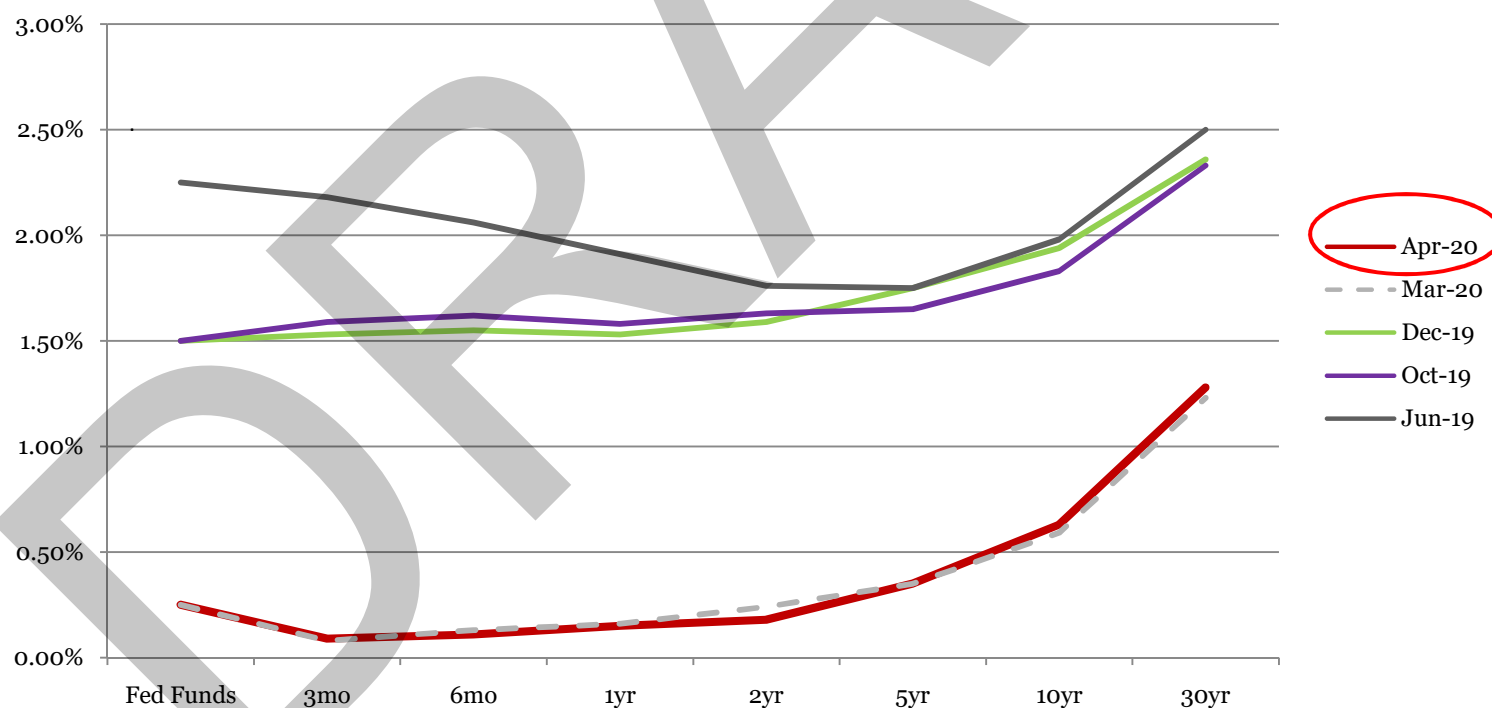
The U.S. relies on overseas producers – specifically China – for 30% of PPE, 40% of finished medications and 80% of active pharmaceutical ingredients, an imbalance, which leaves the U.S. very vulnerable in times of catastrophe. As a result, on the fiscal front, tax incentives and potential re-shoring subsidies are among measures being considered to create a trading alliance of "trusted partners."





This is more than anyone expected

- Fed actions and market fears around the world have caused Treasury and agency rates to remain at the levels seen last month.
- Fear increases the demand for safe havens and the safest are the U.S. Treasury and the USD dollar. The purchasing of short-term securities to wait out the virus has driven prices up and rates down. Without any change in outlook this will not change.
- Now the fear has to include a move to *deflation*.
- Even high credit quality, sterling grade companies are being affected in the short-term. Disney was downgraded as parks closed. But companies are slowly moving to open slowly and cautiously from small town cafes to mega-corporations like Disney and struggling car companies. Despite threats, but with upmost caution, companies and therefore the economy have to open.
- Expect rates to stay low for at least the next several months as the globe fights – and destroys – this virus.

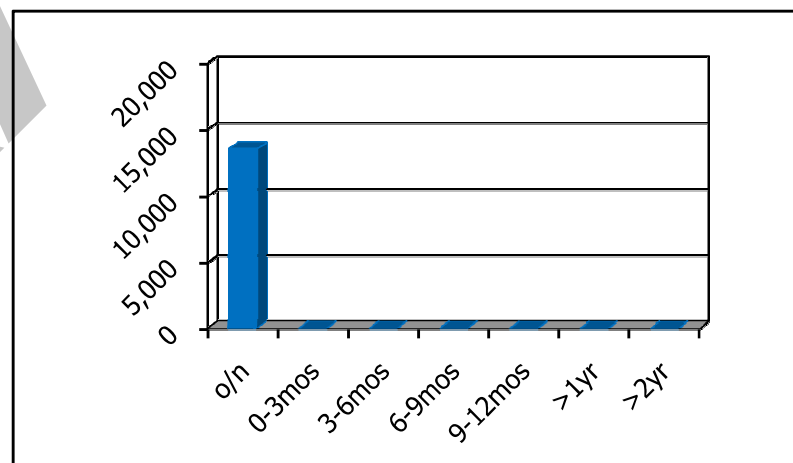
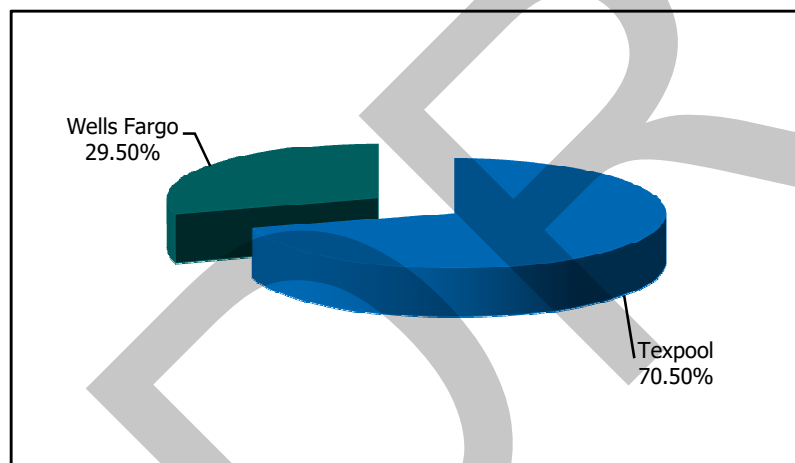


End of Month Rates - Full Yield Curve – Fed Funds to 30yr

Your Portfolio

As of April 30, 2020

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. They do reflect our expectation of continuing low rates but also our attempts to use all authorized maturities to capture yield available. As Fed actions are introduced some normalcy will return as different market sectors respond. This is what we are watching for and acting on.





**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
April 30, 2020**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	9,552,539.89	9,552,539.89	9,552,539.89	70.50	1	1	0.832
Wells Fargo Bank	3,997,355.02	3,997,355.02	3,997,355.02	29.50	1	1	0.179
Investments	13,549,894.91	13,549,894.91	13,549,894.91	100.00%	1	1	0.639

Total Earnings	April 30 Month Ending	Fiscal Year To Date
Current Year	7,821.02	61,611.29

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Leana Mann, Director of Operations



Travis Central Appraisal Dist.
Summary by Type
April 30, 2020
Grouped by Fund

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: 850 EAL Holding Corp.						
Wells Fargo Bank	1	5,004.35	5,004.35	0.04	0.140	1
Subtotal	1	5,004.35	5,004.35	0.04	0.140	1
Fund: General Fund						
Texpool/Texpool Prime	2	9,552,539.89	9,552,539.89	70.50	0.832	1
Wells Fargo Bank	4	3,992,350.67	3,992,350.67	29.46	0.179	1
Subtotal	6	13,544,890.56	13,544,890.56	99.96	0.640	1
Total and Average	7	13,549,894.91	13,549,894.91	100.00	0.639	1



Travis Central Appraisal Dist.
Fund 850 - 850 EAL Holding Corp.
Investments by Fund
April 30, 2020

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	5,004.35	5,004.35	5,004.35	0.140	0.138	0.140	1
Subtotal and Average				5,004.35	5,004.35	5,004.35		0.138	0.140	1
Total Investments and Average				5,004.35	5,004.35	5,004.35		0.138	0.140	1

**Fund GEN - General Fund
Investments by Fund
April 30, 2020**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool/Texpool Prime										
900001	10000	Texpool	10/01/2019	2,143,635.57	2,143,635.57	2,143,635.57	0.455	0.448	0.455	1
900001A	10001	Texpool Prime	10/01/2019	7,408,904.32	7,408,904.32	7,408,904.32	0.941	0.928	0.940	1
Subtotal and Average				9,552,539.89	9,552,539.89	9,552,539.89		0.821	0.832	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	123,151.35	123,151.35	123,151.35	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	5,009.08	5,009.08	5,009.08	0.160	0.157	0.160	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	0.00	0.00	0.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	3,864,190.24	3,864,190.24	3,864,190.24	0.180	0.177	0.180	1
Subtotal and Average				3,992,350.67	3,992,350.67	3,992,350.67		0.177	0.179	1
Total Investments and Average				13,544,890.56	13,544,890.56	13,544,890.56		0.631	0.640	1



Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
April 1, 2020 - April 30, 2020
Yield on Average Book Value

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

											Adjusted Interest Earnings	
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: 850 EAL Holding Corp.												
61442	10006	850	RR2	5,004.35	5,003.76	5,003.78		0.140	0.143	0.59	0.00	0.59
Subtotal				5,004.35	5,003.76	5,003.78			0.143	0.59	0.00	0.59
Fund: General Fund												
900001	10000	GEN	RRP	2,143,635.57	2,142,833.91	2,142,860.63		0.455	0.455	801.66	0.00	801.66
900001A	10001	GEN	RRP	7,408,904.32	9,569,434.31	8,341,683.31		0.941	0.944	6,470.01	0.00	6,470.01
8477	10002	GEN	RR2	3,864,190.24	4,058,575.94	3,591,362.17		0.180	0.178	525.16	0.00	525.16
90401	10003	GEN	RR2	123,151.35	116,586.31	176,545.80		0.160	0.160	23.22	0.00	23.22
88469	10004	GEN	RR2	5,009.08	4,788.70	2,895.38		0.160	0.160	0.38	0.00	0.38
88477	10005	GEN	RR2	0.00	251,273.00	242,897.23				0.00	0.00	0.00
Subtotal				13,544,890.56	16,143,492.17	14,498,244.53			0.656	7,820.43	0.00	7,820.43
Total				13,549,894.91	16,148,495.93	14,503,248.31			0.656	7,821.02	0.00	7,821.02

AGENDA ITEM

#4E

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
BRUCE ELFANT
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Director of Operations

DATE: June 5, 2020

RE: Agenda Item 4E- Budget Line Item Transfers

I would like to request that the Board of Directors make the following line item transfers to the 2020 budget as presented on the following page. The line item transfers below do not require any additional funds from the taxing jurisdictions, nor will they impact the amount of unspent funds at the end of the year.

Respectfully submitted,

Leana H. Mann, CGFO
Director of Operations

Increases			Decreases		
40224	Ancillary Furniture	\$ 20,000	40101	Salaries	\$ (40,000)
40640	Software Maintenance	\$ 20,000	40112	Health Insurance	\$ (75,000)
40210	Printing	\$ 75,000			
		\$ 115,000			\$ (115,000)

AGENDA ITEM

#4F

Personnel Changes:				
Name	Action	Date	Job Title	Division
Brittany Hess	Assignment Ended	05/13/2020	CSR	Customer Service
Sharon Berger	Assignment Ended	05/26/2020	CSR	Customer Service
Tammy Dale	Temp	05/26/2020	CSR	Customer Service
Daviion Johnson	Temp	05/27/2020	CSR	Customer Service
Mary Cook	Retirement	05/29/2020	Appraisal S	Appraisal Support
Sandy Pick	Retirement	06/04/2020	CSR	Customer Service

Current Openings:

Job Posting#	Date Posted	Position	Division	# of Positions
2020145301-06	1/7/2020	Appraiser	Residential	6
2020142301	1/7/2020	BPP Appraiser	Commercial	2
	2/4/2020	IT Manager	IT	1
	2/19/2020	Commercial Appraiser	Commercial	1
Temp Service	1/10/2020	Clerk	Appraisal S	4
	5/1/2020	Team Lead	Appraisal S	1
Temp Service	6/4/2020	CSR	Customer S	1

AGENDA ITEM

#5A

Protest Status Update

6/3/2020

Under Protest		
Portfolio	Count	Value
BPP	1,192	\$ 1,123,046,535
Comm_Hotels	223	\$ 4,941,206,415
Comm_Industrial	2,552	\$ 11,475,310,078
Comm_Land	2,881	\$ 4,381,517,549
Comm_MultiFamily	1,346	\$ 28,686,071,354
Comm_Office	3,800	\$ 26,203,571,601
Comm_Retail	2,667	\$ 11,711,208,706
Comm_Specialty	391	\$ 3,502,068,254
Residential	99,574	\$ 51,738,246,179
	114,626	\$ 143,762,246,671

\$ 90,900,953,957

Scheduled - Formal		
Portfolio	Count	Value
	-	\$ -

Unscheduled		
Portfolio	Count	Value
BPP	1,192	\$ 1,123,046,535
Comm_Hotels	223	\$ 4,941,206,415
Comm_Industrial	2,552	\$ 11,475,310,078
Comm_Land	2,881	\$ 4,381,517,549
Comm_MultiFamily	1,346	\$ 28,686,071,354
Comm_Office	3,800	\$ 26,203,571,601
Comm_Retail	2,667	\$ 11,711,208,706
Comm_Specialty	391	3502068254
Residential	99,574	\$ 51,738,246,179
	114,626	\$ 143,762,246,671

TRAVIS COUNTY	Current Status	Scheduled Status
Grand Total Market Value	\$ 287,726,399,391	\$ 287,726,399,391
Value required for Certification	\$ 271,872,674,785	\$ 271,872,674,785
Number of accounts protested	119,046	119,046
Value Protested Under Review	\$ 143,222,364,998	\$ 143,222,364,998
Value Protested Schd -- Formal		
Unfinished Docket		
LOC		
Top Lines		
Pending Data Entry		
Value Protested Remaining	\$ 143,222,364,998	\$ 143,222,364,998
Value <u>not</u> Under Review	\$ 144,504,034,393	\$ 144,504,034,393
ARB Value Required to Certify	\$ 127,368,640,392	\$ 127,368,640,392
Certification Percentage	50.22%	50.22%

Protest Status Update

Efile Accounts

Status	Count	Value
EFiled_Agent	69,035	\$ 106,249,263,810
EFiled_Owner	7,410	\$ 4,273,712,446
Paper_Agent	34,077	\$ 29,836,654,382
Paper_Owner	8,523	\$ 6,746,652,956
	119,045	\$ 147,106,283,594

Informal / Formal Completed

Status	Count	Value
Informals	4,420	\$ 3,349,216,400
TopLine	-	NULL
ARB Hearings	-	NULL
	4,420	\$ 3,349,216,400

Formal Hearing Venue

Status	Count	Value
Telephone	399	\$ 810,835,393
No Preference	68,847	\$ 79,077,525,105
In Person Form	13,015	\$ 34,796,323,818
In Person Request	31,790	\$ 24,886,859,144
	114,051	\$ 139,571,543,460

Telephone Formals

Status	Count	Value
Requested	395	\$ 809,868,298
Affidavit	4	\$ 967,095
	399	\$ 810,835,393

AGENDA ITEM

#5B



May12, 2020

To the Board of Directors
Travis Central Appraisal District

We have audited the financial statements of the governmental activities and each major fund of Travis Central Appraisal District (the District) for the year ended December 31, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated January 31, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note-1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District's financial statements were:

Management's estimate of the net pension liability is based on an actuary study of the pension plan prepared by independent actuaries contracted by the Texas County & District Retirement System. We evaluated the key factors and assumptions used within the pension plan actuary study in determining that the resulting net pension liability is reasonable in relation to the financial statements taken as a whole.

Management's estimate of current year and accumulated depreciation on long-term capital assets is based on the historical cost of these assets and estimates of their useful lives. We evaluated the recorded asset values, estimated useful lives, and accumulated depreciation amounts to determine that they appear reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We noted no misstatements during the audit that were deemed to be significant to the financial statements and proposed no audit adjustments.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 12, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Audit Findings and Internal Control Related Matters

We generally discuss a variety of matters, including the application of accounting principles, auditing standards, and internal control issues with management during the year in relation to our role as auditor. However, these discussions occur in the normal course of our professional relationship and our responses are not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, budgetary comparison schedule, and pension related schedules which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were not engaged to report on the introductory and statistical sections. Those sections, accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the board of directors and management of Travis Central Appraisal District and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Singleton, Clark & Company, PC
Cedar Park, Texas

TRAVIS CENTRAL APPRAISAL DISTRICT 2019



Comprehensive Annual Financial Report Year Ended December 31, 2019

Travis County, Texas

Prepared by:

Travis CAD Finance
Department

Travis Central Appraisal District

The activities of the Travis Central Appraisal District are governed by the legislature, and the administrative rules adopted by the Comptroller's Property Tax Assistance Division.

Our Mission

The mission of the Travis Central Appraisal District is to provide accurate appraisal 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

Comprehensive Annual Financial Report

Year Ended December 31, 2019

2019 Board of Directors

Mr. Tom Buckle, Chair
West Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Mr. James Valadez, Secretary
Travis County

Ms. Theresa Bastian
City of Austin

Mr. Anthony Nguyen
East Travis County

Ms. Eleanor Powell
City of Austin

Mr. Ryan Steglich
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
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
BRUCE ELFANT
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

May 12, 2020

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

I am pleased to present the Comprehensive Annual Financial Report (CAFR) of the Travis Central Appraisal District (the District) for the fiscal year ended December 31, 2019. 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 Singleton, Clark & Company, P.C., 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, 2019 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 Singleton, Clark & Company, PC was selected by the District's Board of Directors to perform the fiscal year 2019 financial audit.

HOW DOES THE PROPERTY TAX SYSTEM WORK?



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.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the taxing 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 a 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. The appraisal district also processes applications for tax exemptions, agricultural appraisals, and other tax relief.
2. Around May 15, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get correct exemptions or agricultural appraisals. 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 each property. Every property is taxed by the county and the local school district. A taxpayer also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and other districts.
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.

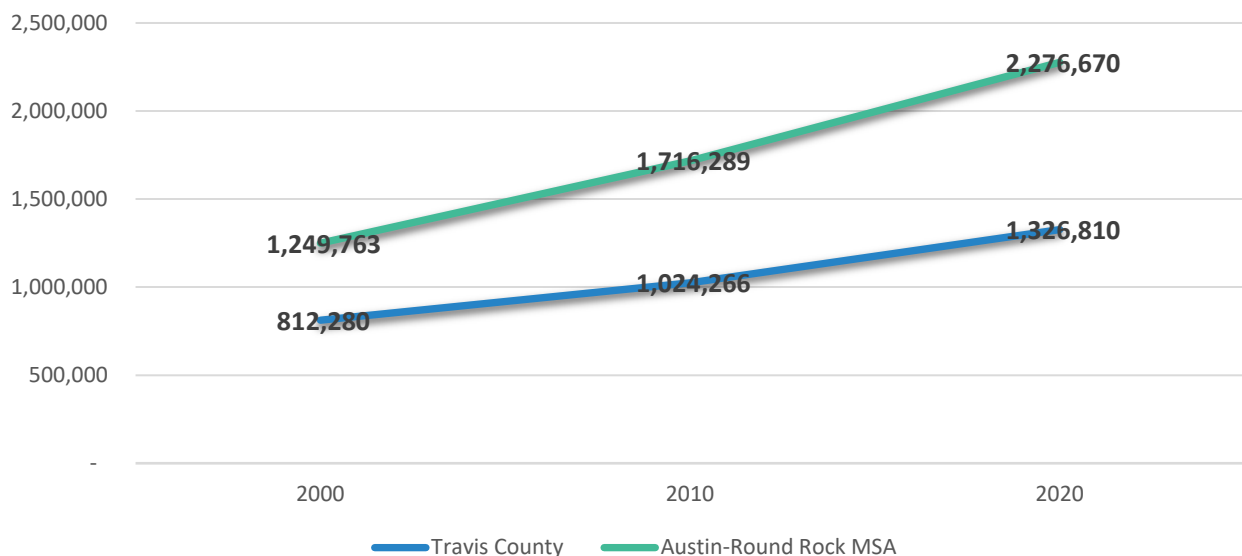
TRAVIS CENTRAL APPRAISAL DISTRICT

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 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 as of January 1, 2020, according to the City of Austin demographer, is estimated to be 1,326,810. The population of the Austin-Round Rock greater metro area is estimated to be 2,276,670. Since the last census in 2010, the population of Travis County has grown by 29.5%.

Population Growth



THE PROPERTY TAX CALENDAR



January 1	Appraisal districts are required to appraise property at its value on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 – April 30	Appraisal districts complete appraisals and process applications for exemptions.
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.
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.

THE ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all of the county's taxable property. Generally, a local government that collects property taxes, such as a county, city and school district, 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 Open Meetings and Public Information Acts. 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 within the appraisal district using generally accepted appraisal techniques.

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 that 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, 2019, 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 & 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 sections 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, 2015 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

2019 saw the global economy record its weakest growth rate since the global financial crisis a decade ago. Unease caused by rising trade barriers and associated uncertainty weighed on business sentiment and activity globally, according to the International Monetary Fund. The U.S. economy grew at a 2.3% rate in 2019 which is well below the 3% growth target set by the White House. An inverted yield curve, long-term demographic trends of an aging society, and trade barriers between the U.S. and China, Canada and Mexico contributed to the slowed economic growth. Texas, however, saw 4.4% growth in gross domestic product which ranked highest in the nation. More specifically, commercial real estate development contributed \$54.15 billion to the state’s economy, making Texas the top state in the U.S. for CRE development contribution to state GDP. After interest rate increases in 2018, the Federal Reserve reversed course and cut rates three times throughout 2019 which helped keep capitalization rates low and commercial real estate pricing at all-time highs. With volatility in global financial markets and most economists expecting the U.S. economy’s continued expansion, appetite for local commercial real estate investment remains strong. Part of the reason for this strong outlook is the substantial amount of capital available for real estate acquisition.

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. Austin was one of only two U.S.

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.

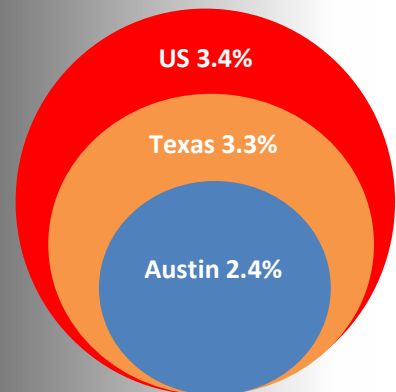
▲ AUSTIN BUSINESS CYCLE INDEX

Grew at 6.0% annually, marking a decade of consecutive expansion.

▼ UNEMPLOYMENT

Austin’s unemployment rate was 2.4% at yearend 2019, well below the national and state level.

Unemployment Rates



markets to land on this year's Global Momentum Index which identifies a number of economic growth drivers, including talent attraction, the expansion of innovation hubs and better urban planning. The Texas capital was named the top city for overall real estate prospects in this year's Urban Land Institute annual industry survey, "Emerging Trends in Real Estate 2020." UIL's report credited Austin's deep talent pool and a commitment to business and real estate development for helping it rise in rank from the sixth spot last year. The population continued to swell at historic rates in 2019 and unemployment rates remained near two-decade lows. Wells Fargo Securities senior economist Sarah House predicted that the local economy will climb by 5% next year, down from 6% in 2019 but well above her 2020 national forecast of 1.8%.

Austin once again has topped the U.S News & World Report's ranking of the best places to live in the United States. 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.

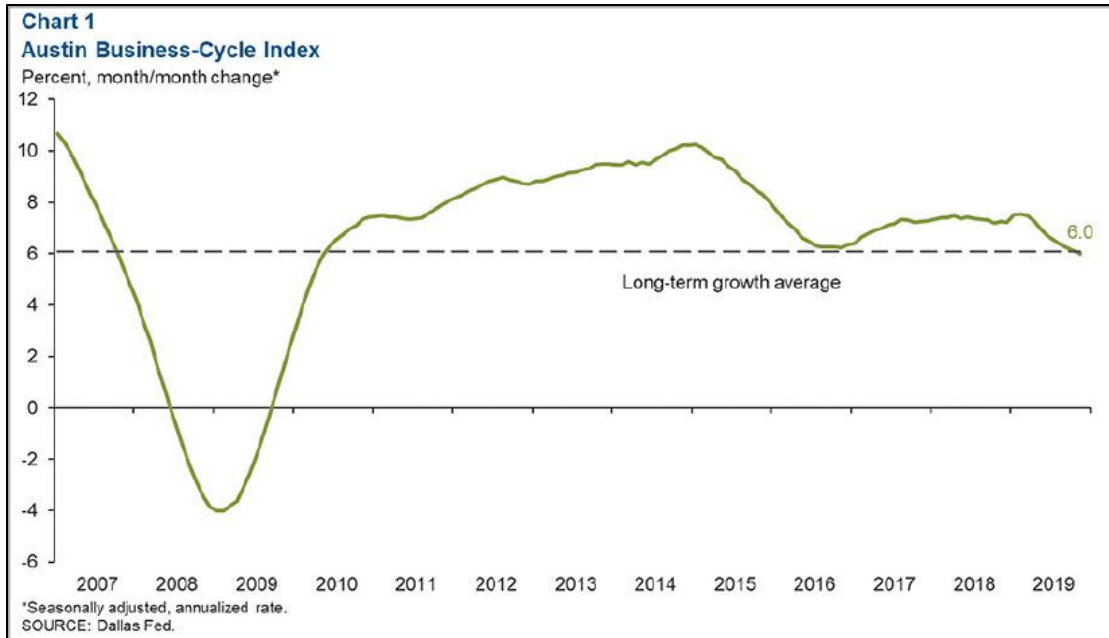
Where Does Austin Rank?

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 Place to Live in the USA – 3rd year in a row (*U.S. News, April 2019*)
- No. 1 Best State Capital to Live in – 3rd year in a row (*WalletHub, February 2020*)
- No. 1 Tech Town (*CompTIA, December 2019*)
- No. 1 Job Market – 2nd year in a row (*The Wall Street Journal, February 2020*)
- No. 1 Population Growth Among Large Cities – 8th year in a row (*U.S. Census Bureau, April 2019*)
- No. 1 U.S. Market for Real Estate Investment (*PwC & Urban Land Institute, September 2019*)
- No. 1 State for contributions to state GDP created by CRE development (*NAIOP, February 2020*)
- No. 1 Growth of \$1 Million Business (*LendingTree, July 2019*)
- No. 2 Fastest Job Growth Rate in the U.S. (*Bureau of Labor Statistics, January 2020*)
- No. 3 Unemployment Rate in Texas (*Texas Workforce Commission, January 2020*)
- No. 3 Best Cities for Science, Technology, Engineering, Math Jobs (*WalletHub, January 2020*)
- No. 4 Most Pet Friendly City (*WalletHub, August 2019*)
- No. 19 Global Momentum Index, Top 20 Cities in the World (*JLL, January 2020*)

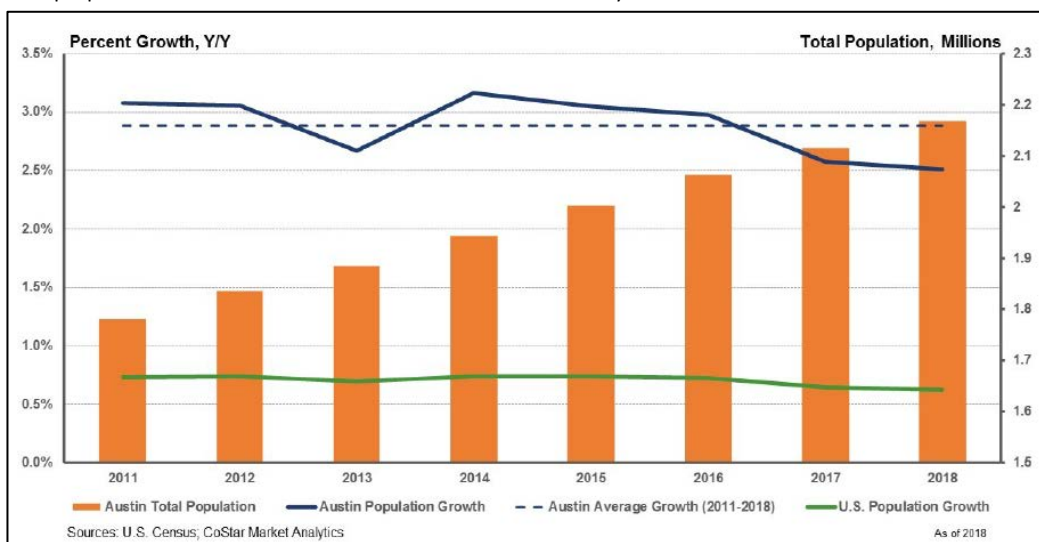
Economy

Austin's Business-Cycle Index Growth Rate was 6.0% annually marking a decade of consecutive expansion.



Population Growth

Austin's 2.5% population growth rate topped all large U.S. markets according to the most recent study published by the U.S. Census Bureau. Of the roughly 53,000 people added to Austin's population from July 1, 2017 to July 1, 2018, 16,000 were attributable to natural population growth and about 37,000 attributable to people moving to Austin, or roughly 100 people per day. Travis County, along with five other Texas counties, ranked in the Top 10 counties in numeric growth over the past decade. Travis County added nearly 250,000 people over that time span and Austin's population growth is expected to remain strong. The Texas State Demographer's Office is projecting Austin's total population to reach more than 4.5 million by 2050.



Top 10 Counties in Numeric Growth, 2010 to 2019

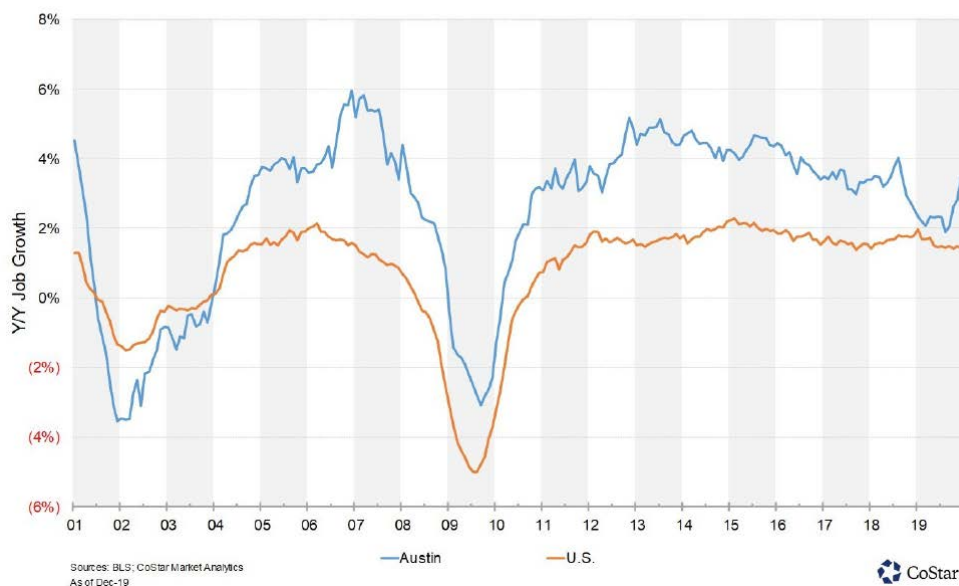
Rank	State	County	April 1, 2010 (Estimated Base)	July 1, 2019	Numeric Growth
1	Arizona	Maricopa County	3,817,365	4,485,414	668,049
2	Texas	Harris County	4,093,176	4,713,325	620,149
3	Washington	King County	1,931,287	2,252,782	321,495
4	Nevada	Clark County	1,951,268	2,266,715	315,447
5	Texas	Tarrant County	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

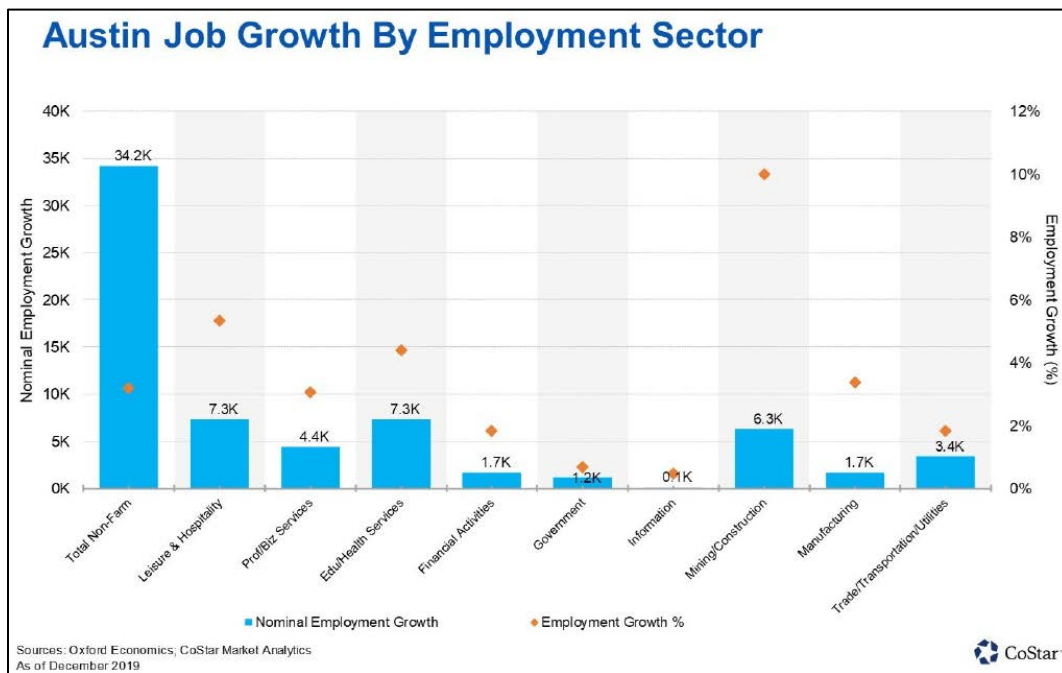
Source: U.S. Census Bureau

Job Growth

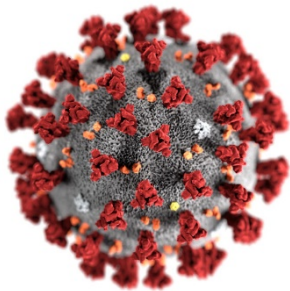
Austin has been ranked the top market for jobs in the U.S. for the second year in a row, according to The Wall Street Journal. Led by the expansion of large tech companies including Apple, Google, Facebook and Amazon, the tech industry grew by more than 7% annually. Austin continues to be a desired location for relocating company headquarters as well as startups. The Austin economy saw the construction sector expand by more than 10% over the past year as residential and commercial construction remains in high demand. According to the Bureau of Labor Statistics, Austin added more than 34,000 jobs over the past year, good for the second fastest growth rate in the country at 3.5%. Wages grew at 5% which ranked third in the nation.

Austin Annual Job Growth





COVID-19 Pandemic

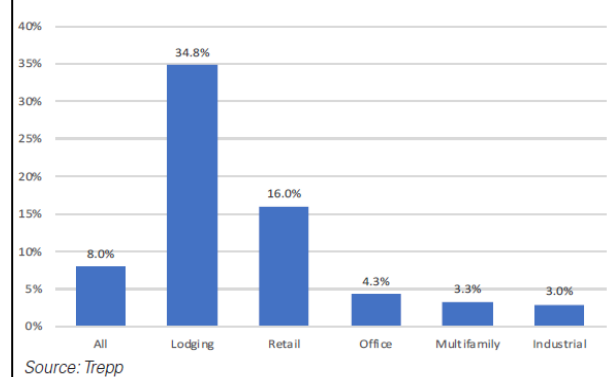


Though the state legislated effective date of appraisal is January 1 of every year, our world looks much different than it did just a few months ago. What was expected to be another lucrative year for Commercial Real Estate in the U.S. has come to an abrupt halt due to the Coronavirus outbreak.

In Austin, many commercial leasing transactions have been put on hold and large listings pulled off the market as investors take a wait-and-see approach to the commercial real estate market and the global economy as a whole. Due to social distancing and shelter-in-place ordinances, many businesses have had to adjust their way of doing business or are shuttering completely while waiting out the pandemic. The Texas Workforce Commission reported receiving 700,000 jobless claims in recent weeks, more than it received in all of 2019, and those numbers are expected to continue to rise. Some industry sectors, such as grocery suppliers and those providing the public with essential services and goods, have actually boosted pay and extended overtime hours for employees. Walmart recently announced its plans to hire another 15,000 employees in Texas to meet increased customer demand.

Not all asset types will be affected equally,

FIGURE 1: CUMULATIVE DEFAULT RATE



however. Lodging and retail are expected to be hit the hardest by the pandemic as revenues in those property types have already begun to spiral down dramatically. The cancelation of many events in Austin including South by Southwest and Rodeo Austin have had a huge impact on revenues in those industries which rely heavily on these events and the tourists spending they bring to the local economy. An impact study conducted by Trepp Bank Research forecasts a cumulative default rate across commercial mortgages overall will rise to 8%, up from the current 0.4% default rate. The effect on the lodging sector is expected to be most immediate and severe with a cumulative default rate near 35%. Office, multifamily and the industrial sector will see less dramatic distress as indicated in the chart labeled Figure 1: Cumulative Default Rate.

The industrial sector, in fact, may benefit from the Coronavirus outbreak. CoStar recorded nearly 800 Industrial lease signings across the U.S. totaling over 14 million square feet between March 16 and April 1. Online retailers, shipping companies and government agencies have rushed to find warehouse and logistics space in order to meet the spike in demand in online ordering, as well as added demand for pickup and delivery from closed bricks-and-mortar stores and food providers.

There is no doubt the COVID-19 pandemic has and will continue to have a large impact on Commercial Real Estate values in the coming months. The depth of an economic downturn will largely depend on how quickly the pandemic is put under control, according to local economist Angelos Angelou. “The difference in Austin is once the economy begins to recover, we’re going to be one of the cities to recover first,” Angelou said in an interview with the Austin Business Journal. For the most part, Austin managed to avoid the sharp economic downturn of the Great Recession and is regarded as one of the most recession-proof cities in the Nation. In a recent analysis conducted by SmartAsset, a financial tech company, Austin ranked 5th most recession-resistant city in the U.S. Austin’s strong showing is supported by its strong job growth, low unemployment rate, a diverse economy and an extremely low percentage of public relying on assistance programs. TCAD, along with economist, politicians and world health officials, will continue to closely follow the developments and effects of COVID-19 throughout 2020.

COVID-19 Pandemic Timeline

- 12/31/19:** China informs World Health Organization (WHO) about cluster of 41 patients with a strange respiratory illness
- 1/1/20:** **TCAD effective date of appraisal**
- 1/7/20:** China identifies new type of corona virus (Novel Coronavirus)
- 1/11/20:** First recognized death from Coronavirus (19) reported in China.
- 1/13/20:** First recognized coronavirus outside China reported in Thailand.
- 1/20/20:** **First USA case reported in the State of Washington**
- 1/23/20:** China quarantine of Wuhan province occurs, other provinces soon follow
- 1/30/20:** WHO declares global public-health emergency
- 1/31/20:** **US begins travel restrictions of those who have been in China within two weeks of return**
- 2/2/2020:** First death outside China recorded (Philippines)

- 2/11/20: WHO officially designates virus Covid-19
- 2/19/20: Outbreak in Iran
- 2/21/20: Italy outbreak
- 2/29/20: **First US death reported**
- 3/3/20: Spain outbreak
- 3/4/20: **First case confirmed in Texas**
- 3/8/20: Italy officially orders all residents to shelter in place
- 3/11/20: **WHO officially declares Covid-19 a pandemic**
- 3/11/20: Same day US bans all travel from 26 European countries
- 3/13/20: **Austin, Texas confirms first case**
- 3/13/20: National emergency declared in US
- 3/17/20: Leaked federal report indicates virus is expected to last more than 18 months and may have multiple waves
- 3/19/20: China reports first day of no new cases from locally spread infections
- 3/23/20: NYC, USA reports 21,000 confirmed cases
- 3/26/20: USA reaches 82,404 cases, becomes the highest number of cases in the world, surpassing China's 81,782 cases
- 3/31/20: One-third of the world's population under some form of restriction (shelter in place, official quarantine, lockdown enforced by police or military presence)
- 4/2/20: 1,000,000 cases worldwide, Spain experiences 950 deaths in single day, the highest rate in any day yet
- 4/7/20: **US confirmed cases 362,955, Texas cases 7,276, Austin cases 502**
- 4/7/20: 1,365,000 confirmed cases globally with 996,000 active (292,500 recoveries and 76,500 deaths)

PROPERTY TAXES AT WORK

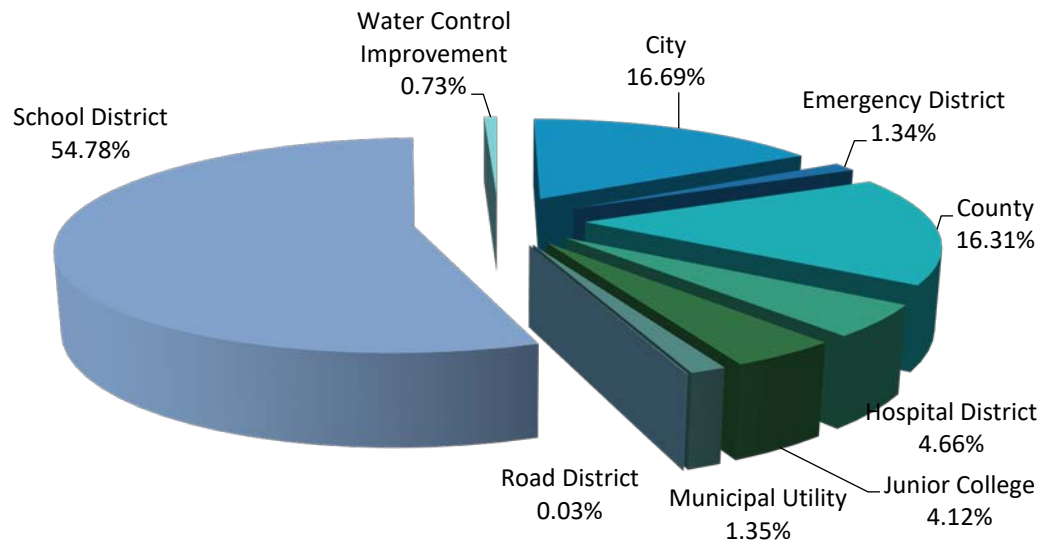
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals,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



In Travis County property taxes support 131 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 57 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2019 the projected tax levy for all taxing units in Travis County is \$4,662,245,608.

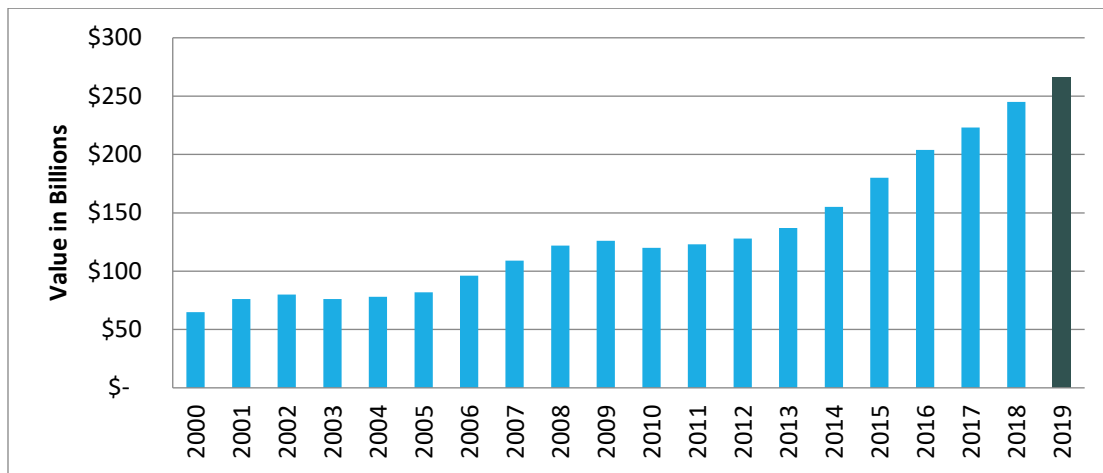
DISTRIBUTION OF PROPERTY TAXES

Budget by Taxing Unit Type



2019 was the ninth consecutive year of appraisal roll growth. All sectors experienced growth.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
2000	\$ 64,972,923,504	\$ 65	\$ 11,250,139,691	20.94%
2001	\$ 76,239,434,155	\$ 76	\$ 11,266,510,651	17.34%
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	\$ 41,437,623,719	20.32%
2019	\$ 266,184,989,892	\$ 266	\$ 20,846,783,577	8.50%



DISTRICT GOALS AND OBJECTIVES

- 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.*

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 (CAFR) for the fiscal year ended December 31, 2018. This was the eighth 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, 2020. This was the eighth 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, 2018. This was the third 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 Treasurers' Organization of Texas (GTOT) presented the Travis Central Appraisal District with the Certificate of Distinction for the District's investment policy. The Certificate of Distinction is awarded to local government entities whose investment policy shows a commitment to maintaining a comprehensive investment policy that meets the criteria set forth by the GTOT. This was the fourth consecutive award that the District has received for its 2019-2020 investment policy.

ACKNOWLEDGMENTS

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 Matthew Markert, Director of Commercial and Personal Property Appraisal, for preparing the market analysis for the Comprehensive Annual Financial Report. I would also like to acknowledge the professional and timely manner in which our auditors, Singleton & Clark, conducted the audit. Finally, I would like to acknowledge the Chief Appraiser, Marya Crigler, and the Board of Directors for the Travis Central Appraisal District, who have supported the finance staff in our goal of excellence in financial management and reporting.

Respectfully submitted,



Leana H. Mann, CGFO
Director of Operations
Travis Central Appraisal District

Travis Central Appraisal District
Board of Directors
December 31, 2019

2019 Board of Directors

Mr. Tom Buckle, Chair
West Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Mr. James Valadez, Secretary
Travis County

Ms. Theresa Bastian
City of Austin

Mr. Anthony Nguyen
East Travis County

Ms. Eleanor Powell
City of Austin

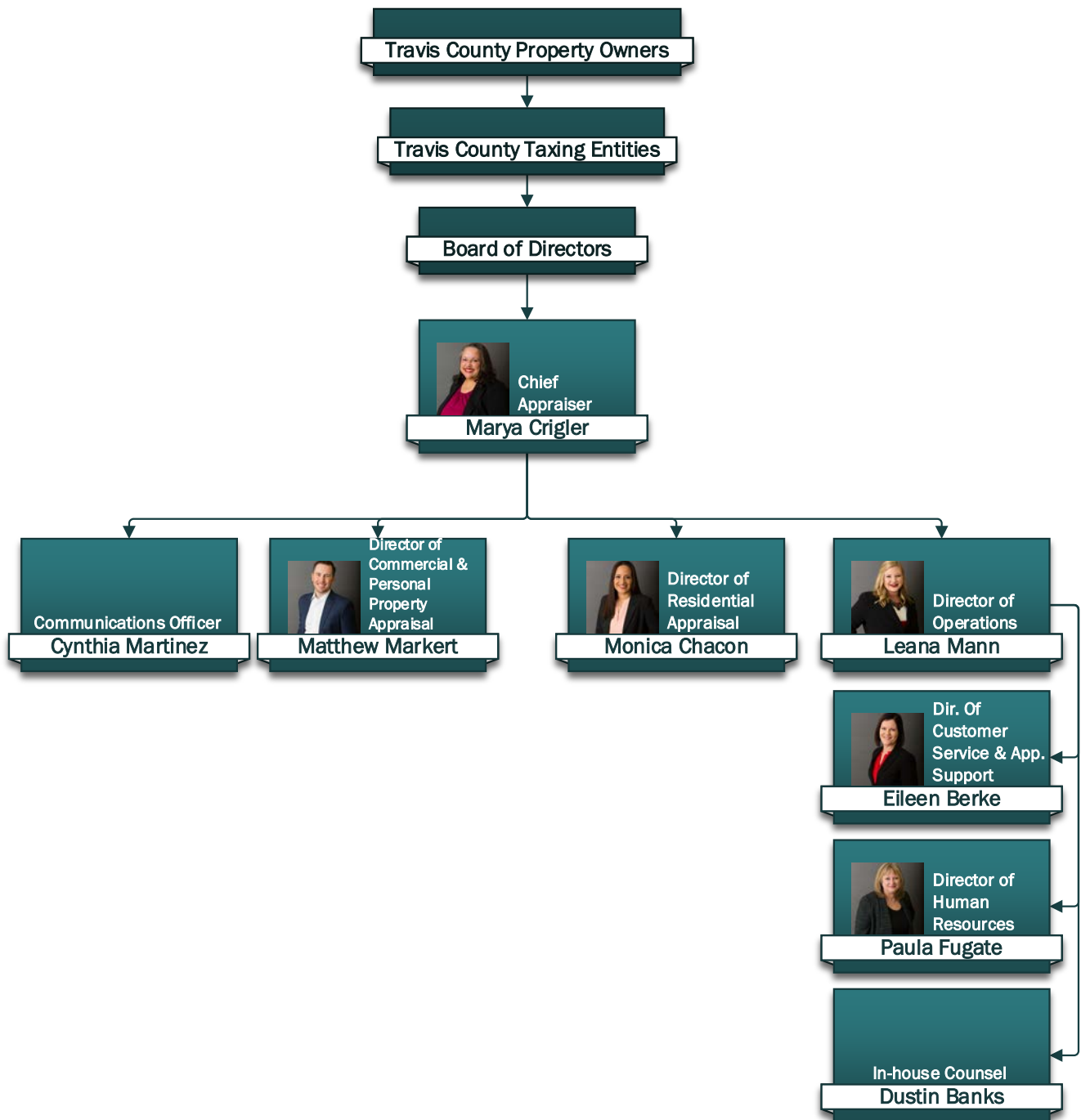
Mr. Ryan Steglich
Austin ISD

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, 2019



Key District Personnel

December 31, 2019

Chief Appraiser	Marya Crigler
Director of Residential Appraisal	Monica Chacon
Director of Commercial and Personal Property Appraisal	Matthew Markert
Director of Operations	Leana Mann
Director of Appraisal Support & Customer Service	Eileen Berke
Human Resources Director	Paula Fugate
In-House Counsel	Dustin Banks
Communications Officer	Cynthia Martinez

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 (CAFR) for the fiscal year ended December 31, 2018. This was the eighth 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 Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Merrill

Executive Director/CEO





Financial Section



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Travis Central Appraisal District

We have audited the accompanying financial statements of the governmental activities and each major fund of Travis Central Appraisal District (the District) as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Travis Central Appraisal District as of December 31, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

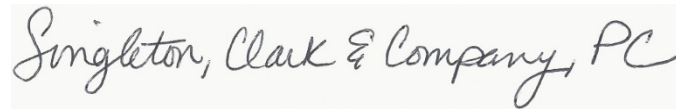
Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis section on pages 4 through 19, and the budgetary comparison schedule, schedule of changes in net pension liability and related ratios, and schedule of employer contributions on pages 59 through 66, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The introductory section and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

A handwritten signature in cursive script that reads "Singleton, Clark & Company, PC". The signature is written in dark ink on a light-colored background.

Singleton, Clark & Company, PC
Cedar Park, Texas

May 12, 2020

TRAVIS CENTRAL APPRAISAL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019
(UNAUDITED)

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, 2019. 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 comprehensive annual financial report.

FINANCIAL HIGHLIGHTS

- **Governmental Activities-** The District's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$9,276,962 at the end of fiscal year 2019. Net position consisted of investment in capital assets, net of related debt in the amount of \$4,400,301 (56.4%), restricted net position in the amount of \$1,477,431 (18.9%), and unrestricted net position in the amount of \$3,399,230 (43.6%). The result of current fiscal year operations caused total net position to decrease by \$709,696 from the prior fiscal year.
- **Governmental Fund-** As of December 31, 2019, the District's governmental fund showed an ending fund balance of \$12,671,072, an increase of \$1,023,572 from the prior fiscal year. Of the total ending fund balance, \$4,582,374 (36.2%) was available for funding future operational needs (unassigned fund balance), \$541,218 (4.3%) was nonspendable in the form of prepaid items, \$1,477,431 (11.7%) was restricted for future capital expenditures, and \$6,070,049 (47.9%) was committed to future needs in the form of reserves.

Committed- reserves	\$ 6,070,049
Restricted	1,477,431
Nonspendable- prepaid items	541,218
Unassigned	<u>4,582,374</u>
 Total fund balance	 <u><u>\$ 12,671,072</u></u>

Total revenues exceeded total expenditures by \$752,596, with expenditures for the year totaling \$19,187,116. Of that, \$12,257,122 (63.9%) were payroll related expenditures. A total of \$19,939,712 of revenues were realized.

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 21-23 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 25-29 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 2019.

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 2019.

The Figure 1 below 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 31-57 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 59-66 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 2019, the District's assets and deferred outflows of resources, which totaled \$35,624,300, exceeded liabilities and deferred inflows of resources, which totaled \$26,347,338 by \$9,276,962. This difference is known as net position. The District's net position decreased by \$709,696 from fiscal year 2018 to 2019, a decrease of 7.1%.

Statement of Net Position

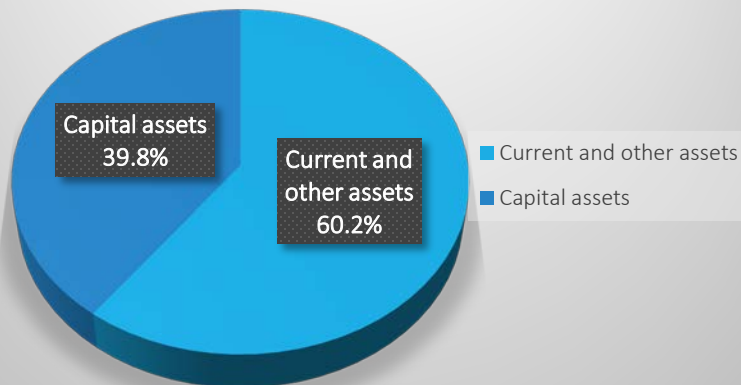
Table A-1

	2019	2018	Increase (Decrease)	Total Percentage Change 2019- 2018	Percent of Total
ASSETS:					
Current and other assets	\$ 19,041,260	\$ 17,479,433	\$ 1,561,827	8.9%	60.2%
Capital assets, net of depreciation	12,593,655	3,629,947	8,963,708	246.9%	39.8%
Net pension asset	-	1,399,262	(1,399,262)	100.0%	0.0%
Total assets	31,634,915	22,508,642	9,126,273	40.5%	88.8%
DEFERRED OUTFLOWS OF RESOURCES	3,989,385	1,592,461	2,396,924	100.0%	11.2%
TOTAL ASSETS & DEFERRED OUTFLOWS	35,624,300	24,101,103	11,523,197	47.8%	100.0%
LIABILITIES:					
Current and other liabilities	7,463,805	6,561,143	902,662	13.8%	28.7%
Noncurrent liabilities	18,504,972	236,715	18,268,257	7717.4%	71.3%
Total liabilities	25,968,777	6,797,858	19,170,919	282.0%	98.6%
DEFERRED INFLOWS OF RESOURCES	378,561	838,153	(459,592)	100.0%	1.4%
TOTAL LIABILITIES & DEFERRED INFLOWS	26,347,338	7,636,011	18,711,327	245.0%	100.0%
Total net position	9,276,962	16,465,092	(7,188,130)	-43.7%	100.0%
TOTAL NET POSITION, RESTATED	9,276,962	9,986,658	(709,696)	-7.1%	100.0%
NET POSITION BY CATEGORY:					
Investment in capital assets	4,400,301	3,629,947	770,354	21.2%	56.4%
Restricted	1,477,431	-	1,477,431	100.0%	18.9%
Unrestricted	3,399,230	6,356,711	(2,957,481)	-46.5%	43.6%
Total net position	\$ 7,799,531	\$ 9,986,658	\$ (2,187,127)	-21.9%	100.0%

For fiscal year 2019, 56.4% of net position was invested in capital assets, net of related debt (\$4,400,301), 18.9% of net position was restricted (\$1,477,431), and 43.6% of net position was unrestricted (\$3,399,230). 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. During 2019, the District purchased a new office located at 850 E. Anderson Lane. Renovation is expected to be completed in June of 2020 and the District will move all operations to the new location during the 2020 fiscal year.

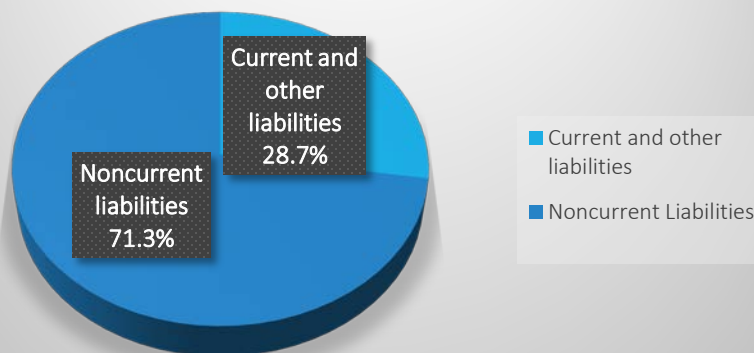
Assets of Governmental Activities at December 31, 2019



The District's current and other assets (cash, investments, receivables from jurisdictions, prepaid and other assets, etc.) represented 60.2% of total assets (\$19,041,260). Current and other assets increased from 2018 to 2019 by 8.9% (\$1,561,827). Capital assets (lands, building and equipment) represented 39.8% of total assets (\$12,593,655). Capital assets increased from 2018 to 2019 by 246.9% (\$8,963,708). This increase is from the purchase of the District's new office location.

Current and other liabilities (accounts payable, accrued expenses, unearned revenue, and the portion of notes payable and compensated absences due within one year) represented 28.7% of total liabilities (\$7,463,805). Current and other liabilities increased by 13.8% (\$902,662) from 2018 to 2019. Long-term liabilities (notes payable, net pension liability, net other post-employment benefit liability, and employee leave obligations) represented 71.3% of total liabilities (\$18,504,972). Long-term liabilities increased from 2018 to 2019 by 7717.4% (\$18,265,257). This change was related to multiple factors: long-term note payable for the purchase and renovation of the District's new office building, increase in the net pension liability, and the implementation of a retiree healthcare plan (OPEB liability).

Liabilities of Governmental Activities at December 31, 2019



Change in Net Position: The District's net position decreased from 2018 to 2019 by 7.1% (\$709,696).

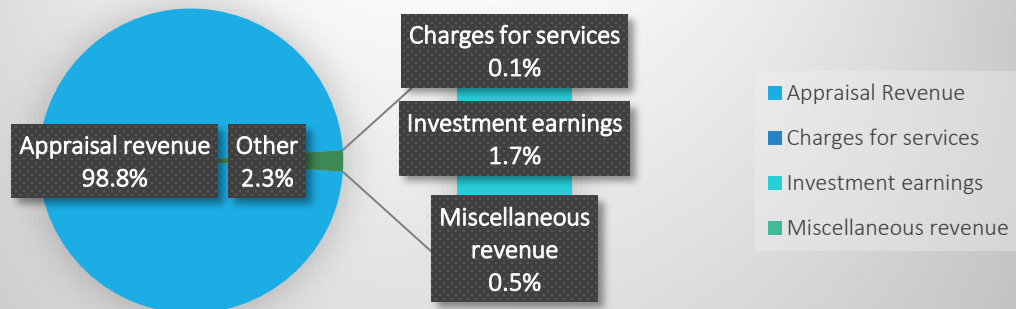
Change in Net Position

Table A-2

	2019	2018	Increase (Decrease)	Total Percentage Change 2018- 2019	Percent of Total
PROGRAM REVENUES:					
Charges for services	\$ 15,710	\$ 30,611	\$ (14,901)	-48.7%	0.1%
GENERAL REVENUES:					
Appraisal assessments	19,486,627	18,827,658	658,969	3.5%	97.7%
Less credits to jurisdictions	-	-	-	0.0%	0.0%
Investment earnings	332,979	252,248	80,731	32.0%	1.7%
Miscellaneous	104,398	75,852	28,546	37.6%	0.5%
Total revenues	19,939,714	19,186,369	753,345	3.9%	100.0%
EXPENSES:					
Payroll and related expenses	13,078,326	10,998,474	2,079,852	18.9%	63.3%
Data processing	511,294	551,025	(39,731)	-7.2%	2.5%
Transportation	32,332	51,919	(19,587)	-37.7%	0.2%
Operating supplies	285,192	192,446	92,746	48.2%	1.4%
Rentals	487,706	143,982	343,724	238.7%	2.4%
Legal and professional	2,726,782	2,339,462	387,320	16.6%	13.2%
Utilities and telephone	354,890	223,916	130,974	58.5%	1.7%
Building and equipment maintenance	364,224	235,734	128,490	54.5%	1.8%
Insurance	28,551	62,661	(34,110)	-54.4%	0.1%
Other services	1,878,183	1,597,340	280,843	17.6%	9.1%
Interest	250,191	-	250,191	100.0%	1.2%
Depreciation expense	651,739	762,257	(110,518)	-14.5%	3.2%
Total expenses	20,649,410	17,159,216	3,490,194	20.3%	100.0%
Change in Net Position	(709,696)	2,027,153	(2,736,849)	-135.0%	-7.7%
Beginning net position, restated	9,986,658	7,959,505	2,027,153	100.0%	107.7%
Net Position, Ending Balance	\$ 9,276,962	\$ 9,986,658	\$ (709,696)	-7.1%	100.0%

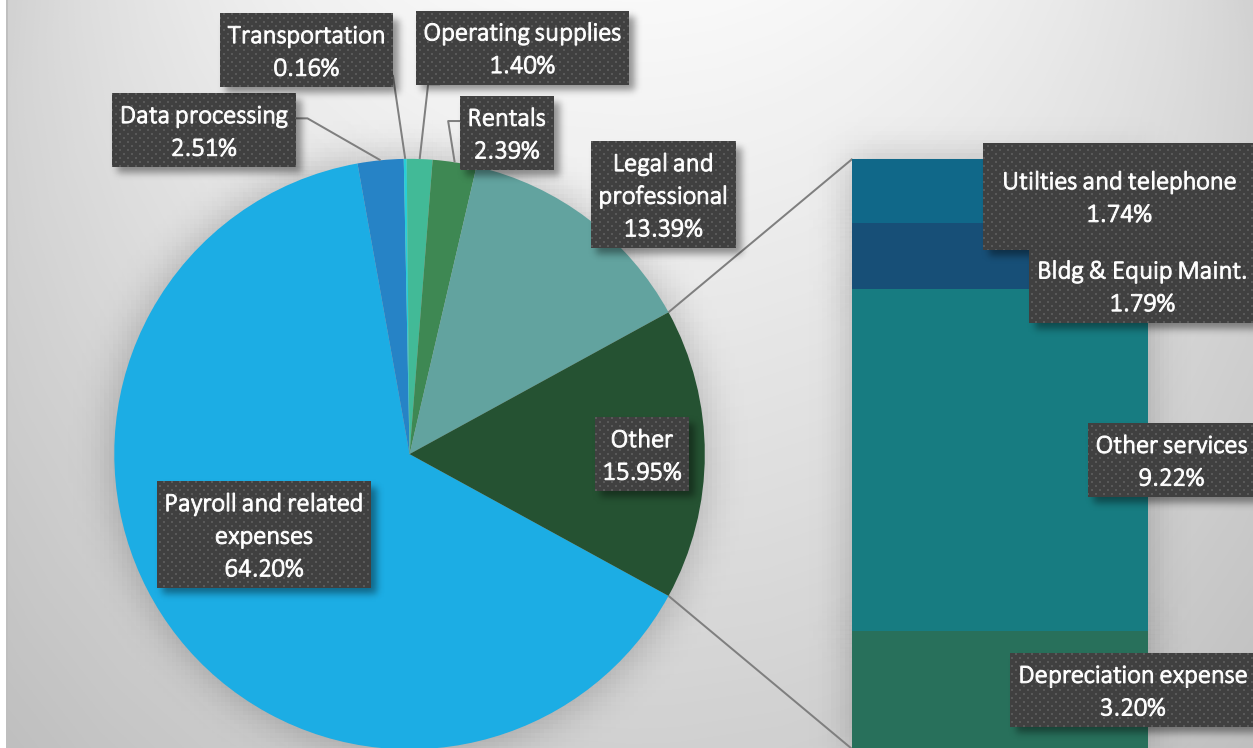
The District's total revenue increased from 2018 to 2019 by 3.9% (\$753,345). Other revenue sources totaled \$453,087, a 26.3% increase from the 2018 total of \$358,711. During 2019, the Federal Reserve increased the fed funds rate multiple times which allowed the District to earn \$ 80,731 more than 2018 investment earnings.

Revenues of Governmental Activities- by Source Fiscal Year 2019



Total expenses for fiscal year 2019 totaled \$20,649,410. Total expenses increased from 2018 to 2019 by 20.3% (\$3,490,194).

Expenses of Governmental Activities- by Source Fiscal Year 2019



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 (63.3%). These expenses totaled \$10,998,474 in 2018. The payroll and related expenses increased 18.9% (\$2,079,852) from 2018 to 2019. The majority of this increase is due to the Appraisal Review Board (ARB) increased expenditures

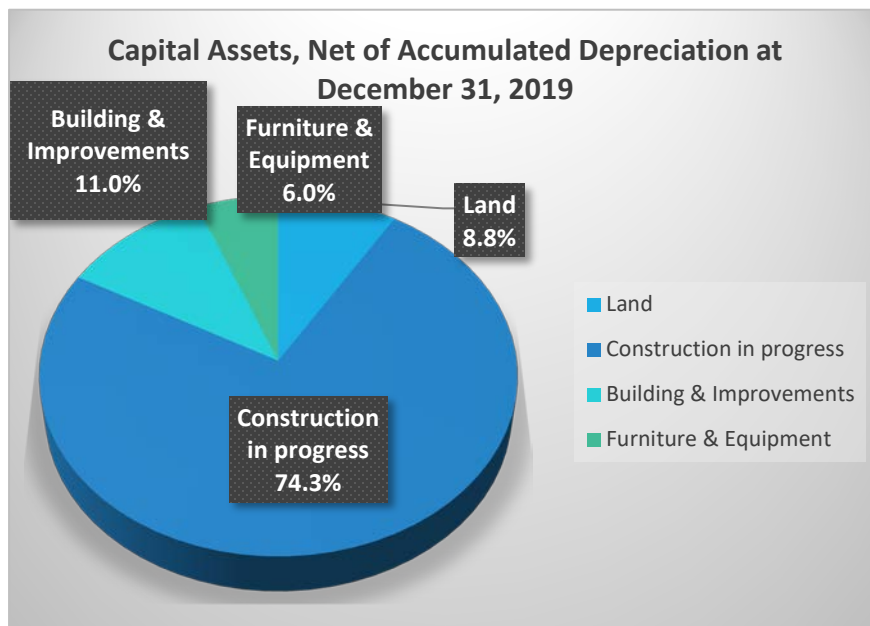
during the 2019 fiscal year. The ARB increased the number of panels to 40 panels and 150 members for the 2019 fiscal year. ARB expenses increased 266.8% (\$1,157,432) from 2018 to 2019.

Change in Net Position

Table A-3

	2019	2018	Increase (Decrease)	Total Percentage Change 2019- 2018
Total revenues	\$ 19,939,714	\$ 19,186,369	\$ 753,345	3.9%
Less: Total expenses	(20,649,410)	(17,159,216)	(3,490,194)	20.3%
Change in net position	(709,696)	2,027,153	(2,736,849)	-135.0%
Net position, beginning of year	9,986,658	7,959,505	2,027,153	25.5%
Net position, end of year	\$ 9,276,962	\$ 9,986,658	\$ (709,696)	-7.1%

CAPITAL ASSETS AND DEBT ADMINISTRATION



Capital Assets: The District's investment in capital assets for its governmental activities at the end of fiscal year 2019 totaled \$12,593,655 (net of accumulated depreciation). The investment in capital assets includes land, construction in progress, building and improvements, and furniture and equipment.

Net capital assets increased from the prior fiscal year by \$8,963,708 (246.9%). Table A-6 below 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 December 31, 2019	Balance December 31, 2018	Increase (Decrease)	
			Amount	%
Land	\$ 1,107,653	\$ 1,107,653	\$ -	0.0%
Construction in progress	9,352,785	-	9,352,785	100.0%
Building and improvements	3,716,660	3,607,007	109,653	3.0%
Less: accumulated depreciation	(2,335,859)	(2,191,745)	(144,114)	6.6%
buildings and improvements, net	1,380,801	1,415,262	(34,461)	-2.4%
Furniture and equipment	5,253,444	5,152,227	101,217	2.0%
Less: accumulated depreciation	(4,501,028)	(4,045,195)	(455,833)	11.3%
furniture and equipment, net	752,416	1,107,032	(354,616)	-32.0%
Related debt	(9,840,400)	-	(9,840,400)	100%
Governmental activities capital assets, net	<u>\$ 2,753,255</u>	<u>\$ 3,629,947</u>	<u>\$ (876,692)</u>	<u>-24.2%</u>

Major Capital Asset Additions during fiscal year 2019:

Description	Cost
Cisco 9300 Switch for ARB @ 850 EAL	\$ 11,9701
Cisco Nexus 7010 Switch	5,000
850 EAL- Fiber Internet Installation 500MB	1,034
A/C Repairs & Replacements	41,248
Cubicles for ARB- 850 EAL	54,938
Cisco Aironet Wireless Access Point	7,809
ARB Recording Equipment	46,809
Printer- HP LaserJet Enterprise 500- Color	3,793
Computer- OptiPlex 5260 AIO Touch Screen	8,818
Cisco Catalyst 9300 48-port PoE Switch- 850 EAL Door System	7,593
Door System- 850 EAL Exterior Doors	18,806
Synology Equipment- VM & VDI Backups	5,190
Cooling Tower Replacement- 850 EAL	40,215
Wireless Microphone System for BOD	1,089
Condenser/Water Pump Repair- 850 EAL	7,200
Boiler Repair at 850 EAL	1,150
	<u>\$ 262,662</u>

Details on the Construction in progress account are provided below:

<u>Description</u>	<u>Cost</u>
Building Cost- 850 EAL	\$ 8,530,000
Architectural Fees 840 E. Anderson Lane- September 2019	111,368
850 EAL Building Renovations- October 2019	29,660
Architect Fees for 850 E. Anderson Lane Renovations- October 2019	156,495
850 EAL Abatement- November 2019	8,441
850 EAL Building Renovations- November 2019	158,979
Architectural Services- 850 EAL- November 2019	68,114
Permitting Fees- 850 EAL Renovation Project	7,855
On-site Asbestos Abatement Project Management & Air Monitoring- 850 EAL	9,768
Architect Fees for 850 EAL- December 2019	51,103
Construction Services- 850 EAL	221,003
	<u>\$ 9,352,785</u>

Major capital asset disposals during fiscal year 2019 include:

<u>Description</u>	<u>Amount</u>
DI380 Office Right Mail Folder & Inserter	\$ 14,155
Printer Retirement	1,099
Computer Retirement	30,930
Ice Maker/Water Dispenser with Stand	5,608
Total	<u>\$ 51,792</u>

Additional information pertaining to the District's capital assets can be found in Note 4 of the accompanying Notes to the Basic Financial Statements.

Long-Term Liabilities: Total long-term liabilities increased by \$13,518,120 (223.6%). This increase was related to multiple factors: long-term note payable for the purchase and renovation of the District's new office building, increase in the net pension liability, and the implementation of a retiree healthcare plan (OPEB liability).

Long-term Liabilities at December 31, 2019

Table A-5

	Balance	Balance	Increase (Decrease)	
	December 31, 2019	December 31, 2018	Amount	%
Notes payable	9,840,400	0	9,840,400	100
Net pension liability	1,763,932	(1,399,262)	3,163,194	-226.1%
Net OPEB liability, restated	6,975,715	6,478,434	497,281	-35.5%
Compensated absences	983,170	965,925	17,245	-1.2%
Total governmental activities	\$ 19,563,217	\$ 6,045,097	\$ 13,518,120	223.6%

Additional information on the District's long-term liabilities can be found in Note 5 of the accompanying Notes to the Basic Financial Statements.

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 2019, the District's total governmental funds reported an ending fund balance of \$12,671,072, an increase of \$1,023,572. \$541,218, or 4.3% of the total fund balance was nonspendable in the form of prepaid items. \$6,070,049, or 47.9% of the total fund balance was committed in the form of reserves for future expenditures. \$1,477,431, or 11.7% was restricted for future capital expenditures. \$4,582,374, or 36.2% was unassigned and available for future operational needs. Total fund balance increased by \$1,023,572 or 8.8% from fiscal year 2018 to 2019.

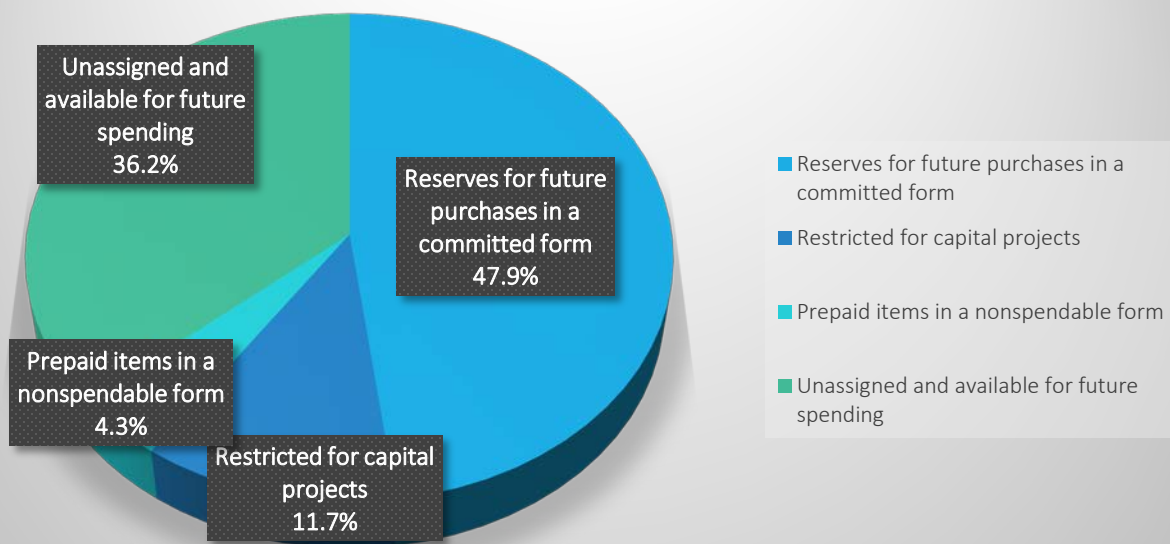
The District restricted funds held in an escrow account in the amount of \$1,477,431 for future renovation capital expenditures for the new office location purchased in 2019.

Fund Balance

Table A-6

	2019	2018	Increase (Decrease)	Total Percentage Change 2019- 2018	Percent of Total
Committed- reserves	\$ 6,070,049	\$ 6,228,423	\$ (158,374)	0.0%	47.9%
Restricted	1,477,431	\$ -	\$ 1,477,431	100.0%	11.7%
Nonspendable- prepaid items	541,218	667,721	(126,503)	-18.9%	4.3%
Unassigned	4,582,374	4,751,356	(168,982)	-3.6%	36.2%
Total fund balance	<u>\$ 12,671,072</u>	<u>\$ 11,647,500</u>	<u>\$ 1,023,572</u>	<u>8.8%</u>	<u>100.0%</u>

Fund Balance Classifications at December 31, 2019



The General Fund is the chief operating fund of the District. On December 31, 2019, the General fund reported nonspendable fund balance in the amount of \$541,218 (4.8%), committed fund balance in the amount of \$6,070,049 (54.2%), and \$4,582,374 in unassigned fund balance (40.9%). As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 23.9% of total General Fund expenditures of \$19,187,116, and total fund balance represents 58.34% of expenditures.

General Fund Fund Balance

Table A-7

	2019	2018	Increase (Decrease)	Total Percentage Change 2019- 2018	Percent of Total
Committed- reserves	\$ 6,070,049	\$ 6,228,423	\$ (158,374)	0.0%	54.2%
Restricted		\$ -	\$ -	100.0%	0.0%
Nonspendable- prepaid items	541,218	667,721	(126,503)	-18.9%	4.8%
Unassigned	4,582,374	4,751,356	(168,982)	-3.6%	40.9%
Total fund balance	<u>\$ 11,193,641</u>	<u>\$ 11,647,500</u>	<u>\$ (453,859)</u>	<u>-3.9%</u>	<u>100.0%</u>

Fund balance of the General Fund decreased \$453,859 (12.4%) during the fiscal year. Total general fund expenditures increased \$2,109,736, due primarily to increase Appraisal Review Board (ARB) wages during the 2019 fiscal year. The ARB membership increased to 150 members as the ARB held 217.2% more hearings in 2019 than in 2018, holding 85,354 formal hearings compared to 26,906 respectively.

General Fund Expenditures by Category

Table A-8

	2019 Expenditures	2018 Expenditures	\$ Change	% Change
Payroll and related expenses	\$ 12,257,122	\$ 11,253,473	\$ 1,003,649	8.9%
Data processing	511,294	551,025	\$ (39,731)	-7.2%
Transportation	32,332	51,919	\$ (19,587)	-37.7%
Operating supplies	285,192	192,446	\$ 92,746	48.2%
Rentals	487,706	143,982	\$ 343,724	238.7%
Legal and professional	2,724,960	2,339,462	\$ 385,498	16.5%
Utilities and telephone	354,890	223,916	\$ 130,974	58.5%
Building and equipment maintenance	364,224	235,734	\$ 128,490	54.5%
Insurance	28,551	62,661	\$ (34,110)	-54.4%
Other services	1,878,183	1,597,340	\$ 280,843	17.6%
Capital Outlay	262,662	425,422	\$ (162,760)	-38.3%
Total Expenditures	<u>\$ 19,187,116</u>	<u>\$ 17,077,380</u>	<u>\$ 2,109,736</u>	<u>12.4%</u>

The District's only other major governmental fund, 850 EAL Holding Corp., reported a restricted fund balance in the amount of \$1,477,431. The 850 EAL Holding Corp.'s 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.

850 EAL Holding Corp. Fund Balance

Table A-9

	2019	2018	Increase (Decrease)	Total Percentage Change 2019- 2018	Percent of Total
Committed- reserves	\$ -	\$ -	\$ -	0.0%	0.0%
Restricted	1,477,431	-	1,477,431	100.0%	100.0%
Nonspendable- prepaid items	-	-	-	0.0%	0.0%
Unassigned	-	-	-	0.0%	0.0%
Total fund balance	<u>\$ 1,477,431</u>	<u>\$ -</u>	<u>\$ 1,477,431</u>	<u>0.0%</u>	<u>100.0%</u>

Expenditures for the 850 EAL Holding Corp. totaled \$9,729,026 for the year ended December 31, 2019. The majority (96.1%) of the expenditures were capital outlay expenditures related to the renovation of the District's new office building.

General Fund Budgetary Highlights:

Table A-5 on the following pages 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 2019.

General Fund Budgetary Comparison

Table A-10

	2019				
	Budgeted Amounts			Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Increase (Decrease)	Final		
Appraisal services					
Payroll and related expenses	\$ 12,515,564	392,050	12,907,614	\$ 12,257,122	\$ 650,492
Data processing	557,328	-	557,328	511,294	46,034
Transportation	48,850	-	48,850	32,332	16,518
Operating supplies	202,750	88,321	291,071	285,192	5,879
Rentals	172,220	315,500	487,720	487,706	14
Legal and professional	2,700,265	725,828	3,426,093	2,724,960	701,133
Utilities and telephone	263,525	128,000	391,525	354,890	36,635
Building and equipment maintenance	189,189	161,900	351,089	364,224	(13,135)
Insurance	50,500	3,200	53,700	28,551	25,149
Other services	1,498,642	426,922	1,925,564	1,878,183	47,381
Capital outlay	1,287,795	(491,721)	796,074	262,662	533,412
Total Expenditures	<u>\$ 19,486,628</u>	<u>\$ 1,750,000</u>	<u>\$ 21,236,628</u>	<u>\$ 19,187,116</u>	<u>\$ 2,049,512</u>

The District's Board of Director's approved a 2019 end of year budget amendment which moved all surplus funds from the 2019 budget to the District's reserve for building repair or replacement account. This was

approved at the December 18, 2019 board of director's meeting. The total amount of the budget amendment was \$843,056.

The District's Board of Director's approved two line-item transfers during fiscal year 2019. 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 2020 General Fund adopted budget totals \$20,193,893, which is a \$707,266, or 3.6% increase over the fiscal year 2019 adopted budget.

	FY 2020 Adopted Budget	FY 2019 Adopted Budget	\$ Change	% Change
General Fund	\$ 20,193,893	\$ 19,486,627	\$ 707,266	3.63%

The net increase reflects the impact of the following:

- Increased total Appraisal Review Board (ARB) members from 75 to 150. In 2019, the District received over 160,000 protest. In order to complete the volume of protests before the deadline of August 30th, more ARB members are needed.
- Increased utilities, telephone, and building repair and maintenance for the purchase of 850 E. Anderson Lane.
- Increased litigation budget line item to accommodate the increase in lawsuits filed. The volume of lawsuits has increased from 617 lawsuits in 2009 to 2,462 lawsuits in 2018.

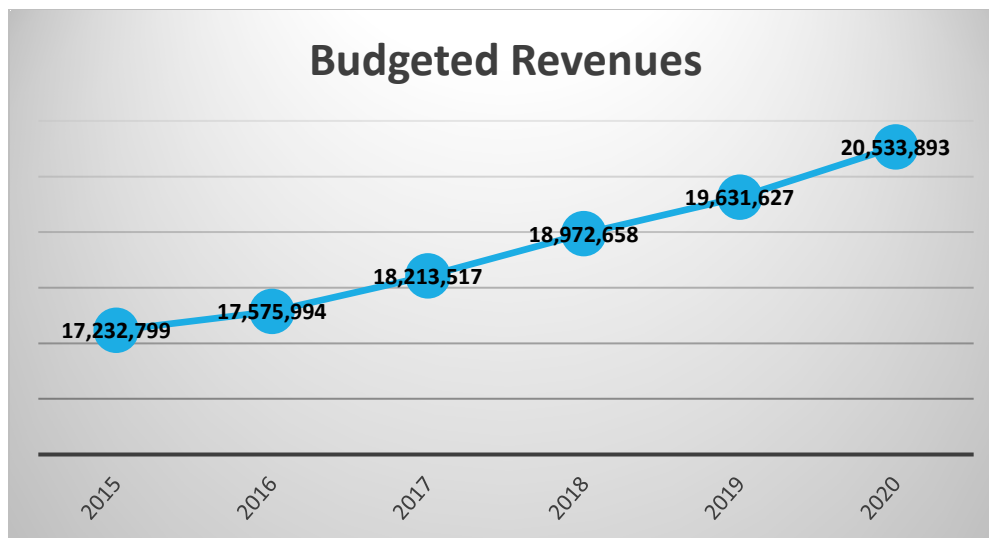
The revenue budget for fiscal year 2020 is \$20,533,893. Since the District uses a balanced budget policy, budgeted assessments to the taxing units must equal budgeted expenditures. Budgeted assessments to the taxing units and budgeted expenditures both total \$20,193,893. The additional \$340,000 in 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.

The table and graph on the following page show the total budgeted revenues by source for the fiscal year 2019 budget and the previous five years' budget history.

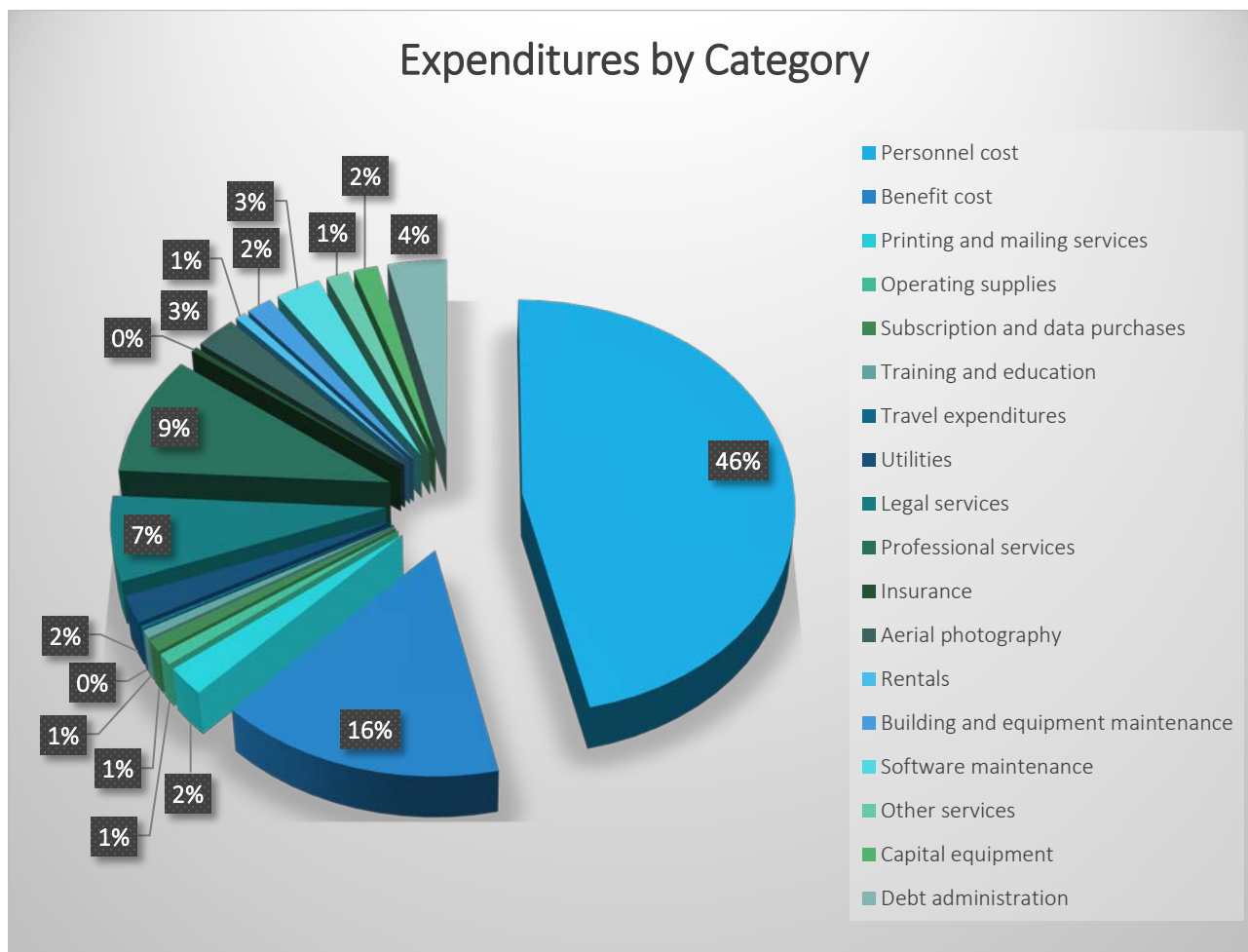
Revenue Budget History 2015-2020

Table A-11

	2015	2016	2017	2018	2019	2020
Budgeted revenues:						
Appraisal assessments	\$ 17,149,799	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627	\$ 20,193,893
Other miscellaneous revenue	83,000	83,000	110,000	145,000	145,000	340,000
Total budgeted revenues	17,232,799	17,575,994	18,213,517	18,972,658	19,631,627	20,533,893
Percentage increase over previous year	28.84%	2.00%	3.63%	4.17%	3.47%	4.60%



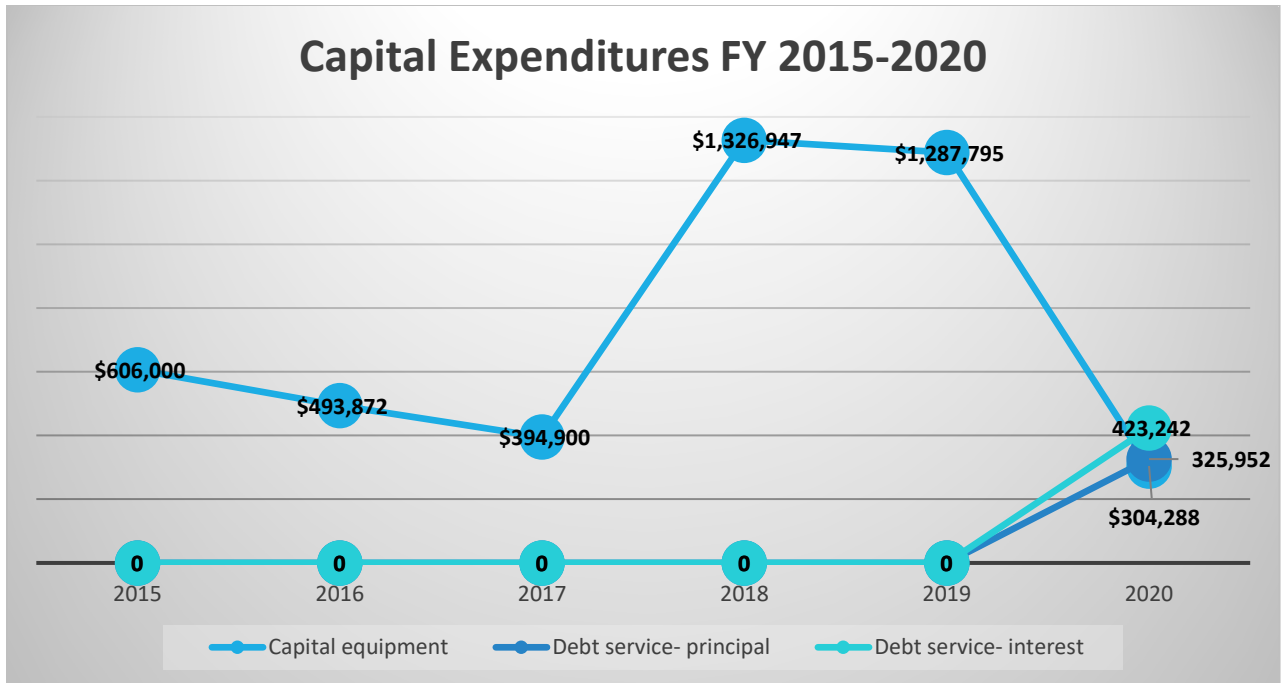
While the District operates as a special purpose government, with only one governmental function, expenditures are broken down by natural expenditure category. The District has 17 different expenditure categories that it budgets for annually. A comparison of the 2019 and 2020 budget by natural expenditure category is provided below.



Expenditures by Category				
Table A-12				
	2020 Budget	2019 Budget	\$ Change	% Change
Expenditures by Category:				
Personnel cost	9,389,097	8,337,693	1,051,404	12.61%
Benefit cost	3,180,737	4,145,871	(965,134)	-23.28%
Printing and mailing services	454,300	443,395	10,905	2.46%
Operating supplies	181,850	202,750	(20,900)	-10.31%
Subscription and data purchases	189,779	199,330	(9,551)	-4.79%
Training and education	126,655	177,730	(51,075)	-28.74%
Travel expenditures	46,250	48,850	(2,600)	-5.32%
Utilities	426,735	263,525	163,210	61.93%
Legal services	1,335,000	824,250	510,750	61.97%
Professional services	1,880,061	1,876,015	4,046	0.22%
Insurance	82,500	82,500	-	0.00%
Aerial photography	524,594	442,297	82,297	18.61%
Rentals	134,520	172,220	(37,700)	-21.89%
Building and equipment maintenance	325,765	189,189	136,576	72.19%
Software maintenance	573,938	557,328	16,610	2.98%
Other services	288,630	235,890	52,740	22.36%
Capital equipment	304,288	1,287,795	(983,507)	-76.37%
Debt administration	749,194	-	749,194	100.00%
Total Expenditures	\$ 20,193,893	\$ 19,486,628	\$ 707,265	3.63%

The table below and the graph on the following page outline the capital expenditures & debt function for the fiscal year 2020 and the previous five fiscal years' budget histories.

Capital Expenditures FY 2015-2020						
Table A-13						
	2015	2016	2017	2018	2019	2020
Capital Expenditures:						
Capital equipment	\$ 606,000	\$ 493,872	\$ 394,900	\$ 1,326,947	\$ 1,287,795	\$ 304,288
Debt service- principal	-	-	-	-	-	325,952
Debt service- interest	-	-	-	-	-	423,242
Total capital expenditures	\$ 606,000	\$ 493,872	\$ 394,900	\$ 1,326,947	\$ 1,287,795	\$ 1,053,482



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, 2019

	Governmental Activities
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 6,706,231
Short-term investments	11,666,062
Receivables	127,749
Prepaid expenses and other assets	541,218
Noncurrent assets:	
Capital assets	
Construction in progress	9,352,785
Nondepreciable capital assets	1,107,653
Depreciable capital assets, net	2,133,217
TOTAL ASSETS	31,634,915
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows of resources	3,989,385
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,989,385
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	1,321,715
Unearned revenue	5,048,473
Accrued interest payable	35,372
Notes payable due within one year	329,658
Employees' compensable leave due within one year	728,587
Noncurrent liabilities:	
Notes payable	9,510,742
Net pension liability	1,763,932
Net other postemployment benefit liability	6,975,715
Employees' compensable leave	254,583
TOTAL LIABILITIES	25,968,777
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows of resources	378,561
TOTAL DEFERRED INFLOWS OF RESOURCES	378,561
NET POSITION	
Investment in capital assets	4,400,301
Restricted	1,477,431
Unrestricted	3,399,230
TOTAL NET POSITION	\$ 9,276,962

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT
Statement of Activities
For the year ended December 31, 2019

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	\$ 13,078,326	\$ -	\$ (13,078,326)
Data processing	511,294	120,108	(391,186)
Transportation	32,332	-	(32,332)
Operating supplies	285,192	-	(285,192)
Rentals	487,706	-	(487,706)
Legal and professional	2,726,782	-	(2,726,782)
Utilities and telephone	354,890	-	(354,890)
Building and equipment maintenance	364,224	-	(364,224)
Insurance	28,551	-	(28,551)
Other services	1,878,183	-	(1,878,183)
Interest expense	250,191	-	(250,191)
Depreciation expense	651,739	-	(651,739)
Total Governmental Activities	<u>20,649,410</u>	<u>120,108</u>	<u>(20,529,302)</u>
Total Primary Government	<u>\$ 20,649,410</u>	<u>\$ 120,108</u>	<u>\$ (20,529,302)</u>
General Revenues:			
Assessments			19,486,627
Refund of Appraisal Assessments			-
Investment Income			332,979
Total General Revenues			<u>19,819,606</u>
Change in Net Position			(709,696)
Beginning Net Position, restated			<u>9,986,658</u>
Ending Net Position			<u>\$ 9,276,962</u>

The Notes to the Basic Financial Statements are an integral part of this statement.





FUND FINANCIAL STATEMENTS

TRAVIS CENTRAL APPRAISAL DISTRICT
Governmental Fund Balance Sheet
December 31, 2019

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and cash equivalents	\$ 5,059,185	\$ 1,647,046	\$ 6,706,231
Short-term investments	11,666,062	-	11,666,062
Receivables	127,749	-	127,749
Prepaid items	541,218	-	541,218
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	<u>\$ 17,394,214</u>	<u>\$ 1,647,046</u>	<u>\$ 19,041,260</u>
LIABILITIES			
Accounts payable and accrued expenditures	\$ 1,152,100	\$ 169,615	\$ 1,321,715
Deferred revenue	5,048,473	-	5,048,473
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES	6,200,573	169,615	6,370,188
FUND BALANCES			
Fund balance, committed	6,070,049	-	6,070,049
Fund balance, restricted	-	1,477,431	1,477,431
Fund balance, nonspendable	541,218	-	541,218
Fund balance, unassigned	4,582,374	-	4,582,374
	<hr/>	<hr/>	<hr/>
TOTAL FUND BALANCES	<u>11,193,641</u>	<u>1,477,431</u>	<u>12,671,072</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 17,394,214</u>	<u>\$ 1,647,046</u>	<u>\$ 19,041,260</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT
Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Position
December 31, 2019

	<u>December 31,</u> <u>2019</u>
Total fund balance- governmental fund	\$ 12,671,072
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore, are not reported in the governmental fund balance sheet. (Note 4)	
Governmental capital assets	19,430,542
Less: Accumulated depreciation	<u>(6,836,887)</u>
	12,593,655
Deferred outflows of resources for pension related items were reported in the Statement of Net Position. (Note 6)	3,989,385
Long-term liabilities are not payable in the current period and are not reported in the fund financial statements (Note 5):	
Compensated absences	(983,170)
Interest Payable	(35,372)
Notes payable	(9,840,400)
Net pension liability	(1,763,932)
Other postemployment benefit liability	<u>(6,975,715)</u>
	(19,598,589)
Deferred inflows of resources for pension related items were reported in the Statement of Net Position.	(378,561)
	<u> </u>
Net position of governmental activities	<u><u>\$ 9,276,962</u></u>

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT
Governmental Fund Statement of Revenues,
Expenditures and Changes in Fund Balance
For the year ended December 31, 2019

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$ 19,486,627	\$ -	\$ 19,486,627
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>19,486,627</u>	<u>-</u>	<u>19,486,627</u>
Investment earnings	332,977	2	332,979
Charges for services	15,710	-	15,710
Miscellaneous revenue	<u>104,398</u>	<u>-</u>	<u>104,398</u>
TOTAL REVENUE	<u>19,939,712</u>	<u>2</u>	<u>19,939,714</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	12,257,122	-	12,257,122
Data processing	511,294	-	511,294
Transportation	32,332	-	32,332
Operating supplies	285,192	-	285,192
Rentals	487,706	-	487,706
Legal and professional	2,724,960	1,822	2,726,782
Utilities and telephone	354,890	-	354,890
Building and equipment maintenance	364,224	-	364,224
Insurance	28,551	-	28,551
Other services	1,878,183	-	1,878,183
Capital outlay	262,662	9,352,785	9,615,447
Debt Service- Principal	-	159,600	159,600
Debt Service- Interest	<u>-</u>	<u>214,819</u>	<u>214,819</u>
TOTAL EXPENDITURES	<u>19,187,116</u>	<u>9,729,026</u>	<u>28,916,142</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	752,596	(9,729,024)	(8,976,428)
OTHER FINANCING SOURCES (USES):			
Loan Proceeds	-	10,000,000	10,000,000
Transfers in	-	1,206,455	1,206,455
Transfers out	<u>(1,206,455)</u>	<u>-</u>	<u>(1,206,455)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(1,206,455)</u>	<u>11,206,455</u>	<u>10,000,000</u>
NET CHANGE IN FUND BALANCE	(453,859)	1,477,431	1,023,572
FUND BALANCE, beginning of year	<u>11,647,500</u>	<u>-</u>	<u>11,647,500</u>
FUND BALANCE, end of year	<u>\$ 11,193,641</u>	<u>\$ 1,477,431</u>	<u>\$ 12,671,072</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities

For the year ended December 31, 2019

	<u>December 31, 2019</u>
Net change in fund balance- governmental fund	\$ 1,023,572
Amounts reported for governmental activities in the statement of activities are different because:	
The governmental fund reports capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The amount by which capital outlay exceeds depreciation in the current period is (Note 4):	9,615,447
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.	(651,739)
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.	(35,372)
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	(306,678)
Other postemployment benefits	(497,281)
	<u>(803,959)</u>
Issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has an effect on net position.	
Issuance of debt	(10,000,000)
Principal repayment on long-term debt	159,600
	<u>(9,840,400)</u>
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.	(17,245)
	<u>(709,696)</u>
Change in net position of governmental activities	\$ (709,696)

The Notes to the Basic Financial Statements are an integral part of this statement.





NOTES TO THE BASIC FINANCIAL STATEMENTS

TRAVIS CENTRAL APPRAISAL DISTRICT
Notes to the Basic Financial Statements
December 31, 2019

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TRAVIS CENTRAL APPRAISAL DISTRICT

Notes to the Basic Financial Statements

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 accounting. 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 financial 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. There are 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. 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.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Budgetary Control

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.

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. On December 18, 2019, the Board of Directors approved an appropriation of \$843,056 in 2019 surplus budget funds to be transferred to the District’s reserves through the budget amendment process.

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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

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. During the fiscal year ending December 31, 2019, the District's Board of Director's approved a budget amendment to transfer any budget surplus funds to the District's reserves.

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.

Assets capitalized have an original cost of \$1,000 or more and over one year of useful life. 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	5-50 years
Furniture and equipment	\$1,000	Straight-line	3-20 years

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

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. The District recorded pension contributions after the measurement date, changes in assumptions, and differences between expected and actual earnings on pension plan investments 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

Deferred Outflows (Inflows) of Resources- Cont.

Deferred inflows have a negative effect on net position, similar to liabilities. The District records the difference between actual and projected experience 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.

Pensions

For purposes of measuring the net pension 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.

For purposes of measuring the net pension 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 (TCERS) 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

Other Postemployment Benefits (OPEB)

The District provides certain health care benefits for its retired employees as more fully described in note 8. On December 31, 2019, the District's total OPEB liability for these retiree benefits was \$6,975,715. 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.

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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

Fund Balance Classification- Cont.

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.

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

	General Fund
Nonspendable	
Prepaid items	\$ 541,218
Total nonspendable	<u>541,218</u>
Committed	
Reserve for computer equipment	150,000
Reserve for network infrastructure	350,000
Reserve for technology enhancements	250,000
Reserve for litigation	2,956,914
Reserve for building repair and replacement	<u>2,363,135</u>
Total committed	<u>6,070,049</u>
Unassigned	<u>4,582,374</u>
Total Fund Balance	<u><u>\$ 11,193,641</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 components of the District's deposits and investments at December 31, 2019, are as follows:

	General Fund	Special Revenue Fund	Total Governmental Funds
Cash	\$ 5,059,185	\$ 1,647,046	\$ 6,706,231
State Pool (Tex Pool)	11,666,062	-	11,666,062
	<u>\$ 16,725,247</u>	<u>\$ 1,647,046</u>	<u>\$ 18,372,293</u>

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, 2019, the District's cash deposits were entirely covered by the FDIC insurance or by investments pledged as collateral. Therefore, the District is 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.

NOTE 2. DEPOSITS AND INVESTMENTS- CONT.

Investments- Cont.

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;
- 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 2019, the District invested only in the TexPool Government Investment Pool 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.

NOTE 2. DEPOSITS AND INVESTMENTS- CONTINUED

Investments- Cont.

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, 2019, 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, 2019, 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.

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 net 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 66.0% receivables from the taxing jurisdictions, 15.0% receivables from employees for elected benefits, and 19.0% receivables from other sources.

	Balance	Percentage of Total Receivables
Receivable from Jurisdictions	\$ 84,360	66.0%
Receivable from Employees	19,128	15.0%
Receivable from other sources	24,262	19.0%
	<u>\$ 127,749</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 building renovation expenditures.

Interfund transfers for the year ended December 31, 2019 were:

	Transfers In
	850 EAL Holding Corp.
<u>Transfers Out</u>	
General Fund	\$ 1,206,455
Total	<u>\$ 1,206,455</u>

NOTE 5. CAPITAL ASSETS

	Balance December 31, 2018	Additions	Retirements	Balance December 31, 2019
Capital assets not being depreciated				
Land	\$ 1,107,653	\$ -	\$ -	\$ 1,107,653
Construction in progress	-	9,352,785	-	9,352,785
Total capital assets not being depreciated	<u>1,107,653</u>	<u>9,352,785</u>	<u>-</u>	<u>10,460,438</u>
Building and improvements	3,607,007	109,653	-	3,716,660
Furniture and equipment	<u>5,152,227</u>	<u>153,009</u>	<u>(51,792)</u>	<u>5,253,444</u>
Total capital assets being depreciated	8,759,234	262,662	(51,792)	8,970,104
Building and improvements	2,191,745	144,114	-	2,335,859
Furniture and equipment	<u>4,045,195</u>	<u>507,625</u>	<u>(51,792)</u>	<u>4,501,028</u>
Total accumulated depreciation	<u>6,236,940</u>	<u>651,739</u>	<u>(51,792)</u>	<u>6,836,887</u>
Total capital assets being depreciated, net	<u>2,522,294</u>	<u>(389,077)</u>	<u>-</u>	<u>2,133,217</u>
Governmental activities capital assets, net of related debt	<u>\$ 3,629,947</u>	<u>\$ 8,963,708</u>	<u>\$ -</u>	<u>\$ 12,593,655</u>

NOTE 6. 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, 2019:

	Balance December 31, 2018	Increase	Decrease	Balance December 31, 2019	Due Within One Year
Notes payable	\$ -	\$ 10,000,000	\$ (159,600)	\$ 9,840,400	\$ 329,658
Net pension liability	(1,399,262)	5,118,167	(1,954,973)	1,763,932	-
Net OPEB liability, restated	6,478,434	547,212	(49,931)	6,975,715	-
Compensated absences	965,925	614,339	(597,094)	983,170	728,587
Total governmental activities	<u>\$ 6,045,097</u>	<u>\$ 16,279,718</u>	<u>\$ (2,761,598)</u>	<u>\$ 19,563,217</u>	<u>\$ 1,058,245</u>

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, 2019 are as follows:

Year Ending Dec. 31	Principal	Interest	Total
2020	\$ 329,658	\$ 419,180	\$ 748,838
2021	344,109	404,728	748,838
2022	359,194	389,644	748,838
2023	374,941	373,897	748,838
2024	391,377	357,461	748,838
2025-2029	2,229,788	1,514,402	3,744,190
2030-2034	2,763,302	980,888	3,744,190
2035-2039	3,048,030	321,740	3,369,771
Total	<u>\$ 9,840,400</u>	<u>\$ 4,761,940</u>	<u>\$ 14,602,340</u>

NOTE 6. LONG-TERM LIABILITIES- CONT.

Notes Payable- Cont.

Capital assets acquired under this obligation and the accumulated depreciation as of December 31, 2019 are as follows:

Construction in Progress	\$	9,352,785
Less: Accumulated Depreciation		<u>-</u>
Total	\$	<u>9,352,785</u>

NOTE 7: 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 permanent full-time 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 more than 700 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).

Plan Financial Statements

TCDRS in the aggregate issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034 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. 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.

NOTE 7: DEFINED BENEFIT PENSION PLAN

Employees Covered by Benefit Terms

At December 31, 2018, the following employees were covered by the benefit terms:

<u>Members:</u>	<u>Dec. 31, 2017</u>	<u>Dec. 31, 2018</u>
Inactive employees entitled to but not yet receiving benefits	111	115
Number of active employees	109	106
Average Monthly salary	\$ 5,266	\$ 5,375
Average age	46.65	46.53
Average length of service in years	9.32	9.45
<u>Inactive employees (or their beneficiaries) receiving benefits:</u>		
Number of benefit recipients	63	70
Average monthly benefit	\$ 2,105	\$ 2,206

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 2019 was 8.86%. However, during 2019, the District elected to continue contributions at the higher elected rate of 18.0%. 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

The total pension liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Real rate of return	5.25%
Inflation	2.75%
Long-term investment return	8.00%

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 below:

NOTE 7: 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 actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study for the period of January 1, 2013 through December 31, 2016, except where required to be different by GASB 68.

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 3.25% (made up of 2.75% 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	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. Mortality rates until 2014 for depositing members were based on the RP-2000 Active Employee Mortality Table for males with a two-year set-forward and the RP-2000 Active Employee Mortality Table for females with a four-year setback, both with the projection scale AA and 110% of the MP-2014 Ultimate scale after that.

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 is three years younger. Female members are assumed to have a male beneficiary who is three years older.

NOTE 7: DEFINED BENEFIT PENSION PLAN- CONTINUED

Actuarial Assumptions- Cont.

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.

Net Pension Liability

The District's net pension liability was measured as of December 31, 2018, 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)	<u>December 31, 2017</u>	<u>December 31, 2018</u>
Total pension liability	\$ 39,934,058	\$ 42,187,322
Fiduciary net position	41,333,320	40,423,390
Net pension liability/(asset)	(1,399,262)	1,763,932
Fiduciary net position as a % of total pension liability	103.50%	95.82%
Pensionable covered payroll ⁽¹⁾	6,848,043	7,199,228
Net pension liability as a % of covered payroll	-20.43%	24.50%

Note: Rounding differences may exist above.

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

The total pension liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions below.

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 2019 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 30-year time horizon; the most recent analysis was performed in 2017.

NOTE 7: 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	10.50%	5.40%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index (3)	18.00%	8.40%
Global Equities	MSCI World (net) Index	2.50%	5.70%
International Equities- Developed Markets	MSCI World Ex USA (net) Index	10.00%	5.40%
International Equities- Emerging Markets	MSCI Emerging Markets (net) Index	7.00%	5.90%
Investment Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	1.60%
Strategic Credit	FTSE High-Yield Cash Pay Capped Index	12.00%	4.39%
Direct Lending	S&P/LSTA Leveraged Loan Index	11.00%	7.95%
Distressed Debt	Cambridge Associates Distressed Securities Index (4)	2.00%	7.20%
REIT Equities	67% FTSE NAREIT All Equity REITs Index + 33% S&P Global REIT (net) Index	2.00%	4.15%
Master Limited Partnerships (MLPs)	Alerian MLP Index	3.00%	5.35%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index (5)	6.00%	6.30%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	13.00%	3.90%
Total		100.00%	

(1) Target asset allocation adopted at the April 2019 TCDRS Board meeting.

(2) Geometric real rates of return equal the expected return minus the assumed inflation rate of 1.70%, per Cliffwater's 2019 capital market assumptions.

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

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

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

NOTE 7: DEFINED BENEFIT PENSION PLAN- CONTINUED

Net Pension Liability- Cont.

The assumed long-term investment return of 8.0% is net after investment and administrative expenses. It is assumed returns will equal the nominal annual rate of 8.0% for calculating the actuarial accrued liability and the normal cost contribution rate for the retirement plan of each participating employer.

Real rate of return	5.25%
Inflation	2.75%
Long-term investment return	8.00%

Discount Rate

The discount rate used to measure the total pension liability was 8.10%. This rate reflects the long-term assumed rate of return on assets for funding purposes of 8.00%, net of all expenses, increased by 0.10% to be gross of administrative expenses. 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 8.10%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (7.10%) or 1 percentage point higher (9.10%) than the current rate.

	1% Decrease (7.10%)	Current Discount Rate (8.10%)	1% Increase (9.10%)
Total pension liability	\$46,922,426	\$42,187,322	\$38,132,130
Fiduciary net position	\$40,423,390	\$40,423,390	\$40,423,390
Net Pension liability/(asset)	\$6,499,036	\$1,763,932	(\$2,291,260)

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 7: 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, 2017	<u>\$ 39,934,058</u>	<u>\$ 41,333,320</u>	<u>\$ (1,399,262)</u>
Changes for the year:			
Service cost	1,068,956		1,068,956
Interest on total pension liability ⁽¹⁾	3,245,514		3,245,514
Effect of plan changes ⁽²⁾	-		-
Effect of economic/demographic gains or losses	(154,208)		(154,208)
Effect of assumptions changes or inputs	-		-
Refund of contributions	(112,830)	(112,830)	-
Benefit payments	(1,794,168)	(1,794,168)	-
Administrative expense		(32,468)	32,468
Member contributions		503,946	(503,946)
Net investment income		(771,229)	771,229
Employer contributions		1,295,861	(1,295,861)
Employer contributions			
Other changes ⁽³⁾		958	(958)
Net changes	<u>2,253,264</u>	<u>(909,930)</u>	<u>3,163,194</u>
Balances as of December 31, 2018	<u><u>\$ 42,187,322</u></u>	<u><u>\$ 40,423,390</u></u>	<u><u>\$ 1,763,932</u></u>

⁽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 7: DEFINED BENEFIT PENSION PLAN- CONTINUED

Pension Expense

Total pension expense recognized by the District for the fiscal year ended December 31, 2019 was \$1,571,235.

Pension Expense/ (Income)	January 1 to December 31, 2018
Service cost	\$ 1,068,956
Interest on total pension liability ⁽¹⁾	3,245,514
Effect of plan changes	-
Administrative expenses	32,468
Member contributions	(503,946)
Expected investment return, net of investment expenses	(3,342,491)
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	(195,751)
Recognition of assumption changes or inputs	144,257
Recognition of investment gains or losses	1,123,186
Other ⁽²⁾	(958)
Pension expense/(income)	\$ 1,571,235

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

At December 31, 2019, 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	\$ 378,561	\$ -
Changes of assumptions	-	100,966
Net difference between projected and actual earnings on pension plan investments	-	2,617,824
Contributions made subsequent to measurement date ⁽¹⁾		1,270,595
Total	\$ 378,561	\$ 3,989,385

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

NOTE 7: DEFINED BENEFIT PENSION PLAN- CONTINUED

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

The \$1,270,595 reported as deferred outflows of resources relates to contributions made subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. 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:

2019	\$ 883,754
2020	312,102
2021	321,629
2022	822,744
2023	-
Thereafter ⁽¹⁾	-

⁽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, 2019, the District reported a payable of \$184,797 for the outstanding amount of contributions to the pension plan for December 2019 contributions, paid January 15, 2020.

NOTE 8. 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 7. 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.

NOTE 8. OTHER RETIREMENT PLANS- CONTINUED

Defined Contribution Plan- Continued

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 2019, 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 PERCENTAGE
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 2019 was \$6,152,192. The District contributed a total of \$307,610 on December 31, 2019.

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 9. 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, 2019, the District paid 80% of the premium for retirees with a minimum of 10 years of service at TCAD.

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS- CONT.

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.

<u>Years of Service</u>	
1-10	0%
11-19	50%
20+	100%

On December 31, 2019, the following employees were covered by the benefit terms:

<u>Members:</u>	<u>Dec. 31, 2019</u>
Actives	88
Terminated Vested	25
Retirees	18

The District's total OPEB liability of \$6,975,715 was measured as of December 31, 2019 and was determined by an actuarial valuation as of January 1, 2019. The actuarially valuation was conducted by Milliman, Inc.

<u>OPEB Liability/ (Asset)</u>	<u>December 31, 2019</u>
Total OPEB Liability	\$ 6,975,715
Covered Payroll	5,887,054
Total OPEB Liability as a % of covered payroll	118.49%

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, 2019
Measurement date	December 31, 2019
Actuarial cost method	Entry age normal
Inflation	3.00%
Salary increases including inflation	3.00%

	<u>2019</u>
Discount rate	2.74%
20 Year Tax-Exempt Municipal Bond Yield	2.74%

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

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS- CONT.

Mortality rates used in the January 1, 2019 actuarial valuation were based on the following:

Pre-retirement	PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2019 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-2019 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-2019 on a generational basis with healthy annuitant rates after benefit commencement.

Changes in the Total OPEB Liability

	<u>Total OPEB Liability</u>
Total OPEB Liability, beginning	<u>\$ 6,478,434</u>
Changes for the year:	
Service cost	360,504
Interest on total pension liability ⁽¹⁾	186,708
Effect of plan changes ⁽²⁾	-
Effect of economic/demographic gains or losses	-
Effect of assumptions changes or inputs	-
Benefit payments	<u>(49,931)</u>
Net changes	<u>497,281</u>
Total OPEB Liability, ending	<u><u>\$ 6,975,715</u></u>

OPEB Expense

The District recognized OPEB expense of \$547,212 for the year ended December 31, 2019.

	<u>January 1 to December 31, 2019</u>
Pension Expense/ (Income)	
Service cost	\$ 360,504
Interest on total pension liability ⁽¹⁾	186,708
Effect of plan changes	-
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	-
Recognition of assumption changes or inputs	-
OPEB Expense	<u><u>\$ 547,212</u></u>

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS- CONT.

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	\$903	\$1,308
50	\$988	\$1,217
55	\$1,075	\$1,146
60	\$1,231	\$1,225
64	\$1,484	\$1,357
65	\$234	\$226
70	\$236	\$230
75	\$244	\$233
80	\$254	\$238
85	\$264	\$246
90+	\$273	\$254

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

Year	Pre-65 Trend	Post-65 Trend
2019	6.00%	7.60%
2020	5.70	2.30
2021	5.30	5.00
2022	5.00	5.10
2023	4.90	5.00
2024	4.80	4.90
2025	4.80	4.80
2026	4.70	4.80
2027	4.60	4.70
2028 – 2030	4.50	4.60
2031 – 2033	4.60	4.60
2034 – 2039	4.60	4.70
2040 – 2043	4.70	4.70
2044	4.70	4.80
2049	4.80	4.80
2050	4.70	4.70

2051 – 2052	4.60	4.70
2053 - 2057	4.60	4.60
2058 - 2062	4.50	4.60
2063 – 2064	4.50	4.50
2065	4.40	4.40
2066	4.30	4.40
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
2074+	3.80	3.80

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS- CONT.

Sensitivity Analysis

The following presents the net OPEB liability of the District, calculated using the discount rate of 2.74%, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (1.74%) or 1 percentage point higher (3.74%) than the current rate.

	<u>1% Decrease (1.74%)</u>	<u>Current Discount Rate (2.74%)</u>	<u>1% Increase (3.74%)</u>
Total OPEB Liability	\$4,429,834	\$ 6,975,715	\$9,521,596

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 10. 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 valued 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. Since the District's Board of Directors approved a budget amendment on December 18, 2019 to transfer any 2019 surplus funds to the District's reserve accounts, there will not be a refunding to the jurisdictions during the 2020 fiscal year.

NOTE 11. 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, 2019, 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, 2019. Settlement amounts have neither exceeded insurance coverage for the year ended December 31, 2019 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.

The District had three taxing entities whose revenue individually represented 10% or more of the District's total revenue, or who's 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	33.02%	\$6,434,518
Travis County	15.33%	\$2,986,659
City of Austin	14.61%	\$2,846,278

The Texas Property Tax Code, Section 6.06 mandates that the taxing jurisdictions in 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.

NOTE 12. RESTATEMENT

During fiscal year 2019, the District implemented a new other post-employment benefit plan that was outlined in Note 8. As a result of implementing this plan, net position as restate at January 1, 2019. The impact on this change on the beginning balance reported in the financial statements is shown below.

<u>January 1, 2019</u>	<u>Governmental Activities</u>
Net position, as previously reported	\$ 16,465,092
Adjustments to record beginning balance of OPEB plan	<u>(6,478,434)</u>
Net position, as restated	<u>\$ 9,986,658</u>





REQUIRED SUPPLEMENTARY INFORMATION

TRAVIS CENTRAL APPRAISAL DISTRICT
General Fund Budgetary Comparison Schedule
Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With
	Original	Amended	Amounts	Final Budget
				Positive (Negative)
REVENUES				
Assessments	\$ 19,486,627	\$ 19,486,627	\$ 19,486,627	\$ -
Refunds of appraisal assessments	-	-	-	-
Net appraisal assessments	19,486,627	19,486,627	19,486,627	-
Investment earnings	40,000	40,000	332,977	292,977
Charges for services	30,000	30,000	15,710	(14,290)
Miscellaneous revenue	75,000	75,000	104,398	29,398
Total revenue	19,631,627	19,631,627	19,939,712	308,085
EXPENDITURES				
Appraisal Services				
Payroll and related expenses	12,515,564	12,907,614	12,285,673	621,941
Data processing	557,328	557,328	511,294	46,034
Transportation	48,850	48,850	32,332	16,518
Operating Supplies	202,750	291,071	285,192	5,879
Rentals	172,220	487,720	487,706	14
Legal and professional	2,700,265	3,426,093	2,724,960	701,133
Utilities and telephone	263,525	391,525	354,890	36,635
Building and equipment maintenance	189,189	351,089	364,224	(13,136)
Insurance	50,500	53,700	1,878,183	(1,824,483)
Other services	1,498,642	1,925,564	262,662	1,662,902
Capital Outlay	1,287,795	796,074	-	796,074
Total expenditures	19,486,627	21,236,627	19,187,116	2,049,511
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	145,000	(1,605,000)	752,596	2,357,596
OTHER FINANCING SOURCES (USES):				
Transfers out	-	-	(1,206,455)	(1,206,455)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(1,206,455)	(1,206,455)
NET CHANGE IN FUND BALANCE	145,000	(1,605,000)	(453,859)	1,151,141
FUND BALANCES, beginning of year	11,647,500	11,647,500	11,647,500	11,647,500
FUND BALANCES, end of year	<u>\$ 11,792,500</u>	<u>\$ 10,042,500</u>	<u>\$ 11,193,641</u>	<u>\$ 12,798,641</u>



TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Net Pension Liability and Related Ratios
Last Ten Fiscal Years
(Unaudited)

	Year Ended December 31		
	2018	2017	2016
Total pension liability			
Service cost	\$ 1,068,956	\$ 1,035,937	\$ 1,106,017
Interest on total pension liability	3,245,514	3,070,540	2,853,801
Effect of plan changes	-	-	-
Effect of assumption changes or inputs	-	201,932	-
Effect of economic/demographic (gains) or losses	(154,208)	(424,938)	(201,743)
Benefit payments, including refunds of employee contributions	(1,906,998)	(1,611,370)	(1,541,959)
Net change in total pension liability	<u>2,253,264</u>	<u>2,272,101</u>	<u>2,216,116</u>
Total pension liability—beginning	<u>39,934,059</u>	<u>37,661,958</u>	<u>35,445,842</u>
Total pension liability—ending (a)	<u>\$ 42,187,323</u>	<u>\$ 39,934,059</u>	<u>\$ 37,661,958</u>
Fiduciary Net Position			
Employer contributions	\$ 1,295,861	\$ 1,532,648	\$ 1,207,300
Member contributions	503,946	479,363	469,506
Investment income, net of investment expenses	(771,229)	5,222,195	2,450,741
Benefit payments, including refunds of employee contributions	(1,906,998)	(1,611,370)	(1,541,959)
Administrative expense	(32,468)	(27,488)	(26,619)
Other	958	5,110	230,754
Net change in plan fiduciary net position	<u>(909,930)</u>	<u>5,600,458</u>	<u>2,789,723</u>
Plan fiduciary net position—beginning	<u>41,333,321</u>	<u>35,732,863</u>	<u>32,943,140</u>
Plan fiduciary net position—ending (b)	<u>\$ 40,423,391</u>	<u>\$ 41,333,321</u>	<u>\$ 35,732,863</u>
County's net pension liability—ending (a) – (b)	<u>\$ 1,763,932</u>	<u>\$ (1,399,262)</u>	<u>\$ 1,929,095</u>
 Fiduciary net position as a % of total pension liability	 95.82%	 103.50%	 94.88%
 Pensionable covered payroll	 \$ 7,199,228	 \$ 6,848,043	 \$ 6,707,224
 Net pension liability as a % of covered payroll	 24.50%	 -20.43%	 28.76%

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 report 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						
2015	2014	2013	2012	2011	2010	2009
\$ 915,763	\$ 943,683	NA	NA	NA	NA	NA
2,653,404	2,494,541	NA	NA	NA	NA	NA
(185,075)	-	NA	NA	NA	NA	NA
375,095	-	NA	NA	NA	NA	NA
181,351	(229,332)	NA	NA	NA	NA	NA
(1,394,140)	(1,262,607)	NA	NA	NA	NA	NA
2,546,398	1,946,285	NA	NA	NA	NA	NA
32,899,444	30,953,159	NA	NA	NA	NA	NA
<u>\$ 35,445,842</u>	<u>\$ 32,899,444</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
\$ 2,237,182	\$ 2,136,607	NA	NA	NA	NA	NA
474,491	438,056	NA	NA	NA	NA	NA
(438,601)	1,932,837	NA	NA	NA	NA	NA
(1,394,140)	(1,262,607)	NA	NA	NA	NA	NA
(23,481)	(23,479)	NA	NA	NA	NA	NA
51,627	56,563	NA	NA	NA	NA	NA
907,078	3,277,977	NA	NA	NA	NA	NA
32,036,061	28,758,085	NA	NA	NA	NA	NA
<u>\$ 32,943,139</u>	<u>\$ 32,036,062</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>\$ 2,502,703</u>	<u>\$ 863,382</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
92.94%	97.38%	NA	NA	NA	NA	NA
\$ 6,778,445	\$ 6,257,940	NA	NA	NA	NA	NA
36.92%	13.80%	NA	NA	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
2009	925,810	925,810	-	5,530,525	16.70%
2010	1,056,620	1,056,620	-	6,334,652	16.70%
2011	999,297	999,297	-	6,304,711	15.80%
2012	972,717	972,717	-	6,269,280	15.50%
2013	1,017,939	2,350,752	(1,332,813)	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	803,262	1,532,642	(729,380)	6,847,929	22.40%
2018	814,233	1,295,861	(481,628)	7,199,228	18.00%

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



TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Ten Fiscal Years
(Unaudited)

	<u>2018</u>	<u>2017</u>	<u>2016</u>
TOTAL OPEB LIABILITY			
Service cost	360,504	NA	NA
Interest on total OPEB liability	186,708	NA	NA
Effect of plan changes	-	NA	NA
Effect of economic/demographic gains or losses	-	NA	NA
Effect of assumptions changes or inputs	-	NA	NA
Benefit payments	(49,931)	NA	NA
	<u>497,281</u>	<u>NA</u>	<u>NA</u>
Net changes	<u>497,281</u>	<u>NA</u>	<u>NA</u>
Total OPEB Liability, beginning	<u>\$ 6,478,434</u>		
Total OPEB Liability, ending	<u><u>\$ 6,975,715</u></u>	<u><u>NA</u></u>	<u><u>NA</u></u>
Covered Payroll	5,887,054	NA	NA
Total OPEB Liability as a % of covered payroll	118.49%	NA	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.

2015	2014	2013	2012	2011	2010	2009
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	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
Schedule of Employer Contributions- OPEB
Last Ten Fiscal Years
(Unaudited)

Year ended December 31	Contractually Required Contribution	Actual Contribution	Contribution Deficiency (Excess)	District's Covered Payroll	Contributions as a Percentage of Covered Payroll
2010	-	-	-	-	0.00%
2011	-	-	-	-	0.00%
2012	-	-	-	-	0.00%
2013	-	-	-	-	0.00%
2014	-	-	-	-	0.00%
2015	-	-	-	-	0.00%
2016	-	-	-	-	0.00%
2017	-	-	-	-	0.00%
2018	-	-	-	-	0.00%
2019	49,081	49,081	-	5,887,054	0.00%

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.

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 21, 2018. No supplementary appropriations have been enacted.

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION- CONTINUED

Schedule of Employer Contributions

Notes to Schedule

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 ⁽¹⁾
Amortization method	Level percentage of payroll, closed
Remaining amortization period	0.0 years (based on contribution rate calculated in 12/31/2017 valuation)
Asset valuation method	5-year smoothed market
Inflation	2.75%
Salary increases	Varies by age and service. 4.9% average over career including inflation.
Investment rate of return	8.00%, net of investment expenses, including inflation
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 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 *	2015: New inflation, mortality and other assumption were reflected. 2017: New mortality rate assumption were reflected.
Changes in Plan Provisions *	2015: No changes in plan provisions. 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

The Texas County and District Retirement System (TCDRS) issues a separate report. That separate report may be requested by submitting a public information request to recmgr@tcadcentral.org.

* 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

Notes to Schedule

Valuation date: Valuation date is January 1, 2019.
Measurement date is December 31, 2019.
Reporting date is December 31, 2019.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Inflation	3.00%
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-2019 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-2019 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-2019 on a generational basis with healthy annuitant rates after benefit commencement.</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 (CAFR) 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 2010 and 2019

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	Appraised Value by Taxing Entity Last Ten Fiscal Years

Demographic and Economic Information

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

Table 11	Demographic and Economic Statistics Last Ten Fiscal Years
Table 12	Principal Employers for 2010 and 2019

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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STATISTICAL SECTION FINANCIAL TRENDS

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Governmental Activities				
Net investment in capital				
assets	\$ 3,749,926	\$ 4,423,085	\$ 4,094,873	\$ 5,290,153
Unrestricted	<u>1,895,825</u>	<u>1,640,950</u>	<u>1,431,888</u>	<u>2,005,592</u>
Total Governmental Activities				
Net Position	<u><u>5,645,751</u></u>	<u><u>6,064,035</u></u>	<u><u>5,526,761</u></u>	<u><u>7,295,745</u></u>
Total Primary Government				
Net Position	<u><u>\$ 5,645,751</u></u>	<u><u>\$ 6,064,035</u></u>	<u><u>\$ 5,526,761</u></u>	<u><u>\$ 7,295,745</u></u>

SOURCE: Audited Financial Statements 2010
 Comprehensive Annual Financial Report (CAFR) 2011-2019

TABLE 1

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 3,863,065	\$ 3,890,995	\$ 4,198,586	\$ 3,966,782	\$ 3,629,947	\$ 12,593,655
5,685,923	6,940,385	8,505,792	10,471,157	6,356,711	(3,316,693)
<u>9,548,988</u>	<u>10,831,380</u>	<u>12,704,378</u>	<u>14,437,939</u>	<u>9,986,658</u>	<u>9,276,962</u>
<u>\$ 9,548,988</u>	<u>\$ 10,831,380</u>	<u>\$ 12,704,378</u>	<u>\$ 14,437,939</u>	<u>\$ 9,986,658</u>	<u>\$ 9,276,962</u>

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Expenses				
Governmental Activities				
Appraisal services	\$ 11,527,480	\$ 11,702,337	\$ 12,278,520	\$ 11,693,736
Interest on long-term debt	-	35,233	-	11,116
	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
Total Governmental Activities Expenses				
	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
Total Primary Government Expenses				
	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
Program Revenues				
Governmental Activities				
Fees, fines, and charges for services	11,872,153	12,151,322	11,735,080	13,468,605
	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
Total Governmental Activities Program Revenues				
	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
Total Primary Government Program Revenues				
	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
Net Revenue (Expense)				
Interest income	344,673	413,752	(543,440)	1,763,753
	<u>747</u>	<u>4,532</u>	<u>6,166</u>	<u>5,231</u>
Change in net position	345,420	418,284	(537,274)	1,768,984
Net position- beginning of year	5,300,331	5,645,751	6,064,035	5,526,761
Net position restatement	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Adjusted net position, beginning of year	5,300,331	5,645,751	6,064,035	5,526,761
Net position- end of year	<u>\$ 5,645,751</u>	<u>\$ 6,064,035</u>	<u>\$ 5,526,761</u>	<u>\$ 7,295,745</u>

SOURCE: Audited Financial Statements 2010
Comprehensive Annual Financial Report (CAFR) 2011-2019

TABLE 2

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 12,032,932	\$ 13,048,016	\$ 15,741,400	\$ 16,151,994	\$ 17,052,753	\$ 20,279,111
-	-	-	-	-	250,191
<u>12,032,932</u>	<u>13,048,016</u>	<u>15,741,400</u>	<u>16,151,994</u>	<u>17,052,753</u>	<u>20,529,302</u>
<u>12,032,932</u>	<u>13,048,016</u>	<u>15,741,400</u>	<u>16,151,994</u>	<u>17,052,753</u>	<u>20,529,302</u>
14,283,508	17,245,865	17,598,826	17,791,989	18,827,658	19,486,627
<u>14,283,508</u>	<u>17,245,865</u>	<u>17,598,826</u>	<u>17,791,989</u>	<u>18,827,658</u>	<u>19,486,627</u>
<u>14,283,508</u>	<u>17,245,865</u>	<u>17,598,826</u>	<u>17,791,989</u>	<u>18,827,658</u>	<u>19,486,627</u>
2,250,576	4,197,849	1,857,426	1,639,995	1,774,905	(1,042,675)
<u>2,667</u>	<u>4,993</u>	<u>15,572</u>	<u>93,566</u>	<u>252,248</u>	<u>332,979</u>
2,253,243	4,202,842	1,872,998	1,733,561	2,027,153	(709,696)
7,295,745	9,548,988	10,831,380	12,704,378	14,437,939	9,986,658
-	(2,920,450)	-	-	(6,478,434)	-
7,295,745	6,628,538	10,831,380	12,704,378	7,959,505	9,986,658
<u>\$ 9,548,988</u>	<u>\$ 10,831,380</u>	<u>\$ 12,704,378</u>	<u>\$ 14,437,939</u>	<u>\$ 9,986,658</u>	<u>\$ 9,276,962</u>

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Governmental Funds				
Reserved	\$ 82,376	\$ -	\$ -	\$ -
Unreserved	2,340,265	-	-	-
Nonspendable	-	101,849	174,147	377,866
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	2,135,141	1,933,761	2,302,068
	<hr/>	<hr/>	<hr/>	<hr/>
Total Governmental Funds	<u>\$ 2,422,641</u>	<u>\$ 2,236,990</u>	<u>\$ 2,107,908</u>	<u>\$ 2,679,934</u>

SOURCE: Audited Financial Statements 2010
Comprehensive Annual Financial Report (CAFR) 2011-2019

NOTE: The District implemented GASB Statement No. 54 during the fiscal year ended December 31, 2011. This statement eliminated the previous fund balance categories (reserved and unreserved), and replaced them with the five new categories (nonspendable, restricted, committed, assigned and unassigned). Fund balance amounts for fiscal year ended December 31, 2011 and thereafter reflect the new categories; however, all previous fiscal years are presented using the old categories.

TABLE 3

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
311,360	1,243,778	893,474	751,287	667,721	541,218
-	-	-	-	-	1,477,431
1,250,000	3,419,849	3,164,814	4,164,814	6,228,423	6,070,049
-	-	-	-	-	-
<u>1,935,393</u>	<u>1,478,066</u>	<u>3,516,402</u>	<u>4,947,830</u>	<u>4,751,356</u>	<u>4,582,374</u>
<u>\$ 3,496,753</u>	<u>\$ 6,141,693</u>	<u>\$ 7,574,690</u>	<u>\$ 9,863,931</u>	<u>\$ 11,647,500</u>	<u>\$ 12,671,072</u>

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Revenues				
Assessments	\$ 12,591,285	\$ 12,689,611	\$ 12,914,797	\$ 13,375,023
Less: Refunds	<u>(789,802)</u>	<u>(612,738)</u>	<u>(1,259,667)</u>	<u>-</u>
	11,801,483	12,076,873	11,655,130	13,375,023
Investment earnings	747	4,532	6,166	5,231
Charges for services	19,171	19,474	20,424	23,673
Miscellaneous income	<u>51,499</u>	<u>54,975</u>	<u>59,526</u>	<u>69,909</u>
Total Revenue	11,872,900	12,155,854	11,741,246	13,473,836
Expenditures				
Appraisal Services				
Payroll and related expenses	9,148,307	9,120,313	9,053,018	10,553,042
Data processing	187,233	106,912	440,591	354,679
Transportation	12,663	7,296	20,074	11,843
Operating supplies	-	-	371,123	180,563
Rentals	40,234	34,433	39,291	44,724
Legal & professional	406,230	684,615	759,231	363,566
Utilities and telephone	150,150	138,279	143,741	174,140
Building and equipment maintenance	211,398	117,758	127,552	98,024
Insurance				
Other services	916,974	916,028	658,387	716,010
Debt Service				
Principal	-	743,612	-	23,588
Interest	-	35,233	-	11,116
Capital outlay	<u>1,236,996</u>	<u>437,026</u>	<u>257,319</u>	<u>370,516</u>
Total Expenditures	<u>12,310,185</u>	<u>12,341,505</u>	<u>11,870,327</u>	<u>12,901,811</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(437,285)	(185,651)	(129,081)	572,025
Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	<u>\$ (437,285)</u>	<u>\$ (185,651)</u>	<u>\$ (129,081)</u>	<u>\$ 572,025</u>
Ratio of Debt Service Expenditures to total noncapital expenditures	0.00%	6.54%	0.00%	0.28%

SOURCE: Audited Financial Statements 2009-2010
Comprehensive Annual Financial Report (CAFR) 2011-2018

TABLE 4

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 14,246,848	\$ 17,149,799	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627
(89,434)	(26,908)	-	(311,528)	-	-
14,157,414	17,122,891	17,492,994	17,791,989	18,827,658	19,486,627
2,667	4,993	15,572	93,566	252,248	332,979
24,444	31,707	28,886	30,583	30,611	15,710
101,650	89,267	76,946	87,590	75,852	104,398
14,286,175	17,248,858	17,614,398	18,003,728	19,186,369	19,939,714
10,283,671	10,735,612	9,833,785	11,146,348	11,253,473	12,257,122
552,623	617,689	1,332,497	1,206,626	551,025	511,294
17,566	11,031	22,351	53,916	51,919	32,332
90,473	189,457	585,281	169,475	192,446	285,192
57,161	59,672	64,227	65,424	143,982	487,706
895,228	988,761	1,256,519	1,310,221	2,339,462	2,726,782
178,163	188,981	199,302	212,177	223,916	354,890
159,497	152,316	192,145	139,863	235,734	364,224
857,625	1,092,679	1,753,409	910,437	1,660,001	28,551
-	-	-	-	-	159,600
-	-	-	-	-	214,819
377,349	569,720	941,885	500,000	425,422	9,615,447
13,469,356	14,605,918	16,181,401	15,714,487	17,077,380	28,916,142
816,819	2,642,940	1,432,997	2,289,241	2,108,989	(8,976,428)
-	2,000	-	-	-	10,000,000
<u>\$ 816,819</u>	<u>\$ 2,644,940</u>	<u>\$ 1,432,997</u>	<u>\$ 2,289,241</u>	<u>\$ 2,108,989</u>	<u>\$ 1,023,572</u>
0.00%	0.00%	0.00%	0.00%	0.00%	1.94%





STATISTICAL SECTION REVENUE TRENDS

TRAVIS CENTRAL APPRAISAL DISTRICT Assessments to Taxing Entities Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	-	-	-	50
ANDERSON MILL MUD	53	49	49	-
AUSTIN COMMUNITY COLLEGE DIST.	430,066	424,202	434,627	442,411
AUSTIN ISD	3,951,673	3,930,700	3,962,546	4,041,606
BASTROP-TRAVIS CO ESD NO 1	558	487	490	460
BELLA VISTA MUD	2,752	2,653	2,664	2,557
BELVEDERE MUD	1,280	1,342	1,353	1,681
CITY OF AUSTIN	1,827,479	1,898,893	1,947,818	2,073,085
CITY OF AUSTIN/HAYS CO	-	-	-	-
CITY OF AUSTIN/WMSN CO	-	-	-	-
CITY OF BEE CAVE	835	866	871	984
CITY OF CEDAR PARK	1,366	1,493	1,504	7,881
CITY OF CREEDMOOR	503	557	587	805
CITY OF ELGIN	1,561	1,401	1,408	1,544
CITY OF JONESTOWN	11,703	11,172	11,290	11,526
CITY OF LAGO VISTA	21,925	20,825	21,112	19,766
CITY OF LAKEWAY	25,648	25,645	25,796	24,561
CITY OF LEANDER	6,808	7,257	7,297	8,907
CITY OF MANOR	9,573	9,464	9,547	9,977
CITY OF MUSTANG RIDGE	960	967	973	1,029
CITY OF PFLUGERVILLE	91,270	89,352	89,892	88,434
CITY OF ROLLINGWOOD	3,247	3,447	3,468	5,232
CITY OF ROUND ROCK	5,180	5,034	5,053	5,438
CITY OF WEST LAKE HILLS	3,588	3,448	3,470	3,581
COTTONWOOD CREEK MUD NO 1	2,773	2,517	2,525	2,377
COUPLAND ISD	195	188	189	188
CYPRESS RANCH WCID NO 1	1,671	1,886	1,897	2,183
DEL VALLE ISD	236,555	235,486	237,835	241,495
DRIPPING SPRINGS ISD	764	798	802	782
EANES ISD	596,039	588,084	591,994	606,528
ELGIN ISD	13,880	12,961	13,114	12,582
HAYS CONSOLIDATED ISD	585	562	565	579
HURST CREEK MUD	9,463	9,734	9,785	8,156
HUTTO ISD	-	-	-	-
JOHNSON CITY ISD	615	590	593	577
KELLY LANE WCID NO 1	2,253	2,493	2,517	2,576
KELLY LANE WCID NO 2	98	124	150	71
LAGO VISTA ISD	82,182	78,228	79,386	84,123
LAKE POINTE MUD NO 3 (DA)	-	-	-	-

TABLE 5
(1 OF 4)

2014	2015	2016	2017	2018	2019
53	63	60	63	68	68
-	-	-	-	-	-
462,549	565,661	645,863	697,721	723,196	785,461
4,279,407	5,225,594	5,483,736	5,851,086	6,172,691	6,434,518
495	649	670	754	831	866
2,597	3,072	-	-	-	-
2,057	2,935	3,519	3,507	3,411	3,154
2,169,602	2,554,094	2,557,717	2,615,589	2,765,969	2,846,278
-	-	-	-	-	-
-	-	-	-	-	-
1,071	1,362	1,625	1,778	1,810	2,001
8,171	9,560	21,788	22,101	21,640	20,857
861	917	907	1,005	931	900
1,403	1,700	1,829	2,382	2,538	2,617
11,011	12,180	11,850	11,641	11,751	14,371
19,941	23,468	23,642	23,980	24,734	26,845
25,283	30,107	31,447	30,820	35,032	34,363
11,539	16,667	19,974	22,335	24,530	27,142
10,725	13,245	14,808	18,723	22,074	27,078
1,100	1,410	1,385	1,398	1,450	1,484
88,492	103,871	110,580	117,662	125,370	124,444
5,917	6,880	7,218	8,035	8,739	8,844
5,785	7,018	7,769	8,041	8,263	8,426
3,742	4,585	5,067	5,239	6,114	6,729
2,476	2,527	3,037	3,838	4,721	6,396
182	216	202	221	216	219
2,874	4,323	5,413	6,080	6,177	6,683
263,268	311,561	336,258	332,264	354,531	384,833
804	940	835	811	783	739
633,685	768,916	788,285	817,087	814,255	818,475
12,840	16,006	16,129	17,471	18,155	19,832
601	734	646	860	693	646
7,833	8,741	8,529	7,824	7,351	7,111
-	-	-	-	-	-
652	649	601	584	539	516
3,090	4,183	5,313	6,588	7,448	7,594
117	400	1,228	2,445	4,277	6,515
80,035	92,667	88,503	88,449	89,130	95,209
-	-	-	-	-	1,888

TRAVIS CENTRAL APPRAISAL DISTRICT
Assessments to Taxing Entities
Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
LAKE POINTE MUD NO 5 (DA)	-	-	-	-
LAKE TRAVIS ISD	431,380	429,518	433,167	475,741
LAKESIDE MUD NO 3	1,608	1,836	1,796	2,586
LAKESIDE WCID NO 1	5,181	4,993	5,014	5,093
LAKESIDE WCID NO 2A	10	9	9	9
LAKESIDE WCID NO 2B	3,574	3,434	3,450	3,370
LAKESIDE WCID NO 2C	2,960	3,048	3,059	3,119
LAKESIDE WCID NO 2D	1,859	2,362	2,665	2,635
LAKEWAY MUD	10,633	10,370	10,454	10,036
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	-	39
LEANDER ISD	431,100	439,069	442,123	459,992
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	5,597	5,609	5,637	4,237
MANOR ISD	210,335	213,755	255,789	255,198
MARBLE FALLS ISD	36,283	32,150	32,418	31,470
MOORES CROSSING MUD	3,480	3,572	3,590	3,482
NE TRAVIS CO UTILITY DISTRICT	7,233	7,305	7,336	7,216
NORTH AUSTIN MUD NO 1	1,587	1,495	1,501	1,431
NORTHTOWN MUD	17,340	16,774	16,753	16,553
NW AUSTIN MUD NO 1	-	-	-	-
NW TRAVIS CO RD DIST-3 GLDN TRI	3,105	3,198	3,222	2,934
ONION CREEK METRO PARK DISTRICT	-	-	-	-
PFLUGERVILLE ISD	563,272	553,466	557,578	582,770
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO. 3	-	-	-	-
PRESIDENTIAL GLEN MUD	142	167	170	170
RANCH @ CYPRESS CREEK MUS NO 1	2,598	2,500	2,513	2,160
RIVER PLACE MUD	8,138	7,790	7,821	7,693
ROUND ROCK ISD	382,925	361,071	364,029	374,993
SENNA HILLS MUD	5,710	5,657	5,697	6,200
SHADY HOLLOW MUD	684	646	649	639
SUNFIELD MUD NO 1	-	-	-	-
SUNFIELD MUD NO 2	-	-	-	-
SUNFIELD MUD NO 3	-	-	-	-
SOUTHEAST TRAVIS CO. MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
TANGLEWOOD FOREST LTD DIST	2,872	2,775	2,791	2,555
TRAVIS COUNTY	2,389,775	2,456,872	2,513,095	2,633,598
TRAVIS CO BEE CAVE RD DIST 1	5,717	6,161	6,187	5,763
TRAVIS CO ESD NO 1	11,410	10,984	11,108	11,119

TABLE 5
(2 OF 4)

2014	2015	2016	2017	2018	2019
-	-	-	-	-	2,756
501,785	614,702	649,336	675,961	703,025	743,923
3,147	4,624	5,331	6,418	7,125	7,755
4,910	5,588	5,713	5,369	5,436	5,268
8	9	73	515	1,185	2,035
3,537	4,606	5,175	5,563	5,963	5,904
3,556	4,692	5,451	6,500	7,889	8,955
3,440	5,118	6,526	7,169	7,864	8,200
9,828	10,822	9,001	7,871	7,405	6,819
-	-	-	-	19	805
1,385	4,015	7,616	9,012	10,998	13,256
486,629	598,991	614,235	634,294	645,444	659,877
-	-	-	2,447	2,296	2,078
4,140	3,466	3,464	-	-	-
244,206	359,452	312,248	349,444	348,699	361,507
30,597	33,487	32,554	31,920	30,640	31,990
3,432	4,379	4,872	5,361	5,758	6,064
7,842	9,992	10,449	10,029	9,097	8,089
1,329	1,560	1,517	1,450	1,428	1,458
19,187	21,477	22,160	22,810	23,471	21,750
-	-	-	-	-	-
2,914	-	-	-	-	-
-	-	-	14	52	292
609,532	759,459	784,596	829,177	890,178	959,436
-	-	-	-	105	87
-	150	345	653	2,431	3,667
367	691	1,039	1,011	1,407	1,982
1,857	1,927	1,650	1,635	1,624	1,506
7,752	8,828	6,587	5,962	2,149	-
378,110	468,599	467,606	487,937	495,127	509,959
6,525	7,820	7,937	7,719	7,706	7,264
633	757	766	613	793	332
-	-	11	7	5	8
-	-	-	-	-	-
-	-	-	-	-	-
-	-	1	1	1	87
-	-	-	-	4	3
2,445	2,874	2,893	2,977	3,357	3,516
2,720,660	3,102,063	3,032,476	2,955,445	2,976,196	2,986,659
5,731	6,392	5,890	5,517	4,377	4,139
10,735	12,351	12,108	12,012	12,089	12,813

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
TRAVIS CO ESD NO 2	31,978	30,950	31,181	31,244
TRAVIS CO ESD NO 3	10,952	10,592	10,660	10,629
TRAVIS CO ESD NO 4	7,710	7,473	7,525	7,256
TRAVIS CO ESD NO 5	4,688	4,494	4,528	4,527
TRAVIS CO ESD NO 6	46,155	45,765	46,040	47,948
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	7,761	7,637	7,695	7,551
TRAVIS CO ESD NO 9	23,668	23,242	23,390	23,308
TRAVIS CO ESD NO 10	6,751	6,745	6,780	6,824
TRAVIS CO ESD NO 11	3,745	3,720	3,751	3,662
TRAVIS CO ESD NO 12	5,363	5,185	5,235	5,398
TRAVIS CO ESD NO 13	252	248	251	254
TRAVIS CO ESD NO 14	5,349	5,258	5,302	3,877
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO HEALTHCARE DISTRICT	369,415	399,721	408,849	416,081
TRAVIS CO MUD NO 2	6,298	5,722	5,749	5,481
TRAVIS CO MUD NO 3	13,060	12,208	12,270	13,713
TRAVIS CO MUD NO 4	2,120	2,025	2,034	2,199
TRAVIS CO MUD NO 5	3,833	3,624	3,639	3,284
TRAVIS CO MUD NO 6	3,834	3,681	3,696	3,536
TRAVIS CO MUD NO 7	83	81	81	80
TRAVIS CO MUD NO 8	2,460	2,313	2,322	2,265
TRAVIS CO MUD NO 9	164	161	162	156
TRAVIS CO MUD NO 10	3,918	3,890	3,952	3,814
TRAVIS CO MUD NO 11	4,175	4,737	5,002	5,267
TRAVIS CO MUD NO 12	38	45	360	335
TRAVIS CO MUD NO 13	35	53	360	685
TRAVIS CO MUD NO 14	3,662	3,428	3,448	3,197
TRAVIS CO MUD NO 15	2,832	3,015	3,031	3,207
TRAVIS CO MUD NO 16	24	693	699	2,074
TRAVIS CO MUD NO 17	-	-	-	-
TRAVIS CO MUD NO 18	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	-
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
VILLAGE OF BRIARCLIFF	1,044	1,168	1,178	1,157
VILLAGE OF POINT VENTURE	825	813	818	775
VILLAGE OF SAN LEANNA	579	560	564	550
VILLAGE OF THE HILLS	680	519	521	458

TABLE 5
(3 OF 4)

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
32,442	39,828	41,606	46,546	49,490	53,379
10,645	12,163	12,540	14,350	14,628	14,213
7,277	8,704	8,297	9,347	9,598	9,912
4,518	5,721	5,024	5,729	5,985	6,225
50,410	61,952	65,804	68,195	70,273	69,529
-	-	-	-	11,901	11,864
7,662	8,855	9,028	9,252	9,439	10,487
22,983	25,780	26,228	24,504	25,589	26,821
7,027	8,494	8,689	8,795	8,988	9,140
3,861	4,333	4,499	4,639	5,183	5,605
5,769	7,082	7,449	7,959	8,493	9,808
256	308	300	299	300	354
3,879	4,570	2,255	2,233	2,404	2,465
-	-	-	-	5,300	5,698
710,288	860,529	857,215	851,559	866,335	887,072
5,713	6,868	7,437	7,626	8,031	8,157
13,756	15,645	14,964	15,043	15,298	14,872
2,443	3,002	4,472	4,644	4,247	2,581
3,530	4,885	5,603	7,040	7,221	7,387
3,683	4,221	4,164	3,781	3,568	3,463
79	87	240	74	70	66
2,378	2,851	2,925	3,130	3,617	3,587
153	174	157	149	144	141
3,480	4,342	4,214	3,982	3,604	3,436
6,331	8,802	9,685	9,074	8,177	8,038
569	1,356	3,293	3,883	4,463	5,286
1,096	1,858	2,642	3,240	4,845	5,842
3,268	3,918	4,000	4,109	4,229	4,069
3,882	5,292	6,159	6,992	9,159	9,443
3,083	5,253	6,878	7,510	8,273	8,869
10	302	1,021	2,237	2,801	3,402
54	238	1,430	2,639	4,312	6,039
-	-	-	-	-	46
-	26	563	1,484	2,128	3,575
-	-	-	-	-	96
-	-	-	-	2	74
-	-	-	-	6	7
1,221	2,094	2,100	2,116	1,967	1,951
855	1,002	997	1,021	1,098	1,172
563	680	695	695	676	734
440	527	526	1,237	1,241	2,041

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
VILLAGE OF VOLENTE	1,038	1,013	1,023	990
VILLAGE OF WEBBERVILLE	248	247	249	251
WCID 17 COMANCHE TRAILS (DA)	-	-	-	-
WCID 17 FLINTROCK (DA)	4,499	4,901	4,924	5,545
WCID 17 SERENE HILLS (DA)	1	26	26	26
WCID 17 STEINER RANCH (DA)	40,945	40,793	40,982	41,862
WCID NO 10	3,352	3,474	3,494	3,724
WCID NO 17	11,070	11,498	11,299	12,398
WCID NO 18	5,043	4,949	4,976	5,026
WCID NO 19	2,425	2,357	2,367	2,333
WCID NO 20	5,671	5,494	5,521	5,438
WCID POINT VENTURE	3,227	3,185	3,203	3,229
WELLS BRANCH MUD	17,657	17,176	17,347	17,317
WEST TRAVIS CO MUD NO 3	2,398	2,505	2,516	2,521
WEST TRAVIS CO MUD NO 5	2,711	2,752	2,769	2,639
WEST TRAVIS CO MUD NO 6	5,123	4,743	4,789	5,245
WEST TRAVIS CO MUD NO 8	4,350	4,376	4,394	4,826
WILBARGER CREEK MUD NO 1	614	643	647	676
WILBARGER CREEK MUD NO 2	160	179	180	178
WILLIAMSON/TRAVIS MUD NO 1	3,169	3,064	3,138	2,954
WMSN CO WSID DIST 3	2,025	2,056	2,068	1,994
WMSN-TRAVIS CO WCID NO 1D	5,455	5,625	5,652	-
WMSN-TRAVIS CO WCID NO 1F	2,333	2,396	2,406	1,957
WMSN-TRAVIS CO WCID NO 1G	7,146	6,900	6,961	6,569
Total	\$ 12,595,720	\$ 12,689,610	\$ 12,914,797	\$ 13,375,023

SOURCE: Travis Central Appraisal District- Internal Management Reports

TABLE 5
(4 OF 4)

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
1,042	1,207	946	971	995	901
247	310	313	356	371	355
-	-	-	-	-	-
5,423	6,608	6,714	6,348	5,723	5,382
232	927	1,964	3,299	4,460	5,545
39,651	46,242	41,297	33,314	32,922	31,646
4,106	5,010	5,196	12,454	17,778	17,105
12,438	15,121	15,757	16,601	17,102	17,611
4,966	2,737	2,825	2,898	2,744	2,632
2,317	2,561	2,522	2,389	2,419	2,448
4,148	4,444	4,160	4,233	4,189	4,087
3,179	3,582	5,594	5,551	5,861	6,215
17,775	20,297	19,858	20,565	20,794	21,527
2,657	3,080	3,113	3,068	2,867	-
2,721	3,228	3,199	3,088	3,092	-
6,120	7,576	9,152	10,555	11,057	9,089
5,317	5,227	4,569	4,938	4,833	5,144
984	1,212	1,310	1,346	1,384	1,490
175	200	319	354	336	319
2,804	2,983	2,819	2,660	2,525	2,351
1,935	2,332	2,213	2,223	2,364	2,492
-	-	-	-	-	-
2,177	2,844	-	-	-	-
6,349	7,628	-	-	-	-
\$ 14,246,848	\$ 17,122,891	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627

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
2010	12,595,720	11,801,483	789,802	4,435	99.96%
2011	12,689,610	12,076,873	612,738	(1)	100.00%
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%

SOURCE: Travis Central Appraisal District- Internal Management Reports



TRAVIS CENTRAL APPRAISAL DISTRICT

Principal Property Taxpayers

For 2010 and 2019

2019

Taxpayer	Type of Business	Taxable Assessed Value	Rank	Percentage of Total County Taxable Value ⁽¹⁾
Samsung Austin Semiconductor	Electronics	\$ 1,667,794,283	1	0.89%
CSHV Properties	Property Management	1,184,272,951	2	0.63%
Columbia/St. David's Healthcare System LP	Health Care	568,263,394	3	0.30%
Cousins Properties	Property Management	483,539,490	4	0.26%
Apple, Inc.	Electronics	418,759,426	5	0.22%
Finley Company	Real Estate Investments	394,900,014	6	0.21%
HEB Grocery Co.	Supermarket	351,238,480	7	0.19%
Domain Retail Property Owner LP	Property Management	343,763,509	8	0.18%
BPP Alphabet MF Riata LP	Property Management	325,076,136	9	0.17%
GW Block 23 Office LLC	Property Management	307,578,287	10	0.16%
Thomas Property Group	Property Management			
Freescall Semiconductor, Inc.	Electronics			
Dell, Inc.	Electronics			
Southwestern Bell Telephone Co.	Telephone Utility			
Advanced Micro Devices	Electronics			
IBM Corporation	Electronics			
Shopping Center at Gateway, LP	Property Management			
BPP Alphabet MF Riata LP	Property Management			
		<u>\$ 6,045,185,970</u>		<u>3.21%</u>

SOURCES: Travis Central Appraisal District Certified Totals Reports

- (1) Based on Net Taxable Value of \$188,122,488,267 from the Travis Central Appraisal District's certified property values as of October 3, 2019.
- (2) Based on Net Taxable Value of \$99,056,261,383 from the Travis Central Appraisal District's certified property values as of October 5, 2010.

TABLE 7

2010		
Taxable Assessed Value	Rank	Percentage of Total County Net Taxable Value ⁽²⁾
\$ 1,000,506,530	1	1.01%
-		-
343,502,896	3	0.35%
-		-
-		-
-		-
-		-
-		-
-		-
-		-
616,874,688	2	0.62%
298,892,746	4	0.30%
276,684,836	5	0.28%
260,716,060	6	0.26%
253,322,134	7	0.26%
232,068,893	8	0.23%
202,485,879	9	0.20%
200,674,288	10	0.20%
<u>\$ 3,685,728,950</u>		<u>3.71%</u>





STATISTICAL SECTION TAXING ENTITY TRENDS

TRAVIS CENTRAL APPRAISAL DISTRICT

Property Tax Levies by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	\$ 9,754.37	\$ 9,326.67	\$ 9,824.28	\$ 10,400.10
AUSTIN COMM COLL DIST	79,270,644.23	80,479,302.14	84,594,058.89	89,750,735.66
AUSTIN ISD	693,849,164.01	707,651,458.72	731,406,693.50	784,470,518.75
BASTROP-TRAVIS COUNTIES ESD NO 1	103,103.46	92,878.81	88,435.76	96,776.67
BELLA VISTA MUD	507,905.90	504,726.17	491,975.91	507,521.83
BELVEDERE MUD	236,348.19	253,824.96	321,319.59	402,014.83
CITY OF AUSTIN	336,752,293.48	360,373,342.27	395,751,478.21	421,013,842.78
CITY OF BEE CAVE	154,079.97	164,332.43	188,024.85	207,412.83
CITY OF CEDAR PARK	248,133.27	279,964.69	1,510,749.08	1,524,001.15
CITY OF CREEDMOOR	92,691.52	106,693.41	154,600.78	168,447.41
CITY OF ELGIN	288,236.41	266,865.69	296,027.46	272,565.03
CITY OF JONESTOWN	2,159,774.69	2,121,544.50	2,200,607.06	2,140,896.61
CITY OF LAGO VISTA	4,037,291.86	3,949,470.72	3,784,608.09	3,881,087.25
CITY OF LAKEWAY	4,731,631.43	4,875,929.75	4,681,432.61	4,917,074.84
CITY OF LEANDER	1,178,657.11	1,262,505.96	1,572,008.65	2,051,401.32
CITY OF MANOR	1,768,675.49	1,801,355.76	1,918,204.08	2,097,572.64
CITY OF MUSTANG RIDGE	177,769.78	184,490.06	199,152.76	214,039.02
CITY OF PFLUGERVILLE	16,820,809.45	16,979,911.16	16,937,557.03	17,252,568.15
CITY OF ROLLINGWOOD	599,365.46	654,846.23	1,007,175.52	1,155,931.09
CITY OF ROUND ROCK	956,244.76	955,824.27	1,047,321.71	1,130,729.20
CITY OF WEST LAKE HILLS	661,371.74	654,907.06	686,007.95	728,101.98
COTTONWD CREEK MUD NO 1	511,878.10	479,037.74	457,713.05	484,847.94
COUPLAND ISD	30,745.77	30,399.32	30,532.54	29,267.10
CYPRESS RANCH WCID NO 1	308,413.99	356,077.88	419,311.66	561,532.82
DEL VALLE ISD	42,691,362.53	43,717,816.80	44,756,438.22	47,771,677.79
DRIPPING SPRINGS ISD	114,506.83	122,362.02	120,832.38	125,026.96
EANES ISD	102,131,711.90	103,124,854.23	106,136,764.76	111,971,570.55
ELGIN ISD	2,423,758.29	2,307,791.49	2,255,162.97	2,326,380.78
HAYS CONSOLIDATED ISD	101,863.92	101,028.55	106,463.67	111,032.28
HURST CREEK MUD	1,746,882.17	1,857,133.33	1,568,694.21	1,515,601.58
JOHNSON CITY ISD	103,148.87	103,135.12	99,233.52	89,984.10
KELLY LANE WCID NO 1	415,816.75	474,398.13	500,063.10	603,741.31
KELLY LANE WCID NO 2	18,164.81	23,643.01	16,412.99	22,949.15
LAGO VISTA ISD	13,796,394.13	13,360,733.44	14,281,762.28	13,562,678.83
LAKE POINTE MUD NO 3 (DA)	442,726.30	476,560.67	485,369.78	519,246.81
LAKE POINTE MUD NO 5 (DA)	500,232.87	523,617.91	508,080.11	531,581.73
LAKE TRAVIS ISD	72,617,262.92	73,749,670.69	81,753,329.41	87,419,730.05
LAKESIDE MUD NO 3	296,722.19	349,207.66	497,429.47	615,825.24
LAKESIDE WCID NO 1	956,263.19	950,131.49	980,599.08	959,333.56
LAKESIDE WCID NO 2A	1,785.61	1,763.93	1,758.38	1,574.29
LAKESIDE WCID NO 2B	659,777.80	653,403.00	649,007.82	690,153.35
LAKESIDE WCID NO 2C	546,358.61	579,886.71	598,592.54	695,323.83
LAKESIDE WCID NO 2D	343,115.92	449,359.44	507,336.68	670,731.90
LAKEWAY MUD	1,962,675.09	1,972,698.43	1,928,989.67	1,903,421.38
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	5,636.83	270,827.50

TABLE 8
(1 OF 3)

2014	2015	2016	2017	2018	2019
\$ 11,052.21	\$ 11,267.58	\$ 12,560.27	\$ 13,983.17	\$ 15,385.92	\$ 16,398.92
98,902,408.36	120,646,887.56	139,422,136.37	152,370,131.41	175,492,855.69	193,198,657.29
862,972,835.96	968,815,231.24	1,104,950,660.58	1,228,080,439.61	1,362,712,110.08	1,503,539,657.51
114,421.44	126,538.92	151,864.10	175,609.67	194,637.84	204,607.24
541,489.76	-	-	-	-	-
517,411.94	664,767.41	707,315.32	725,276.63	710,059.03	664,758.82
446,689,705.33	477,428,504.96	522,234,723.67	582,489,240.95	637,311,329.05	704,220,640.93
237,494.60	302,574.79	352,390.91	378,983.39	441,843.94	474,447.52
1,602,406.86	4,003,112.21	4,305,364.74	4,397,537.81	4,471,663.04	4,920,086.46
161,393.56	170,978.12	202,791.42	197,633.76	203,977.22	238,872.35
295,993.37	344,518.97	479,332.13	533,180.59	587,895.98	635,616.60
2,137,970.15	2,226,233.83	2,347,369.99	2,494,774.70	2,667,020.87	2,865,178.70
4,120,074.17	4,410,001.51	4,803,436.73	5,230,685.15	6,010,930.45	6,868,440.18
5,276,408.55	5,919,450.95	6,203,232.89	7,415,467.97	7,705,146.26	8,282,751.43
2,677,365.34	3,431,895.17	4,079,534.10	4,662,526.19	5,415,775.61	7,319,532.70
2,325,119.45	2,766,881.72	3,741,706.80	4,648,193.14	6,098,905.79	7,931,123.04
250,749.49	262,121.78	280,337.63	307,987.94	335,027.72	408,568.98
18,253,020.33	20,751,969.22	23,592,234.01	26,484,733.70	27,801,992.85	31,378,958.15
1,206,719.98	1,357,223.34	1,616,088.69	1,846,840.24	1,987,898.40	2,166,099.47
1,228,525.52	1,388,073.63	1,611,271.28	1,746,203.92	1,897,116.72	2,243,514.36
804,244.01	956,620.48	1,050,492.05	1,285,702.03	1,512,067.78	1,621,798.20
454,134.77	573,721.59	775,626.13	1,003,292.54	1,441,010.08	1,785,359.13
31,584.89	32,216.04	38,978.74	40,261.16	43,585.68	46,105.27
763,184.95	1,022,551.65	1,228,615.80	1,313,498.82	1,506,768.77	1,596,247.33
49,306,438.72	58,835,943.37	65,687,729.77	73,191,294.19	84,240,548.55	95,987,722.99
133,843.98	115,185.19	126,784.61	126,589.89	127,770.77	169,346.37
122,414,707.46	134,421,382.76	147,425,051.90	153,612,478.49	163,517,640.11	184,225,243.76
2,595,805.75	2,847,062.99	3,325,102.87	3,585,399.33	4,122,936.22	4,673,085.62
122,010.19	115,801.71	131,367.33	143,667.37	141,438.74	182,147.68
1,531,188.62	1,604,300.17	1,576,868.21	1,556,748.29	1,592,376.51	1,643,444.36
95,833.03	95,162.79	97,887.02	89,934.29	89,181.69	131,493.49
736,742.58	1,001,277.92	1,329,817.90	1,583,309.77	1,689,342.09	1,805,067.21
70,545.66	231,699.35	493,652.61	908,235.25	1,458,429.16	1,541,653.19
14,006,344.86	14,334,135.74	15,313,166.92	16,092,966.75	18,372,408.82	22,444,133.41
543,389.55	588,064.28	618,823.66	607,601.27	424,992.64	452,315.20
569,642.71	604,236.07	623,512.15	657,390.83	620,676.51	651,684.21
96,059,328.83	109,269,572.37	121,093,657.73	131,811,918.52	148,156,335.91	170,914,653.87
814,007.93	1,004,677.19	1,293,789.40	1,512,540.78	1,744,938.53	1,830,187.29
984,792.72	1,077,628.45	1,083,726.60	1,154,476.04	1,187,221.46	1,226,428.70
1,547.71	13,806.01	104,110.70	253,444.91	456,272.85	695,718.44
817,179.38	977,370.91	1,123,589.26	1,267,820.40	1,328,838.73	1,406,664.25
829,348.32	1,037,434.82	1,315,712.69	1,677,594.05	2,014,651.86	2,370,825.16
903,214.69	1,230,158.94	1,457,317.75	1,670,433.27	1,843,118.58	2,038,742.52
1,907,091.97	1,692,212.18	1,590,107.54	1,570,240.90	1,524,862.85	1,455,303.14
-	-	-	3,951.58	181,513.56	185,687.14
710,808.27	1,419,511.33	1,813,883.65	2,328,576.76	3,008,216.80	3,796,926.42

TRAVIS CENTRAL APPRAISAL DISTRICT

Property Tax Levies by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
LEANDER ISD	75,086,543.34	78,291,076.61	82,083,074.12	87,906,569.03
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	1,033,030.08	1,066,848.93	814,753.93	808,682.83
MANOR ISD	34,099,518.84	32,775,042.15	34,762,584.70	36,658,022.57
MARBLE FALLS ISD	6,051,304.95	5,413,905.77	5,111,833.14	5,008,033.02
MOORES CROSSING MUD	642,387.51	679,589.13	669,495.24	670,390.26
NE TRAVIS CO UTILITY DIST	1,335,022.12	1,389,619.70	1,388,900.24	1,533,289.93
NORTH AUSTIN MUD NO 1	292,948.67	284,392.88	273,992.48	259,417.19
NORTHTOWN MUD	3,218,508.64	3,203,856.17	3,181,142.63	3,735,648.77
NW TR CO RD DIST 3 GLDN TRI	570,740.76	604,815.75	562,037.70	566,544.53
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	100,297,734.19	101,219,780.69	106,564,480.95	113,057,563.87
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	26,267.01	31,771.25	32,723.26	72,499.52
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	1,502,427.36	1,482,088.19	1,477,773.99	1,512,879.49
RNCH @ CYPRSS CRK MUD 1	479,512.00	475,325.42	415,461.35	362,682.77
ROUND ROCK ISD	66,820,051.32	64,499,745.83	67,589,009.74	68,698,587.56
SENNA HILLS MUD	1,051,470.61	1,074,672.71	1,193,665.63	1,274,275.29
SHADY HOLLOW MUD	126,288.37	122,850.55	122,957.42	123,576.19
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
SUNFIELD MUD NO 1	52.96	53.44	51.80	54.60
TANGLEWD FOREST LTD DIST	530,210.31	527,126.31	490,569.17	476,334.03
TRAVIS COUNTY	440,494,007.94	466,121,262.55	502,068,520.50	527,324,286.88
TRAVIS CO BEE CAVE ROAD DIST NO 1	1,051,551.32	1,168,464.38	1,104,791.60	1,129,562.76
TRAVIS CO ESD NO 1	2,102,140.26	2,085,917.02	2,133,420.99	2,092,417.03
TRAVIS CO ESD NO 2	5,899,764.79	5,886,124.93	5,987,703.01	6,323,230.99
TRAVIS CO ESD NO 3	2,023,098.21	2,014,971.01	2,045,173.53	2,075,362.87
TRAVIS CO ESD NO 4	1,426,212.24	1,423,738.88	1,395,515.49	1,420,433.81
TRAVIS CO ESD NO 5	865,452.87	855,173.12	869,582.92	883,019.63
TRAVIS CO ESD NO 6	8,514,052.63	8,708,686.46	9,186,345.04	9,828,238.46
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	1,430,846.96	1,452,683.65	1,449,229.46	1,492,854.38
TRAVIS CO ESD NO 9	4,366,663.16	4,418,915.25	4,473,324.96	4,485,611.68
TRAVIS CO ESD NO 10	1,245,452.76	1,282,006.61	1,310,522.10	1,372,195.50
TRAVIS CO ESD NO 11	690,703.30	706,938.66	702,908.63	751,846.39
TRAVIS CO ESD NO 12	990,315.88	986,734.21	1,037,332.99	1,128,563.38
TRAVIS CO ESD NO 13	46,486.94	47,114.76	48,644.93	50,019.02
TRAVIS CO ESD NO 14	986,383.64	999,926.80	740,551.23	755,899.82
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	1,164,220.63	1,090,311.31	1,056,790.62	1,113,954.27
TRAVIS CO MUD NO 3	2,410,203.91	2,322,021.63	2,638,821.82	2,667,326.74
TRAVIS CO MUD NO 4	391,251.49	385,325.12	423,499.37	477,393.83
TRAVIS CO MUD NO 5	707,450.21	689,157.76	631,958.95	673,323.02
TRAVIS CO MUD NO 6	707,768.15	700,367.84	673,987.57	719,576.58
TRAVIS CO MUD NO 7	15,358.29	15,335.55	15,381.87	15,401.12

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2014	2015	2016	2017	2018	2019
97,358,666.11	107,143,387.90	117,394,996.41	125,173,211.38	134,374,508.46	150,799,433.88
-	-	492,522.95	487,090.86	468,183.72	472,590.26
610,763.98	652,667.56	-	-	-	-
55,824,956.76	46,559,677.26	61,637,344.38	65,857,713.01	73,650,185.21	85,327,524.38
4,848,894.32	4,974,107.42	5,216,076.94	5,314,649.06	5,809,177.31	6,981,285.59
772,890.83	917,308.20	1,044,183.00	1,223,294.44	1,366,712.60	1,440,709.78
1,763,005.16	1,968,094.25	2,024,781.62	1,932,770.01	1,820,118.27	1,908,174.73
271,335.11	283,124.48	292,973.24	301,834.40	329,066.59	359,243.80
3,785,216.55	4,181,567.57	4,587,437.49	4,971,585.81	4,879,620.24	5,070,932.29
-	-	-	-	-	-
-	-	2,992.56	11,049.80	65,718.68	113,954.11
126,969,029.26	140,100,601.26	158,807,462.57	179,729,586.76	205,481,987.13	229,441,240.36
-	-	-	22,225.44	19,513.55	28,449.56
26,493.26	65,111.94	131,074.64	510,676.12	824,918.97	1,111,523.10
121,501.40	196,193.89	207,875.49	302,151.64	443,560.39	657,822.61
-	-	-	-	483,733.24	-
1,552,460.21	1,242,464.95	1,202,268.64	456,168.02	-	-
340,094.65	311,598.17	330,165.83	345,222.08	339,141.74	383,937.97
76,291,770.76	81,927,475.42	91,444,219.98	97,686,360.75	107,270,366.58	116,774,478.60
1,378,239.49	1,499,161.73	1,559,399.11	1,638,768.10	1,636,669.15	1,481,194.94
133,547.58	144,685.64	123,826.03	168,774.09	74,740.95	450,481.20
-	237.12	228.42	3,618.97	19,561.99	134,442.48
-	-	-	763.79	782.61	791.29
53.01	2,111.44	1,470.90	995.98	1,838.27	1,541.90
504,968.10	538,829.33	589,633.42	698,632.38	786,449.61	864,151.83
541,805,385.97	565,972,512.50	589,830,930.21	626,387,203.90	668,470,104.81	765,957,038.60
1,126,097.40	1,112,580.31	1,113,452.97	930,824.50	932,646.82	1,289,896.26
2,163,585.98	2,277,939.29	2,419,375.83	2,567,185.67	2,873,219.26	3,165,065.11
6,996,246.18	7,808,410.91	9,344,805.93	10,468,235.62	11,957,888.58	13,352,193.14
2,143,854.55	2,347,665.14	2,866,852.47	3,087,305.34	3,199,640.10	2,815,074.59
1,532,101.13	1,563,026.39	1,884,705.23	2,030,419.13	2,228,910.38	2,428,929.78
1,008,550.06	948,063.36	1,151,404.50	1,268,501.11	1,399,229.66	1,581,466.88
10,885,476.85	12,388,755.30	13,712,682.66	14,878,576.15	15,597,860.84	16,647,010.33
-	-	-	2,228,638.07	2,560,416.65	2,805,785.32
1,564,789.38	1,705,316.34	1,872,073.91	2,009,238.56	2,348,293.32	2,526,598.56
4,536,820.64	4,942,366.85	4,898,331.49	5,405,442.50	6,027,867.83	6,386,571.26
1,498,572.77	1,638,333.05	1,775,955.64	1,911,718.84	2,058,225.38	2,229,395.01
760,753.72	847,426.44	928,152.03	1,101,183.36	1,263,176.74	1,610,500.94
1,238,033.24	1,393,711.57	1,601,744.24	1,796,940.00	2,206,071.81	2,606,275.76
53,608.53	56,448.07	60,422.05	63,280.52	77,364.41	84,530.39
811,234.85	425,587.92	449,235.22	497,480.69	554,297.66	589,416.52
-	-	-	1,126,236.03	1,284,188.82	1,632,519.94
1,210,609.46	1,404,486.17	1,538,407.23	1,703,601.90	1,833,830.82	2,111,205.42
2,757,330.24	2,823,385.21	3,039,140.26	3,248,426.68	3,345,548.85	3,402,449.20
529,450.13	690,669.53	724,834.87	757,169.94	581,664.28	895,929.01
840,651.49	1,047,885.10	1,421,236.34	1,530,094.87	1,663,920.55	1,769,865.92
744,763.56	782,458.59	758,545.09	757,015.46	779,648.33	697,180.24
15,420.10	45,346.98	14,897.92	14,890.07	14,966.17	14,971.67

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

Taxing Entity	2010	2011	2012	2013
TRAVIS CO MUD NO 8	454,003.94	440,034.46	435,040.36	461,525.59
TRAVIS CO MUD NO 9	30,205.53	30,654.66	29,972.73	29,935.91
TRAVIS CO MUD NO 10	723,248.87	740,025.68	710,383.43	678,312.93
TRAVIS CO MUD NO 11	769,609.13	904,721.07	1,012,004.02	1,227,213.29
TRAVIS CO MUD NO 12	6,938.92	8,488.95	64,508.76	111,150.98
TRAVIS CO MUD NO 13	6,419.64	10,175.79	131,920.44	213,630.97
TRAVIS CO MUD NO 14	675,855.75	653,286.13	614,301.58	638,625.77
TRAVIS CO MUD NO 15	522,720.61	570,950.28	613,288.06	757,275.39
TRAVIS CO MUD NO 16	4,401.32	131,934.08	399,195.88	602,142.44
TRAVIS CO MUD NO 17	-	-	-	2,014.10
TRAVIS CO MUD NO 18	-	-	-	10,502.43
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	6,268.24
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	830,120.60	931,733.80	1,066,640.84	1,058,479.15
TRAVIS CO WCID 17 SERENE HILLS (DA)	148.10	4,989.43	4,973.33	45,345.01
TRAVIS CO WCID 17 STEINER RANCH (DA)	7,557,619.13	7,743,105.20	8,012,165.50	7,735,845.42
TRAVIS CO WCID NO 10	618,302.99	660,312.95	713,106.74	800,734.51
TRAVIS CO WCID NO 17	2,042,195.17	2,182,232.68	2,361,204.91	2,424,624.17
TRAVIS CO WCID NO 18	930,911.70	940,971.54	963,683.51	968,832.27
TRAVIS CO WCID NO 19	447,670.01	448,474.95	448,953.35	452,571.61
TRAVIS CO WCID NO 20	1,046,623.78	1,042,777.54	1,045,201.49	810,585.73
TRAVIS CO WCID POINT VENTURE	595,498.77	605,319.32	621,546.09	619,607.38
TRAVIS COUNTY HEALTHCARE DISTRICT	68,092,375.72	75,832,714.41	79,322,274.23	137,654,800.48
VILLAGE OF BRIARCLIFF	192,662.74	222,185.84	222,272.30	238,062.65
VILLAGE OF POINT VENTURE	152,234.89	154,601.67	149,104.78	166,706.73
VILLAGE OF SAN LEANNA	106,855.59	106,459.03	105,689.15	108,549.75
VILLAGE OF THE HILLS	125,595.19	98,677.07	88,161.93	85,523.13
VILLAGE OF VOLENTE	191,139.40	192,349.79	185,058.36	203,133.95
VILLAGE OF WEBBERVILLE	45,804.90	47,110.83	48,184.04	48,257.97
WELLS BRANCH MUD	3,258,481.55	3,266,586.41	3,328,847.40	3,470,334.07
WEST TRAVIS CO MUD NO 6	938,831.17	905,010.64	1,005,112.02	1,196,336.57
WEST TRAVIS CO MUD NO 8	799,954.92	832,158.37	928,260.07	966,104.26
WILBARGER CRK MUD NO 1	113,282.18	122,205.82	130,073.88	192,198.75
WILBARGER CRK MUD NO 2	29,585.55	34,104.87	34,206.30	34,103.93
WILLIAMSON/TRAVIS MUD NO 1	584,956.89	583,085.01	568,553.21	547,928.23
WMSN CO WSID DIST 3	373,712.46	391,265.93	384,356.58	378,162.26
WMSN-TR CO WCID NO 1D	1,006,976.28	1,070,268.21	-	-
WMSN-TR CO WCID NO 1F	426,675.61	455,927.80	376,484.75	425,368.58
WMSN-TR CO WCID NO 1G	1,318,522.82	1,312,032.39	1,264,547.79	1,239,874.86
Total	\$ 2,253,039,061.56	\$ 2,329,568,884.01	\$ 2,461,630,571.78	\$ 2,663,563,919.05

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2014	2015	2016	2017	2018	2019
500,857.47	550,646.31	632,391.78	769,037.96	808,376.70	1,028,609.07
30,754.96	29,618.53	30,041.92	30,638.88	31,698.57	32,207.17
765,619.19	798,876.19	793,706.39	757,103.20	771,655.33	810,334.84
1,548,588.96	1,826,439.16	1,837,697.35	1,732,927.05	1,805,130.22	1,754,224.45
238,783.76	621,981.62	784,538.23	944,690.53	1,185,569.06	1,594,881.10
326,508.65	499,015.04	657,463.56	1,030,253.90	1,313,784.68	1,612,185.00
691,054.92	755,243.26	827,850.13	894,991.40	915,021.50	989,827.13
932,806.43	1,162,620.30	1,411,318.13	1,922,492.93	2,127,804.33	2,296,212.61
922,749.19	1,298,887.82	1,516,880.21	1,757,259.83	1,990,617.53	2,085,910.80
59,396.55	192,935.60	451,564.86	594,856.56	764,894.61	1,029,312.96
41,902.04	267,418.58	528,837.00	907,989.92	1,355,788.28	1,797,827.88
-	-	-	-	10,303.07	32,451.19
5,134.99	105,184.12	296,642.47	451,798.21	804,645.64	1,233,921.54
-	-	-	-	19,124.26	24,774.53
-	-	-	477.83	16,713.78	281,712.65
-	-	-	1,251.49	1,563.01	1,568.37
1,146,557.82	1,266,291.48	1,282,373.57	1,215,405.70	1,210,431.91	1,233,622.85
163,251.41	363,405.85	654,555.48	943,541.56	1,249,258.17	1,509,330.98
8,104,692.03	7,798,829.68	6,712,650.66	6,984,125.61	7,131,224.87	7,185,183.33
877,889.13	977,868.15	2,468,056.25	3,739,166.01	3,839,581.06	3,927,673.98
2,645,788.49	2,966,031.45	3,331,967.81	3,614,940.47	3,951,036.85	4,187,904.54
484,053.10	533,777.50	584,908.38	583,963.73	592,439.24	594,878.68
451,926.81	475,372.20	483,093.22	514,615.27	551,776.26	589,273.38
784,566.97	784,457.54	854,505.29	890,911.73	920,803.30	931,956.61
632,538.35	1,056,077.71	1,121,514.86	1,243,901.95	1,398,670.01	1,542,194.93
150,194,993.11	159,981,253.15	169,949,443.63	182,336,800.53	198,515,465.93	218,901,005.74
368,687.61	396,062.94	427,135.02	418,118.17	437,396.82	461,551.94
176,887.80	188,270.54	206,359.63	232,791.80	263,717.74	280,969.96
119,770.01	131,268.44	139,802.87	143,473.62	164,302.79	177,215.50
92,576.92	238,839.12	249,418.03	262,924.40	456,658.49	473,760.51
213,364.17	178,775.78	196,101.14	211,435.90	202,081.00	223,486.12
53,005.79	59,238.88	72,141.27	79,763.12	78,670.65	80,067.96
3,559,740.01	3,698,726.11	4,096,128.43	4,384,745.83	4,893,385.25	5,080,330.58
1,341,118.03	1,728,117.57	2,129,518.20	2,346,729.21	2,044,361.84	2,189,548.97
907,869.44	836,162.10	940,076.27	964,439.78	1,053,581.78	1,135,347.89
213,712.92	247,364.17	271,368.07	293,996.22	335,624.29	538,387.86
35,245.56	60,189.92	71,448.70	71,448.70	71,933.20	71,344.46
526,582.05	532,447.19	536,343.49	535,690.36	528,760.28	532,868.55
410,625.53	417,764.39	455,407.41	503,038.43	560,218.37	630,054.85
-	-	-	-	-	-
542,425.33	-	-	-	-	-
1,345,010.52	-	-	-	-	-
\$ 2,884,963,786.71	\$ 3,148,086,206.17	\$ 3,487,315,094.02	\$ 3,820,167,286.95	\$ 4,202,188,325.72	\$ 4,691,943,590.97

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
ANDERSON MILL LIMITED DISTRICT	0.13000	0.13000	0.13000	0.13000
AUSTIN COMM COLL DIST	0.09460	0.09510	0.09480	0.09510
AUSTIN ISD	1.20200	1.22700	1.24200	1.24200
BASTROP-TRAVIS COUNTIES ESD NO 1	0.09720	0.10000	0.09520	0.09540
BELLA VISTA MUD	0.50000	0.50420	0.50420	0.50420
BELVEDERE MUD	0.45000	0.45000	0.45000	0.45000
CITY OF AUSTIN	0.42090	0.45710	0.48110	0.50290
CITY OF BEE CAVE	0.02000	0.02000	0.02000	0.02000
CITY OF CEDAR PARK	0.48900	0.49350	0.49350	0.49350
CITY OF CREEDMOOR	0.27990	0.31090	0.31090	0.41900
CITY OF ELGIN	0.75880	0.77760	0.75390	0.75390
CITY OF JONESTOWN	0.53500	0.56000	0.56000	0.57500
CITY OF LAGO VISTA	0.57000	0.62000	0.63000	0.63000
CITY OF LAKEWAY	0.19290	0.19960	0.19960	0.18150
CITY OF LEANDER	0.60042	0.65042	0.67042	0.67042
CITY OF MANOR	0.67340	0.80260	0.82120	0.89450
CITY OF MUSTANG RIDGE	0.30650	0.33710	0.35780	0.38250
CITY OF PFLUGERVILLE	0.60900	0.60400	0.59900	0.59400
CITY OF ROLLINGWOOD	0.11160	0.13480	0.14460	0.21360
CITY OF ROUND ROCK	0.39661	0.41728	0.41728	0.42035
CITY OF WEST LAKE HILLS	0.05340	0.05340	0.05340	0.05340
COTTONWD CREEK MUD NO 1	0.89680	0.95000	0.97000	1.10000
COUPLAND ISD	1.04005	1.04005	1.04005	1.04005
CYPRESS RANCH WCID NO 1	0.90000	0.90000	0.90000	0.90000
DEL VALLE ISD	1.48000	1.53000	1.53000	1.53000
DRIPPING SPRINGS ISD	1.49000	1.49000	1.62000	1.49000
EANES ISD	1.20250	1.20250	1.21250	1.21250
ELGIN ISD	1.45000	1.54000	1.54000	1.54000
HAYS CONSOLIDATED ISD	1.46130	1.46130	1.46130	1.46130
HURST CREEK MUD	0.42000	0.44900	0.49900	0.42700
JOHNSON CITY ISD	1.18600	1.19360	1.19300	1.19230
KELLY LANE WCID NO 1	0.95000	0.95000	0.95000	0.95000
KELLY LANE WCID NO 2	0.95000	0.95000	0.95000	0.95000
LAGO VISTA ISD	1.18000	1.18000	1.18000	1.32000

TABLE 9
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2013	2014	2015	2016	2017	2018	2019
0.13669	0.13000	0.12600	0.12336	0.11708	0.11708	0.11771
0.09490	0.09420	0.10050	0.10200	0.10080	0.10480	0.10490
1.24200	1.22200	1.20200	1.19200	1.19200	1.19200	1.12200
0.09440	0.09960	0.09330	0.09470	0.10000	0.10000	0.10000
0.50420	0.49900	-	-	-	-	-
0.45000	0.45000	0.42500	0.38950	0.37000	0.35000	0.32000
0.50270	0.48090	0.45890	0.44180	0.44480	0.44030	0.44310
0.02000	0.02000	0.02000	0.02000	0.02000	0.02000	0.02000
0.49250	0.48500	0.47950	0.47000	0.45750	0.44900	0.44700
0.38730	0.38730	0.38000	0.38000	0.38000	0.38000	0.31600
0.75390	0.75011	0.65692	0.65692	0.65692	0.65692	0.65692
0.57500	0.56560	0.56560	0.56560	0.56560	0.56560	0.56560
0.65000	0.65000	0.65000	0.65000	0.65000	0.65000	0.65000
0.17480	0.17000	0.17000	0.16120	0.17410	0.16450	0.16450
0.66792	0.65292	0.63292	0.59900	0.57787	0.55187	0.54187
0.80950	0.71180	0.71180	0.77380	0.77220	0.75220	0.81610
0.41880	0.49980	0.49500	0.47920	0.49980	0.49980	0.46920
0.57360	0.53360	0.54050	0.53990	0.53990	0.49760	0.49760
0.22640	0.20660	0.20210	0.20020	0.20890	0.20535	0.20880
0.41949	0.41465	0.41465	0.42500	0.43000	0.42000	0.43900
0.05340	0.05340	0.05720	0.05720	0.06500	0.07000	0.07000
1.09000	0.95000	0.91700	0.91700	0.85000	0.85000	0.85000
1.04005	1.04005	1.04005	1.04005	1.04005	1.04005	0.97000
0.90000	0.90000	0.90000	0.90000	0.90000	0.90000	0.90000
1.47000	1.47000	1.53000	1.52000	1.46000	1.39000	1.31000
1.49000	1.52000	1.52000	1.52000	1.52000	1.52000	1.52000
1.21250	1.21250	1.21250	1.21250	1.20000	1.20000	1.13000
1.54000	1.54000	1.54000	1.54000	1.54000	1.54000	1.51830
1.46130	1.53770	1.53770	1.53770	1.53770	1.53770	1.53770
0.39500	0.37100	0.36320	0.34210	0.32000	0.31470	0.31470
1.16000	1.14820	1.14580	1.14090	1.13390	1.13390	1.13390
0.95000	0.95000	0.95000	0.95000	0.95000	0.84180	0.76500
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.85000
1.32000	1.32000	1.32000	1.32000	1.32000	1.32000	1.25000

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
LAKE POINTE MUD NO 3 (DA)	0.17500	0.25000	0.27200	0.27200
LAKE POINTE MUD NO 5 (DA)	0.30000	0.28000	0.28000	0.26000
LAKE TRAVIS ISD	1.31590	1.31590	1.31590	1.40750
LAKESIDE MUD NO 3	0.90000	0.90000	0.90000	0.90000
LAKESIDE WCID NO 1	0.85000	0.90000	0.90000	0.88000
LAKESIDE WCID NO 2A	0.97000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2B	0.97000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2C	0.94000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2D	0.97000	0.97000	0.97000	0.97000
LAKEWAY MUD	0.19670	0.20520	0.20520	0.20520
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	-	1.01000
LEANDER ISD	1.42234	1.45480	1.49976	1.51187
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	0.17110	0.17110	0.17110	0.12500
MANOR ISD	1.51500	1.51500	1.51500	1.51500
MARBLE FALLS ISD	1.28500	1.29000	1.29000	1.28000
MOORES CROSSING MUD	0.75950	0.91000	0.91000	0.99000
NE TRAVIS CO UTILITY DIST	0.89930	0.89930	0.89930	0.89930
NORTH AUSTIN MUD NO 1	0.38010	0.38190	0.38190	0.37190
NORTHTOWN MUD	0.75000	0.75000	0.75000	0.75000
NW AUSTIN MUD NO 1	0.24270	-	-	-
NW TR CO RD DIST 3 GLDN TRI	0.12500	0.14500	0.15500	0.13000
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	1.46000	1.46000	1.48000	1.54000
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	0.50190	0.50190	0.50190	0.50190
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	0.33500	0.33500	0.33500	0.33500
RNCH @ CYPRSS CRK MUD 1	0.63040	0.70650	0.70650	0.63330
ROUND ROCK ISD	1.38000	1.38000	1.33500	1.38000
SENNA HILLS MUD	0.57740	0.57740	0.53260	0.54900
SHADY HOLLOW MUD	0.05000	0.05000	0.05000	0.05000

TABLE 9
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2013	2014	2015	2016	2017	2018	2019
0.27200	0.27200	0.28200	0.28200	0.25500	0.17000	0.17000
0.26000	0.26000	0.26000	0.26000	0.25650	0.23000	0.22600
1.40750	1.40750	1.40750	1.40750	1.40750	1.40750	1.33750
0.90000	0.87750	0.84700	0.84000	0.84000	0.84000	0.84000
0.85000	0.80000	0.80000	0.75000	0.75000	0.75000	0.75000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.19630	0.18360	0.15360	0.13600	0.12580	0.11580	0.10580
-	-	-	-	1.00000	1.00000	1.00000
1.01000	1.01000	1.01000	1.01000	1.01000	1.01000	1.01000
1.51187	1.51187	1.51187	1.51187	1.51187	1.51000	1.43750
-	-	-	0.05250	0.04890	0.04500	0.04250
0.11500	0.08000	0.07600	-	-	-	-
1.51500	1.51500	1.51500	1.51500	1.51500	1.51500	1.47000
1.28000	1.28000	1.28000	1.28000	1.27860	1.26860	1.19860
0.99000	0.95800	0.93240	0.90700	0.85580	0.82750	0.79800
0.89930	0.87600	0.86100	0.78000	0.68000	0.60000	0.57800
0.34500	0.33990	0.31700	0.28900	0.28800	0.28300	0.28300
0.75000	0.73600	0.72200	0.70750	0.70750	0.63000	0.62500
-	-	-	-	-	-	-
0.12230	-	-	-	-	-	-
-	-	-	0.20000	0.20000	0.20000	0.20000
1.54000	1.54000	1.54000	1.54000	1.54000	1.52000	1.45000
-	-	-	-	0.95000	0.95000	0.95000
-	-	0.95000	0.95000	0.95000	0.95000	0.95000
0.50190	0.50190	0.50190	0.30000	0.29760	0.30000	0.30000
-	-	-	-	-	0.07500	-
0.33500	0.31290	0.23130	0.20700	0.07500	-	-
0.51280	0.43300	0.36500	0.35650	0.35250	0.34250	0.35350
1.36740	1.33750	1.33250	1.33250	1.30480	1.30480	1.23480
0.54900	0.54110	0.54110	0.54110	0.54110	0.51760	0.46510
0.05000	0.04930	0.04890	0.03800	0.04770	0.02000	0.11000

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
SUNFIELD MUD NO 1	0.90000	0.90000	0.90000	0.90000
SUNFIELD MUD NO 2	0.90000	-	-	-
SUNFIELD MUD NO 3	0.90000	-	-	-
TANGLEWD FOREST LTD DIST	0.21000	0.20300	0.20300	0.20300
TRAVIS COUNTY	0.42150	0.46580	0.48550	0.50010
TRAVIS CO BEE CAVE ROAD DIST NO 1	0.69840	0.89000	0.96000	0.70000
TRAVIS CO ESD NO 1	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 2	0.09970	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 3	0.10000	0.10000	0.10000	0.09890
TRAVIS CO ESD NO 4	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 5	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 6	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 9	0.08500	0.08500	0.08580	0.08450
TRAVIS CO ESD NO 10	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 11	0.10000	0.10000	0.09970	0.09780
TRAVIS CO ESD NO 12	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 13	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 14	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	0.88000	0.97000	0.97000	0.98000
TRAVIS CO MUD NO 3	0.49500	0.50000	0.48000	0.52000
TRAVIS CO MUD NO 4	0.72960	0.72960	0.72960	0.72960
TRAVIS CO MUD NO 5	0.85710	0.85710	0.85710	0.81200
TRAVIS CO MUD NO 6	0.46650	0.47500	0.47500	0.47500
TRAVIS CO MUD NO 7	0.90890	0.90890	0.90890	0.90890
TRAVIS CO MUD NO 8	0.72130	0.72130	0.72130	0.72130
TRAVIS CO MUD NO 9	0.87560	0.87560	0.87560	0.87560
TRAVIS CO MUD NO 10	0.74700	0.74700	0.74700	0.72700
TRAVIS CO MUD NO 11	0.77250	0.77250	0.77250	0.77250

TABLE 9
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2013	2014	2015	2016	2017	2018	2019
-	-	0.98000	0.98000	0.98000	0.98000	0.98000
-	-	-	-	0.98000	0.98000	0.98000
0.90000	0.90000	0.90000	0.90000	0.90000	0.90000	0.90000
-	-	-	-	-	-	-
-	-	-	-	-	-	-
0.19300	0.18300	0.17880	0.17540	0.19000	0.18860	0.19000
0.49460	0.45630	0.41690	0.38380	0.36900	0.35420	0.36929
0.62850	0.57060	0.32150	0.25990	0.21060	0.19620	0.28171
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.09820	0.09580	0.10000	0.10000	0.10000	0.10000
0.09640	0.09080	0.09000	0.10000	0.10000	0.09750	0.08000
0.09990	0.10000	0.09140	0.10000	0.10000	0.10000	0.10000
0.09780	0.10000	0.09180	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
-	-	-	-	0.09790	0.10000	0.10000
0.09980	0.09980	0.09980	0.09980	0.09980	0.10000	0.10000
0.08080	0.07510	0.07416	0.07299	0.07550	0.07810	0.07810
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.09810	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
-	-	-	-	0.10000	0.10000	0.10000
0.98000	0.97450	0.95850	0.93000	0.91730	0.87700	0.89000
0.50000	0.48410	0.48250	0.48150	0.48150	0.47520	0.46950
0.72960	0.72960	0.72960	0.72960	0.72960	0.72960	0.72960
0.81200	0.76930	0.74280	0.69750	0.60300	0.59000	0.58000
0.47100	0.46000	0.46000	0.46000	0.48480	0.46460	0.46460
0.90890	0.90890	0.90890	0.90890	0.90890	0.90890	0.90890
0.72130	0.72130	0.71450	0.71450	0.71450	0.71450	0.68000
0.87560	0.87560	0.85950	0.84350	0.82750	0.82750	0.82750
0.72700	0.78000	0.78000	0.75000	0.72000	0.76000	0.76000
0.77250	0.77250	0.73750	0.69250	0.61020	0.56750	0.52750

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
TRAVIS CO MUD NO 12	-	0.10000	0.10000	0.77250
TRAVIS CO MUD NO 13	-	0.10000	0.10000	0.77250
TRAVIS CO MUD NO 14	0.85000	0.95000	0.99030	1.07920
TRAVIS CO MUD NO 15	0.33250	0.33250	0.33250	0.33250
TRAVIS CO MUD NO 16	0.90000	0.95000	0.95000	0.95000
TRAVIS CO MUD NO 17	-	-	-	-
TRAVIS CO MUD NO 18	-	-	-	-
TRAVIS CO MUD NO 19	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	-
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	0.40000	0.42229	0.45000	0.49880
TRAVIS CO WCID 17 SERENE HILLS (DA)	-	0.65000	0.65000	0.65000
TRAVIS CO WCID 17 STEINER RANCH (DA)	0.52490	0.52480	0.52000	0.49260
TRAVIS CO WCID NO 10	0.03900	0.02600	0.02790	0.02880
TRAVIS CO WCID NO 17	0.05750	0.06000	0.06000	0.06000
TRAVIS CO WCID NO 18	0.20810	0.20810	0.20810	0.21560
TRAVIS CO WCID NO 19	0.22500	0.26000	0.26000	0.26000
TRAVIS CO WCID NO 20	0.32000	0.32000	0.32000	0.31250
TRAVIS CO WCID POINT VENTURE	0.36130	0.36130	0.36130	0.38510
TRAVIS COUNTY HEALTHCARE DISTRICT	0.06740	0.07190	0.07890	0.07895
VILLAGE OF BRIARCLIFF	0.09620	0.09620	0.11750	0.11750
VILLAGE OF POINT VENTURE	0.09000	0.09000	0.09000	0.09000
VILLAGE OF SAN LEANNA	0.24980	0.24980	0.24980	0.24980
VILLAGE OF THE HILLS	0.04000	0.03600	0.02980	0.02700
VILLAGE OF VOLENTE	0.12860	0.12860	0.12860	0.12150
VILLAGE OF WEBBERVILLE	0.30250	0.30250	0.30250	0.28190
WELLS BRANCH MUD	0.47000	0.47000	0.47000	0.47000
WEST TRAVIS CO MUD NO 6	0.45000	0.45000	0.45000	0.45000
WEST TRAVIS CO MUD NO 8	0.80000	0.88940	0.88940	0.88940
WILBARGER CRK MUD NO 1	0.95000	0.95000	0.95000	0.95000
WILBARGER CRK MUD NO 2	0.95000	0.95000	0.95000	0.95000
WILLIAMSON/TRAVIS MUD NO 1	0.71400	0.66400	0.66200	0.65700
WMSN CO WSID DIST 3	0.79990	0.81500	0.81500	0.81500
WMSN-TR CO WCID NO 1D	0.42100	0.42100	0.42100	-
WMSN-TR CO WCID NO 1F	0.90000	0.90000	0.90000	0.90000
WMSN-TR CO WCID NO 1G	0.56200	0.57580	0.55650	0.55620

SOURCE: Travis Central Appraisal District- Internal Management Reports

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2013	2014	2015	2016	2017	2018	2019
0.77250	0.77250	0.77250	0.77250	0.77250	0.77250	0.77250
0.77250	0.77250	0.77250	0.77250	0.77250	0.77250	0.77250
0.99000	0.94000	0.90500	0.90500	0.87810	0.81000	0.81000
0.33250	0.33250	0.33250	0.33250	0.40750	0.40750	0.40750
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.94000
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.95000
0.75000	0.75000	0.75000	0.75000	0.75000	0.75000	0.75000
-	-	-	-	-	-	0.36500
-	-	-	-	-	0.36500	0.36500
0.31250	0.31250	0.31250	0.31250	0.31250	0.32750	0.34500
-	-	-	-	-	0.85000	0.85000
-	-	-	-	0.41010	0.41010	0.41010
-	-	-	-	0.95000	0.95000	0.95000
0.46560	0.45260	0.45050	0.43200	0.39960	0.37200	0.34220
0.65000	0.65000	0.65000	0.62500	0.62500	0.62500	0.62500
0.44980	0.42850	0.37510	0.30000	0.29870	0.29490	0.28890
0.02970	0.02950	0.02940	0.06670	0.09460	0.09000	0.08600
0.05750	0.05750	0.05850	0.05990	0.05990	0.05990	0.05990
0.21130	0.09500	0.09520	0.09390	0.08550	0.07880	0.07500
0.26000	0.26000	0.24000	0.22500	0.23070	0.25750	0.25750
0.24000	0.23000	0.20720	0.20550	0.20000	0.20000	0.18750
0.39910	0.39910	0.62530	0.62530	0.62470	0.62590	0.64090
0.12900	0.12640	0.11778	0.11054	0.10739	0.10522	0.10557
0.11750	0.16050	0.16050	0.16050	0.14740	0.13650	0.13190
0.10500	0.10950	0.10950	0.11310	0.12160	0.12300	0.12200
0.24980	0.24980	0.24980	0.24980	0.24980	0.24980	0.24980
0.02480	0.02485	0.06000	0.06000	0.06000	0.10000	0.10000
0.13000	0.13000	0.10000	0.10650	0.10850	0.09000	0.09000
0.27740	0.27740	0.30510	0.34020	0.37420	0.33650	0.30730
0.46000	0.43000	0.39000	0.38730	0.37950	0.37300	0.37300
0.45000	0.45000	0.45000	0.45000	0.45000	0.35000	0.35000
0.84000	0.73000	0.61100	0.55100	0.52100	0.52100	0.52100
0.94840	0.92500	0.90800	0.88950	0.87800	0.87800	0.87800
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.95000
0.61500	0.54000	0.51000	0.46620	0.43160	0.40790	0.38500
0.81500	0.80820	0.73060	0.72300	0.72300	0.72300	0.74650
-	-	-	-	-	-	-
0.90000	0.90000	-	-	-	-	-
0.54010	0.53680	-	-	-	-	-

TRAVIS CENTRAL APPRAISAL DISTRICT

Appraised Value by Taxing Entity Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	\$9,274,862	\$8,860,065	\$9,045,437	\$9,088,168
AUSTIN COMM COLL DIST	95,915,173,699	98,747,519,613	103,377,730,841	110,328,598,913
AUSTIN ISD	70,587,722,547	72,338,399,782	74,712,826,079	80,504,658,069
AUSTIN MUD NO 1	232,974,301	308,694,516	-	-
AUSTIN MUD NO 2	165,388,726	160,827,331	-	-
AUSTIN MUD NO 3	131,498,865	125,770,511	-	-
BASTROP-TRAVIS COUNTIES ESD NO 1	136,122,927	130,331,869	126,465,173	136,649,389
BELLA VISTA MUD	101,100,197	100,867,600	98,278,999	101,553,199
BELVEDERE MUD	52,521,819	56,413,046	75,378,802	92,454,569
CITY OF AUSTIN	83,628,181,722	86,141,044,674	90,197,786,203	96,408,131,466
CITY OF BEE CAVE	861,836,148	924,755,064	1,060,456,270	1,176,798,252
CITY OF CEDAR PARK	60,889,014	67,040,296	323,771,405	354,377,368
CITY OF CREEDMOOR	31,656,907	35,977,820	38,723,633	45,265,672
CITY OF ELGIN	58,588,134	56,863,134	61,725,650	57,547,129
CITY OF JONESTOWN	417,910,681	409,917,975	413,109,478	402,631,731
CITY OF LAGO VISTA	756,804,361	733,965,536	700,874,308	693,220,570
CITY OF LAKEWAY	2,431,898,877	2,510,932,932	2,654,285,483	2,946,154,026
CITY OF LEANDER	201,038,334	214,131,180	265,016,022	351,891,826
CITY OF MANOR	234,915,146	234,956,820	231,374,904	289,568,519
CITY OF MUSTANG RIDGE	54,583,966	54,069,780	54,170,852	53,129,724
CITY OF PFLUGERVILLE	2,949,986,160	3,014,491,941	3,057,452,335	3,471,779,148
CITY OF ROLLINGWOOD	462,756,119	466,241,244	492,598,717	532,079,568
CITY OF ROUND ROCK	278,775,802	298,128,728	348,368,461	380,813,632
CITY OF SUNSET VALLEY	272,495,931	280,385,798	-	-
CITY OF WEST LAKE HILLS	1,298,150,519	1,275,987,363	1,342,992,496	1,439,280,771
COTTONWOOD CREEK MUD NO 1	55,203,994	50,175,224	42,197,555	44,991,637
COUPLAND ISD	4,042,645	4,002,906	3,972,805	3,942,300
CYPRESS RANCH WCID NO 1	34,613,721	40,289,430	47,314,575	63,566,923
DEL VALLE ISD	3,892,485,289	3,978,209,165	4,042,770,734	4,403,378,520
DOWNTOWN PUB IMP DIST	4,278,549,912	5,241,939,052	-	-
DRIPPING SPRINGS ISD	16,766,673	21,552,348	27,158,734	27,670,572
E SIXTH ST PUB IMP DIST	213,413,048	221,871,283	-	-
EANES ISD	10,007,649,496	10,056,198,736	10,477,787,157	11,190,309,405
ELGIN ISD	219,974,261	213,606,003	211,788,902	218,770,963
ELGIN TIRZ #1	-	-	-	4,093,604
HAYS CONSOLIDATED ISD	7,927,357	7,835,116	8,145,731	8,542,513
HURST CREEK MUD	474,648,248	454,741,453	448,015,786	485,904,812
JOHNSON CITY ISD	10,177,629	10,116,336	10,065,635	10,229,569
KELLY LANE WCID NO 1	43,982,446	50,150,907	52,844,983	63,978,693
KELLY LANE WCID NO 2	1,912,085	2,488,738	1,727,683	2,415,700
LAGO VISTA ISD	1,571,609,178	1,548,239,986	1,506,307,200	1,456,449,805
LAKE POINTE MUD	-	-	-	-
LAKE POINTE MUD NO 3 (DA)	182,335,632	180,442,683	184,021,287	197,260,525
LAKE POINTE MUD NO 5 (DA)	180,490,883	191,648,649	200,837,187	206,957,098
LAKE TRAVIS ISD	7,556,974,551	7,748,167,758	8,037,365,036	8,678,908,913
LAKESIDE MUD NO 3	33,099,882	39,345,768	56,433,393	69,456,609
LAKESIDE WCID NO 1	106,785,954	106,122,085	112,007,976	113,686,943
LAKESIDE WCID NO 2A	184,083	181,848	181,276	162,298
LAKESIDE WCID NO 2B	68,168,110	67,487,556	67,026,532	71,496,900
LAKESIDE WCID NO 2C	58,286,562	61,552,212	63,561,315	84,247,952
LAKESIDE WCID NO 2D	36,659,302	47,656,848	53,751,637	71,174,589
LAKEWAY MUD	970,263,045	973,446,786	952,071,290	992,956,579

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2014	2015	2016	2017	2018	2019
\$10,690,770	\$10,958,074	\$13,752,968	\$16,378,535	\$17,105,945	17,385,978
125,244,677,097	146,428,957,357	167,612,305,902	184,191,401,518	202,404,194,449	223,464,706,562
92,034,928,233	108,663,433,204	125,453,280,066	138,618,943,609	152,215,798,027	167,939,746,878
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
155,092,254	196,373,966	222,394,467	238,900,488	259,700,314	294,971,925
112,212,017	-	-	-	-	-
116,540,048	158,161,621	182,249,365	196,537,079	203,340,573	208,431,155
109,843,856,210	129,115,955,003	148,437,839,895	163,411,226,783	180,101,147,893	197,532,841,210
1,361,947,924	1,742,813,746	2,066,465,678	2,204,377,758	2,582,900,588	2,786,078,761
379,180,351	903,867,447	1,007,567,394	1,090,071,207	1,144,140,444	1,208,070,079
46,619,382	50,115,314	58,239,649	56,825,760	58,766,083	111,798,734
63,250,592	92,099,970	124,687,695	132,590,268	141,782,573	155,661,678
414,881,305	434,072,108	459,292,332	494,141,986	561,635,611	596,878,763
754,055,921	808,477,704	887,081,450	961,579,700	1,101,573,364	1,261,554,274
3,255,065,012	3,641,913,158	4,035,031,085	4,473,898,883	4,948,661,675	5,325,087,054
462,640,289	613,769,989	772,544,516	929,865,362	1,147,872,647	1,415,432,888
366,144,215	440,866,526	583,627,587	704,395,393	932,544,510	1,153,653,601
52,648,992	55,404,307	64,436,737	66,444,518	71,387,302	121,890,828
3,999,710,376	4,475,710,770	5,077,109,228	5,668,641,709	6,487,252,593	7,459,818,166
628,137,902	749,853,249	857,455,354	925,134,943	1,016,681,409	1,080,204,648
394,020,672	384,316,389	437,673,597	490,228,501	537,216,301	618,683,244
-	-	-	-	-	-
1,646,389,424	1,842,474,805	2,065,992,183	2,199,982,882	2,464,549,252	2,628,693,162
49,712,571	84,531,306	109,132,639	141,514,131	195,799,948	234,447,709
4,500,383	4,545,023	5,179,845	5,323,714	5,672,422	17,439,910
85,893,934	115,192,920	138,380,713	147,421,602	168,866,244	179,215,427
4,801,595,336	5,712,113,159	6,120,437,229	7,013,039,571	8,197,490,075	9,869,966,541
-	-	-	-	-	-
35,358,113	44,682,582	45,060,371	45,486,195	46,070,113	79,129,088
-	-	-	-	-	-
12,560,103,280	14,150,224,809	15,720,076,659	16,553,852,142	17,862,699,333	18,968,098,588
245,835,612	293,278,775	332,053,551	354,039,906	397,501,102	593,665,436
4,403,036	-	-	-	-	-
8,893,173	8,916,877	9,998,307	10,349,888	10,335,454	31,657,883
527,248,610	559,387,267	585,886,875	618,404,869	642,089,899	666,266,761
11,092,211	10,820,890	11,284,679	11,196,492	11,419,852	65,310,008
78,592,626	109,896,095	144,256,518	170,720,456	206,200,404	244,443,302
7,426,022	24,560,299	52,415,914	96,210,113	156,699,265	185,690,360
1,541,541,109	1,617,576,450	1,764,344,834	1,878,921,910	2,142,797,951	2,390,541,502
-	-	-	-	544,209,882	588,106,890
206,500,303	223,052,779	235,276,118	262,014,672	270,343,391	289,127,482
223,199,702	235,360,728	241,807,874	261,239,831	273,867,056	301,884,288
9,667,889,863	11,091,041,138	12,424,839,304	13,565,194,406	15,364,204,530	16,726,605,529
94,604,331	122,518,078	157,100,923	184,523,833	212,904,978	224,534,695
125,229,757	138,976,633	147,299,725	157,727,909	161,854,712	166,546,175
223,463	1,485,937	10,836,028	26,437,377	47,560,824	74,133,319
85,193,138	102,936,112	119,259,565	133,619,150	138,767,792	147,702,082
95,229,322	118,862,165	149,223,158	187,039,429	222,834,935	261,854,392
96,465,434	130,852,411	154,701,072	178,585,152	195,769,042	217,366,146
1,068,248,440	1,128,572,199	1,200,590,534	1,286,585,869	1,358,101,974	1,416,655,999

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

Taxing Entity	2010	2011	2012	2013
LAZY NINE MUD NO 1A	154,175	381,168	-	-
LAZY NINE MUD NO 1B	554,659	649,781	558,102	27,228,287
LAZY NINE MUD NO 1C	95,214	151,276	-	-
LAZY NINE MUD NO 1D	108,988	209,478	-	-
LAZY NINE MUD NO 1E	37,157	38,449	-	-
LEANDER ISD	6,272,590,558	6,388,325,812	6,678,917,161	7,177,116,751
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	609,305,531	630,056,446	658,559,322	713,050,260
MANOR ISD	3,700,904,147	4,339,664,207	5,695,132,740	5,230,429,563
MARBLE FALLS ISD	598,171,136	545,543,655	538,821,702	533,910,543
MOORES CROSSING MUD	72,668,705	77,455,389	68,913,503	70,591,615
NE TCRD DIST NO 4 (WELLS PT)	89,845,982	91,539,735	-	-
NE TRAVIS CO ROAD DIST NO 2	669,754,154	680,899,539	-	-
NE TRAVIS CO UTILITY DIST	150,360,888	157,068,736	157,430,262	172,966,638
NORTH AUSTIN MUD NO 1	77,200,201	74,981,518	74,276,324	75,799,786
NORTHTOWN MUD	456,351,280	502,735,207	488,143,254	550,847,276
NW TR CO RD DIST 3 GLDN TRI	394,220,604	390,810,465	432,999,495	463,898,336
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	8,162,065,815	8,255,940,463	8,384,432,627	9,196,205,035
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	5,233,514	6,330,195	6,519,877	14,602,120
REINVESTMENT ZONE # 1 CITY OF PFLUGERVILLE	-	7,603,811	9,172,964	29,802,401
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	498,962,857	492,455,346	490,570,630	502,365,571
RMMA REUSE & REDEVELOPMENT	386,227,275	432,753,984	507,177,735	603,850,572
RNCH @ CYPRSS CRK MUD 1	68,529,045	68,024,629	66,401,666	71,596,372
ROUND ROCK ISD	5,543,472,407	5,535,675,933	5,667,066,607	5,817,373,842
SENNA HILLS MUD	182,271,595	202,129,917	217,734,006	233,736,278
SHADY HOLLOW MUD	254,956,314	248,220,044	248,347,183	249,737,177
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	25,735
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	82,783
SUNFIELD MUD NO 1	5,884	5,938	5,756	6,067
SUNFIELD MUD NO 2	74,584	75,244	73,009	70,518
SUNFIELD MUD NO 3	11,719	11,803	11,514	11,193
SW TRAVIS CO RD DIST NO 1	1,012,503,992	1,037,534,923	1,071,759,211	1,149,080,940
TANGLEWD FOREST LTD DIST	272,931,007	272,462,162	255,340,814	272,219,270
TRAVIS CO BCCP	5,636,309,481	5,719,443,394	-	-
TRAVIS COUNTY	118,128,690,439	121,003,835,259	126,009,620,997	134,464,031,436
TRAVIS CO BEE CAVE ROAD DIST NO 1	118,209,948	121,777,346	157,889,738	179,785,974
TRAVIS CO ESD NO 1	2,256,833,293	2,238,541,907	2,274,610,100	2,231,964,017
TRAVIS CO ESD NO 2	6,147,334,243	6,200,498,246	6,311,417,529	6,917,266,776
TRAVIS CO ESD NO 3	2,090,033,993	2,091,166,076	2,139,209,285	2,226,276,796
TRAVIS CO ESD NO 4	1,485,494,960	1,478,546,890	1,447,488,432	1,486,298,841
TRAVIS CO ESD NO 5	896,500,175	888,385,146	900,933,570	947,977,241
TRAVIS CO ESD NO 6	8,920,586,271	9,107,274,050	9,596,897,271	10,325,034,638
TRAVIS CO ESD NO 7	-	-	-	-

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2014	2015	2016	2017	2018	2019
-	-	-	4,074,336	22,175,399	24,904,713
70,833,609	143,024,234	182,575,769	233,786,987	302,169,685	382,213,272
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
7,973,873,786	8,904,153,663	9,768,287,734	10,444,280,170	11,254,361,415	12,244,604,712
-	-	972,448,691	1,043,288,770	1,067,740,130	1,144,650,262
773,724,968	914,476,058	-	-	-	-
5,856,056,696	6,506,938,024	6,864,495,862	7,117,278,730	7,580,630,153	8,403,693,979
534,715,710	558,043,657	593,403,219	599,053,978	676,918,841	929,806,305
89,025,264	117,528,366	132,791,683	159,724,720	186,520,689	197,152,509
-	-	-	-	-	-
-	-	-	-	-	-
209,285,468	235,431,378	267,847,160	292,845,739	312,063,952	340,027,995
80,481,700	90,482,686	103,559,342	105,757,226	124,059,296	133,737,470
579,478,404	687,054,530	798,309,767	837,809,661	983,661,078	1,032,265,994
-	-	-	-	-	-
-	-	1,933,449	6,247,701	35,115,981	83,424,231
10,269,471,099	11,748,518,947	13,444,207,425	15,037,888,831	17,460,828,198	19,774,619,524
-	-	-	2,339,520	2,054,058	2,994,690
2,788,764	6,853,888	13,879,240	55,473,699	89,291,410	120,513,790
24,802,905	40,383,019	75,722,638	106,920,548	152,796,596	225,518,126
69,195,917	-	-	-	-	-
-	-	-	-	731,072,773	741,682,517
570,823,963	615,023,162	665,348,195	683,911,498	-	-
811,219,809	-	-	-	-	-
81,480,772	87,208,511	94,276,009	99,160,637	100,063,164	111,575,362
6,715,882,881	7,618,436,538	8,625,057,462	9,335,676,930	10,099,306,735	10,828,080,016
262,704,335	280,255,127	289,435,123	304,758,682	318,013,559	319,793,379
282,282,410	307,201,872	345,961,876	369,998,843	379,712,806	423,126,042
25,529	24,196	23,308	369,283	1,996,121	14,551,986
82,293	-	-	77,938	79,858	2,523,156
5,890	234,604	163,433	110,664	204,726	238,963
74,799	-	-	-	-	-
10,470	-	-	-	-	-
-	-	-	-	-	-
308,004,525	336,021,121	386,304,897	420,645,430	470,243,112	508,217,702
-	-	-	-	-	-
152,264,821,882	176,932,085,868	201,159,133,407	220,546,648,690	243,288,420,941	268,798,161,469
197,416,372	351,120,388	437,110,023	450,681,243	484,066,063	466,582,714
2,325,363,807	2,454,047,836	2,615,710,252	2,780,384,768	3,142,035,918	3,759,337,501
7,904,256,510	9,094,024,012	10,422,571,496	11,595,114,521	13,302,247,878	15,283,082,476
2,468,325,960	2,865,725,571	3,074,049,884	3,274,156,880	3,520,041,297	3,874,055,364
1,633,372,117	1,849,065,849	2,104,177,422	2,254,058,336	2,506,057,626	2,828,254,246
1,100,294,734	1,124,610,003	1,273,248,043	1,381,104,046	1,522,114,032	1,751,940,336
11,533,868,651	13,133,340,441	14,574,196,069	15,738,699,969	16,620,997,339	17,906,187,925
-	-	-	2,453,439,625	2,791,400,329	3,268,182,080

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

Taxing Entity	2010	2011	2012	2013
TRAVIS CO ESD NO 8	1,519,986,917	1,547,207,820	1,533,777,435	1,582,008,480
TRAVIS CO ESD NO 9	5,305,961,470	5,296,564,647	5,450,735,971	5,751,540,045
TRAVIS CO ESD NO 10	1,273,946,790	1,308,540,476	1,336,962,435	1,407,768,544
TRAVIS CO ESD NO 11	749,539,014	773,278,366	782,812,403	819,217,173
TRAVIS CO ESD NO 12	1,043,315,980	1,042,562,595	1,092,479,756	1,227,812,617
TRAVIS CO ESD NO 13	48,476,526	49,044,469	51,168,845	52,576,114
TRAVIS CO ESD NO 14	1,093,909,411	1,114,804,022	855,502,382	873,441,157
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	121,353,205	114,123,146	109,635,228	115,984,074
TRAVIS CO MUD NO 3	488,213,481	497,969,533	516,408,818	541,504,612
TRAVIS CO MUD NO 4	53,632,479	52,820,202	58,052,418	65,439,269
TRAVIS CO MUD NO 5	83,116,335	80,986,806	80,999,778	85,545,230
TRAVIS CO MUD NO 6	149,257,829	148,387,245	142,993,702	156,761,603
TRAVIS CO MUD NO 7	1,689,767	1,687,265	1,692,361	1,694,479
TRAVIS CO MUD NO 8	62,942,457	61,005,748	61,392,931	65,119,003
TRAVIS CO MUD NO 9	3,449,695	3,500,989	3,423,108	3,418,902
TRAVIS CO MUD NO 10	100,076,222	107,205,486	104,302,738	99,657,373
TRAVIS CO MUD NO 11	100,334,877	117,825,096	132,173,515	160,218,886
TRAVIS CO MUD NO 12	6,938,919	8,488,954	8,350,648	14,402,840
TRAVIS CO MUD NO 13	6,419,636	10,175,789	17,077,079	27,655,576
TRAVIS CO MUD NO 14	72,126,002	66,740,140	57,640,997	68,516,576
TRAVIS CO MUD NO 15	158,949,835	175,116,503	188,052,318	232,866,970
TRAVIS CO MUD NO 16	463,297	13,997,132	43,236,971	64,700,684
TRAVIS CO MUD NO 17	-	-	-	212,010
TRAVIS CO MUD NO 18	-	-	-	1,400,324
TRAVIS CO MUD NO 19	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	2,005,837
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO RFP DIST NO 6	-	160,880	-	-
TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	139,765,351	145,494,885	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	197,611,837	208,567,927	215,678,840	229,255,443
TRAVIS CO WCID 17 SERENE HILLS (DA)	450,965	1,783,759	3,476,330	9,702,523
TRAVIS CO WCID 17 SOUTHVIEW (DA)	21,049,802	21,068,741	-	-
TRAVIS CO WCID 17 STEINER RANCH (DA)	1,555,370,966	1,605,172,895	1,752,374,027	1,840,510,420
TRAVIS CO WCID NO 10	2,462,778,871	2,435,517,366	2,554,879,325	2,801,713,349
TRAVIS CO WCID NO 17	3,896,980,218	4,146,323,657	4,479,657,327	4,815,423,242
TRAVIS CO WCID NO 18	463,984,556	467,014,522	461,707,114	474,895,315
TRAVIS CO WCID NO 19	173,140,526	173,512,288	174,152,757	175,434,373
TRAVIS CO WCID NO 20	332,387,934	331,389,828	339,984,449	343,266,386
TRAVIS CO WCID NO 21	1,748,420	1,598,404	-	-
TRAVIS CO WCID POINT VENTURE	166,130,209	169,400,580	162,556,364	156,760,953
TRAVIS COUNTY HEALTHCARE DISTRICT	118,129,159,524	120,973,732,649	126,006,086,939	134,460,782,524
TRAVIS-CREEDMOOR MUD	5,539,404	11,358,946	-	-
VILLAGE OF BRIARCLIFF	201,798,099	190,858,326	190,641,788	206,478,736
VILLAGE OF POINT VENTURE	170,486,820	173,827,891	166,939,630	160,289,237
VILLAGE OF SAN LEANNA	45,271,676	45,226,637	44,868,466	46,996,019
VILLAGE OF THE HILLS	429,066,729	407,491,944	401,070,896	440,783,460

TABLE 10
(3 OF 4)

2014	2015	2016	2017	2018	2019
1,683,247,463	1,827,997,082	2,050,023,390	2,197,744,787	2,655,662,985	3,053,325,798
6,455,456,026	7,219,498,229	7,319,527,173	7,673,272,391	8,367,493,664	8,868,926,302
1,577,615,028	1,714,695,766	1,885,267,203	2,043,361,861	2,196,900,690	2,468,460,793
902,644,451	992,319,539	1,081,141,015	1,292,808,020	1,444,534,602	2,138,478,412
1,363,909,470	1,603,901,221	1,896,108,055	2,095,915,989	2,519,081,431	3,366,260,395
56,864,764	60,674,087	65,716,996	67,691,824	82,115,037	207,084,080
939,110,119	550,242,043	571,969,382	633,456,688	706,052,377	759,393,965
-	-	-	1,301,384,876	1,467,237,651	2,165,589,837
127,383,048	155,525,197	175,128,874	193,075,025	216,950,941	247,128,072
575,202,809	678,990,239	714,521,100	755,226,234	782,807,253	797,382,243
72,570,678	94,667,635	99,350,384	103,782,274	79,727,619	122,800,996
120,151,514	146,607,646	208,102,384	258,912,088	288,085,908	309,103,474
166,668,967	174,937,444	165,303,612	156,259,282	171,304,099	150,171,870
1,696,567	4,989,216	1,639,115	1,638,252	1,646,625	1,647,230
75,268,330	81,830,939	89,221,094	107,808,603	113,138,804	151,266,040
3,512,444	3,948,203	3,903,341	3,955,117	3,830,643	3,892,105
104,567,768	109,315,964	112,583,037	114,815,152	111,903,443	117,613,461
203,897,133	250,727,419	268,548,954	287,218,191	323,116,591	337,393,311
30,910,519	81,142,895	102,148,148	123,373,594	156,100,237	210,900,056
42,266,631	65,046,903	85,596,049	133,663,594	170,796,581	209,511,445
82,062,250	96,045,246	102,681,094	114,559,393	127,312,054	135,440,889
291,190,183	362,971,807	441,707,393	496,852,877	566,731,729	641,504,524
100,540,648	139,860,162	162,416,043	188,025,176	215,334,795	225,883,277
6,252,268	20,309,611	47,743,685	63,864,290	82,665,940	111,087,380
5,586,938	36,021,263	71,223,973	121,975,920	182,329,631	241,853,727
-	-	-	-	2,603,195	5,489,701
-	-	-	-	2,822,760	11,451,419
1,643,197	33,972,021	96,193,891	148,717,362	251,742,621	365,482,050
-	-	-	-	2,249,913	11,541,631
-	-	-	806,092	4,818,049	72,980,561
-	-	-	1,455,295	1,488,086	7,034,552
-	-	-	-	-	-
-	-	-	-	-	-
256,675,651	283,169,833	298,311,331	305,830,020	327,574,804	368,455,124
27,414,355	62,901,202	111,645,227	159,459,080	211,552,713	256,451,769
-	-	-	-	-	-
2,031,464,418	2,217,236,729	2,369,257,308	2,462,307,730	2,541,211,057	2,622,510,202
3,213,348,510	3,602,302,049	4,054,143,892	4,279,598,956	4,718,648,193	5,067,818,135
5,295,999,594	5,791,015,899	6,383,084,491	6,883,639,505	7,558,723,917	8,005,120,557
553,666,033	600,609,392	688,569,834	760,020,437	840,168,499	873,518,775
174,706,098	226,028,965	227,422,406	225,115,423	215,099,675	231,541,246
347,557,937	404,086,348	451,148,774	462,139,136	472,796,627	537,518,741
-	-	-	-	-	-
159,727,719	170,411,271	181,063,364	201,453,930	226,921,305	243,928,740
152,261,632,102	176,929,536,617	201,155,348,038	220,544,993,340	243,282,741,452	268,793,263,829
-	-	-	-	-	-
240,832,137	254,901,013	272,935,990	289,520,997	334,950,537	364,296,586
162,794,985	173,467,598	184,175,879	204,547,195	230,109,785	246,955,755
52,574,314	56,932,232	59,925,261	61,841,740	77,251,394	77,656,282
480,738,690	508,878,648	529,053,119	558,189,297	579,819,256	604,645,592

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

Taxing Entity	2010	2011	2012	2013
VILLAGE OF VOLENTE	155,092,190	156,188,897	162,942,688	165,141,225
VILLAGE OF WEBBERVILLE	16,283,442	16,645,819	18,027,572	18,643,783
WALLER CREEK TIF	484,061,122	721,368,301	762,916,712	816,258,785
WELLS BRANCH MUD	844,072,768	834,633,229	846,241,559	906,089,818
WEST CYPRESS HILLS WCID NO 1	71,995	72,554	-	-
WEST TRAVIS CO MUD NO 6	208,643,099	201,310,426	225,397,705	267,056,130
WEST TRAVIS CO MUD NO 7	4,288,093	2,648,525	-	-
WEST TRAVIS CO MUD NO 8	89,946,447	93,566,803	104,372,881	115,106,649
WILBARGER CRK MUD NO 1	11,924,440	12,893,939	13,856,359	20,586,475
WILBARGER CRK MUD NO 2	3,114,268	3,589,986	3,600,663	3,589,887
WILLIAMSON/TRAVIS MUD NO 1	89,139,997	89,221,943	87,782,686	90,356,543
WMSN CO WSID DIST 3	46,324,682	48,538,746	47,629,736	46,785,616
WMSN-TR CO WCID NO 1D	243,098,125	258,457,881	-	-
WMSN-TR CO WCID NO 1F	48,776,018	51,982,801	43,194,956	48,664,155
WMSN-TR CO WCID NO 1G	230,609,526	241,691,233	229,595,368	231,482,481
Total	\$ 609,830,280,203	\$ 626,137,592,698	\$ 638,934,723,317	\$ 682,494,987,684

SOURCE: Travis Central Appraisal District- Internal Management Reports

TABLE 10
(4 OF 4)

2014	2015	2016	2017	2018	2019
175,276,745	191,503,088	193,260,575	205,748,247	250,611,122	272,609,571
20,427,311	20,851,438	24,824,228	24,384,343	26,245,848	31,659,022
937,912,598	-	-	-	-	-
998,628,163	1,130,892,141	1,283,344,510	1,401,961,218	1,519,442,343	1,586,763,702
-	-	-	-	-	-
306,150,968	411,166,898	492,732,627	524,867,184	589,955,776	632,009,066
-	-	-	-	-	-
124,465,955	136,951,834	170,748,675	185,249,320	202,359,208	218,053,387
23,558,988	40,913,303	44,617,743	50,517,731	55,325,881	79,498,627
3,710,059	6,335,781	7,520,916	7,520,916	7,571,916	7,509,943
99,825,556	105,991,360	120,112,032	127,033,997	132,312,841	141,222,161
51,569,232	59,495,464	65,564,549	71,092,186	79,476,966	86,559,257
-	-	-	-	-	-
62,199,558	-	-	-	-	-
255,339,606	-	-	-	-	-
\$ 771,270,137,249	\$ 893,732,109,768	\$ 1,016,771,274,615	\$ 1,118,775,436,273	\$ 1,234,540,230,958	\$1,364,113,325,571



STATISTICAL SECTION DEMOGRAPHIC & ECONOMIC INFORMATION

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	Single Family Home Sales in the Austin Area (3)	Average Home Price in the Austin Area (3)	Travis County Un-employment Rate (4)
2010	1,024,266	45,991,232	44,902	20,494	243,698	6.6%
2011	1,049,873	51,628,347	49,176	20,466	250,703	6.7%
2012	1,076,119	58,440,548	54,307	23,948	259,950	5.2%
2013	1,108,403	60,520,308	54,601	29,343	282,970	5.0%
2014	1,141,655	65,876,861	57,703	29,639	301,882	4.1%
2015	1,173,051	68,732,403	58,593	31,243	322,243	3.2%
2016	1,209,415	70,898,828	58,622	32,185	343,924	3.4%
2017	1,242,674	77,863,304	62,658	33,297	363,990	2.9%
2018	1,273,741	84,294,574	66,179	34,824	377,659	2.8%
2019	1,304,311	Data not available		35,838	388,151	2.5%

SOURCES: (1) City of Austin Demographer
(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 2010 and 2019

2019

Employer ⁽¹⁾	Product or Service	Employees	Rank	Percentage of Total County Employment ^(a)
State of Texas ⁽²⁾	Government	58,783	1	7.71%
The University of Texas/Austin ⁽³⁾	Education, Research	27,457	2	3.60%
City of Austin ⁽⁴⁾	Government	15,808*	3	2.07%
HEB Grocery Co.	Retail	13,901	4	1.82%
Dell, Inc.	Electronics	13,000	5	1.71%
Federal Government ⁽²⁾	Government	11,798	6	1.55%
Austin Independent School District ⁽⁵⁾	Education	11,384	7	1.49%
St. David's Healthcare	Health Services	10,665	8	1.40%
Ascension Seton	Health Services	10,513	9	1.38%
Wal-Mart Stores, Inc.	Retail	7,350	10	0.96%
IBM Corporation	Electronics	-		
		<u>180,659</u>		<u>24.20%</u>

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 762,389 Texas Workforce Commission
 (b) Based on total Travis County employment of 530,454 Texas Workforce Commission
 * Fiscal year 2019 information was not available. Fiscal year 2018 is presented instead.

TABLE 12

2010		
Employees	Rank	Percentage of Total County Employment ^(b)
49,730	1	9.37%
24,070	2	4.54%
13,162	4	2.48%
10,904	6	2.06%
16,000	3	3.02%
10,700	7	2.02%
12,232	5	2.31%
-	-	-
9,793	8	1.85%
6,900	9	1.30%
6,200	10	1.17%
<u>159,691</u>		<u>30.12%</u>





STATISTICAL SECTION OPERATING INFORMATION

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

<u>Function/Program</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Appraisal	78	78	79	80
Information Systems	37	36	35	33
Administration/General Operations	<u>13</u>	<u>15</u>	<u>16</u>	<u>15</u>
Total	128	129	130	128

SOURCE: Travis Central Appraisal District 2010 through 2019 Adopted Budgets
NOTES: A full-time employee is equivalent to approximately 2,080 hours per year

TABLE 13

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
81	89	89	89	81.5	82.5
32	29	29	29	29.5	31.5
<u>14.5</u>	<u>14</u>	<u>14</u>	<u>14</u>	<u>12</u>	<u>11</u>
127.5	132	132	132	123	125

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

Function/Program	2010	2011	2012	2013
Appraisal	76	76	76	76
Information Systems	31	31	26	25
Administration/General Operations	13	16	15	12
Total	120	123	117	113

SOURCE: Travis Central Appraisal District 2010 through 2019 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>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2018</u>
70	88	61	76	72.5	81
25	27	32	22	24.5	29
<u>12</u>	<u>12</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>13</u>
107	127	102	107	106	123

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

Function/Program	2010	2011	2012	2013
Appraisal				
Real property accounts	353,680	355,501	357,660	360,750
Business personal property accounts	39,085	40,132	41,503	42,475
Total property count	392,765	395,633	399,163	403,225
Total Appraisal Roll	120,255,387,890	123,199,084,492	128,174,279,725	136,619,670,013
Change from Prior Year	-4.50%	2.45%	4.04%	6.59%
Permits processed	16,035	18,611	20,728	21,135
New subdivisions added	185	163	204	225
New lots added	1,233	1,678	2,169	2,536
New condos added	371	357	350	424
New condo units added	917	1,218	616	1,198
New construction	4,212	3,660	4,251	5,197
Field inspections completed	55,794	79,589	74,252	75,753
Deed transactions processed	29,273	33,961	23,386	31,833
Sales transaction processed	12,746	13,181	15,140	15,281
Exemptions processed	17,849	16,218	12,744	14,154
Renditions processed	27,255	26,429	24,140	26,615
Notices of appraised value mailed	382,547	385,616	387,354	391,497
Support Services				
Homestead	200,929	201,598	202,948	202,600
Over age 65	39,707	41,403	44,225	46,200
Disabled Vet	6,715	6,610	6,794	6,909
Disabled Persons	3,510	3,492	3,619	3,730
Freeport inventory	350	360	384	344
Charitable/non-profit	11,078	11,381	11,842	12,270
Solar/wind power	3	24	217	1,017
Abatements	15	15	15	14
Low Income Housing				
Community Land Trust				
Historical site	558	570	483	506
Pollution control	71	72	68	72
Average Market Value of HS Property	N/A	N/A	N/A	N/A
Average HS Exemption Amount	N/A	N/A	N/A	N/A
Average Taxable Value of HS Property	N/A	N/A	N/A	N/A

TABLE 15
(1 OF 2)

2014	2015	2016	2017	2018	2019
365,563	370,513	380,837	388,005	396,129	405,423
42,216	43,061	43,265	43,325	43,668	43,704
407,779	413,574	424,102	431,330	439,797	449,127
154,502,836,192	179,794,932,074	204,158,535,687	223,114,031,705	245,118,608,413	267,787,699,367
13.09%	16.37%	13.55%	9.28%	9.86%	9.25%
23,985	24,274	23,615	25,383	28,193	29,276
276	306	282	318	317	270
4,297	6,470	6,283	5,881	5,344	10,130
444	603	544	872	1,325	1,357
980	2,664	2,382	2,253	3,808	3,826
6,110	7,503	7,404	7,817	8,065	9,516
89,905	100,980	124,909	149,829	170,128	206,592
30,885	32,125	22,565	20,928	20,471	21,678
12,159	16,575	17,470	19,181	18,725	19,265
19,611	19,548	22,565	22,565	22,429	22,623
25,651	26,889	26,722	26,540	26,272	25,586
395,956	404,922	412,268	418,339	426,432	341,382
205,281	205,776	210,285	215,509	218,470	221,638
48,899	50,682	53,457	56,236	58,764	61,357
7,182	7,136	7,365	7,629	7,944	8,417
3,872	3,916	3,909	3,931	3,945	3,939
386	343	324	239	267	261
12,879	12,474	12,733	12,817	12,783	13,213
1,666	1,875	2,258	2,570	3,102	4,007
18	18	4	4	2	-
66	70	69	76	85	72
6	8	1	1	2	1
548	543	521	541	499	550
77	75	140	142	139	144
315,801	349,962	380,231	402,715	432,310	452,650
75,525	87,097	95,164	97,003	105,090	105,627
240,276	262,865	285,067	305,712	327,220	347,023

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

Function/Program	2010	2011	2012	2013
Administration:				
Accounts payable check payments	964	1,072	1,159	1,048
Accounts payable ACH payments	-	-	-	-
Accounts payable credit card payments	N/A	N/A	N/A	N/A
Accounts payable cash disbursements	N/A	N/A	N/A	N/A
Number of New Hires	17	22	10	18
Number of Promotions	8	15	4	2
Number of Terminations	N/A	N/A	N/A	N/A
Lawsuits Filed	122	116	127	135
Lawsuits Filed- Property County	624	554	481	517

SOURCE: Travis Central Appraisal District adopted budgets and various in-house reports

TABLE 15
(2 OF 2)

2014	2015	2016	2017	2018	2019
1,149	1,238	501	416	441	402
-	-	568	560	1,559	967
N/A	N/A	N/A	N/A	796	1,241
N/A	N/A	N/A	N/A	313	1,152
20	22	14	18	9	16
9	11	11	4	15	7
27	24	18	9	15	33
235	407	523	666	1,041	1,115
740	1,126	1,559	1,789	2,528	3,079



STATISTICAL SECTION DEBT INFORMATION

TRAVIS CENTRAL APPRAISAL DISTRICT

Outstanding Debt by Type

Last Ten Fiscal Years

Fiscal Year	Governmental Activities-Capital Lease	Total Primary Government
2010	743,612	743,612
2011	-	-
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	-	-
2019	9,840,400	9,840,400

SOURCE: Audited Financial Statements 2010
Comprehensive Annual Financial Report (CAFR) 2011-2019



AGENDA ITEM

#5C

TRAVIS CENTRAL APPRAISAL DISTRICT 2021



Fiscal Year 2021 Proposed Budget

Travis County, Texas

Prepared by:

Travis CAD Finance
Department

Travis Central Appraisal District

The activities of the Travis Central Appraisal District are governed by the legislature, and the administrative rules adopted by the Comptroller's Property Tax Assistance Division.

Our Mission

The mission of the Travis Central Appraisal District is to provide accurate appraisal 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

Proposed Budget

Fiscal Year 2021

Board of Directors

Mr. James Valadez, Chair
Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Ms. Theresa Bastian, Secretary
Austin ISD

Mr. Tom Buckle
West Travis County

Mr. Anthony Nguyen
East Travis County

Ms. Eleanor Powell
City of Austin

Mr. Ryan Steglich
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
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
BRUCE ELFANT
ANTHONY NGUYEN
ELEANOR POWELL
RYAN STEGLICH
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

June 3, 2020

Travis County Taxpayers,
Travis CAD Board of Directors,
Presiding Officers of all Taxing Entities, and
Ms. Marya Crigler, Chief Appraiser,
Travis Central Appraisal District:

I am pleased to present the proposed budget for the Travis Central Appraisal District (the District) for fiscal year 2021. The proposed budget for 2021 totals \$20,193,893, which represents a 0.00% increase over the 2020 adopted budget. The District, along with the taxing entities that fund us, are facing unprecedented times. We recognize the budget constraints that the recent COVID-19 pandemic has placed on our taxing entities. The District has made great efforts to keep the 2021 proposed budget at a 0.00% increase. The proposed and five previous years' budget history compare as follows:

Year	Budget Amount	Percentage Increase
2016	\$ 17,492,994	2.00%
2017	\$ 18,103,517	3.49%
2018	\$ 18,827,658	4.00%
2019	\$ 19,486,627	3.50%
2020	\$ 20,193,893	3.63%
2021	\$ 20,193,893	0.00%

LOCAL ECONOMY

2019 saw the global economy record its weakest growth rate since the global financial crisis a decade ago. Unease caused by rising trade barriers and associated uncertainty weighed on business sentiment and activity globally, according to the International Monetary Fund. The U.S. economy grew at a 2.3% rate in 2019 which is well below the 3% growth target set by the White House. An inverted yield curve, long-term demographic trends of an aging society, and trade

barriers between the U.S. and China, Canada and Mexico contributed to the slowed economic growth. Texas, however, saw 4.4% growth in gross domestic product which ranked highest in the nation. More specifically, commercial real estate development contributed \$54.15 billion to the state's economy, making Texas the top state in the U.S. for CRE development contribution to state GDP. After interest rate increases in 2018, the Federal Reserve reversed course and cut rates three times throughout 2019 which helped keep capitalization rates low and commercial real estate pricing at all-time highs. With volatility in global financial markets and most economists expecting the U.S. economy's continued expansion, appetite for local commercial real estate investment remains strong. Part of the reason for this strong outlook is the substantial amount of capital available for real estate acquisition.

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. Austin was one of only two U.S. markets to land on this year's Global Momentum Index which identifies a number of economic growth drivers, including talent attraction, the expansion of innovation hubs and better urban planning. The Texas capital was named the top city for overall real estate prospects in this year's Urban Land Institute annual industry survey, "Emerging Trends in Real Estate 2020." UIL's report credited Austin's deep talent pool and a commitment to business and real estate development for helping it rise in rank from the sixth spot last year. The population continued to swell at historic rates in 2019 and unemployment rates remained near two-decade lows. Wells Fargo Securities senior economist Sarah House predicted that the local economy will climb by 5% next year, down from 6% in 2019 but well above her 2020 national forecast of 1.8%.

Austin once again has topped the U.S. News & World Report's ranking of the best places to live in the United States. 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 Place to Live in the USA – 3rd year in a row (*U.S. News, April 2019*)
- No. 1 Best State Capital to Live in – 3rd year in a row (*WalletHub, February 2020*)

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.

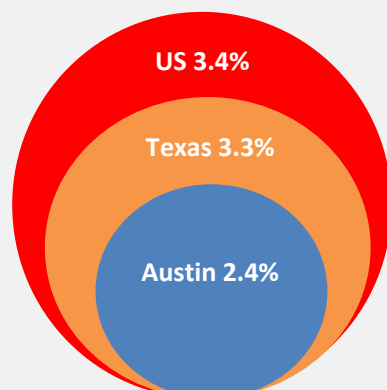
▲ AUSTIN BUSINESS CYCLE INDEX

Grew at 6.0% annually, marking a decade of consecutive expansion.

▼ UNEMPLOYMENT

Austin's unemployment rate was 2.4% at yearend 2019, well below the national and state level.

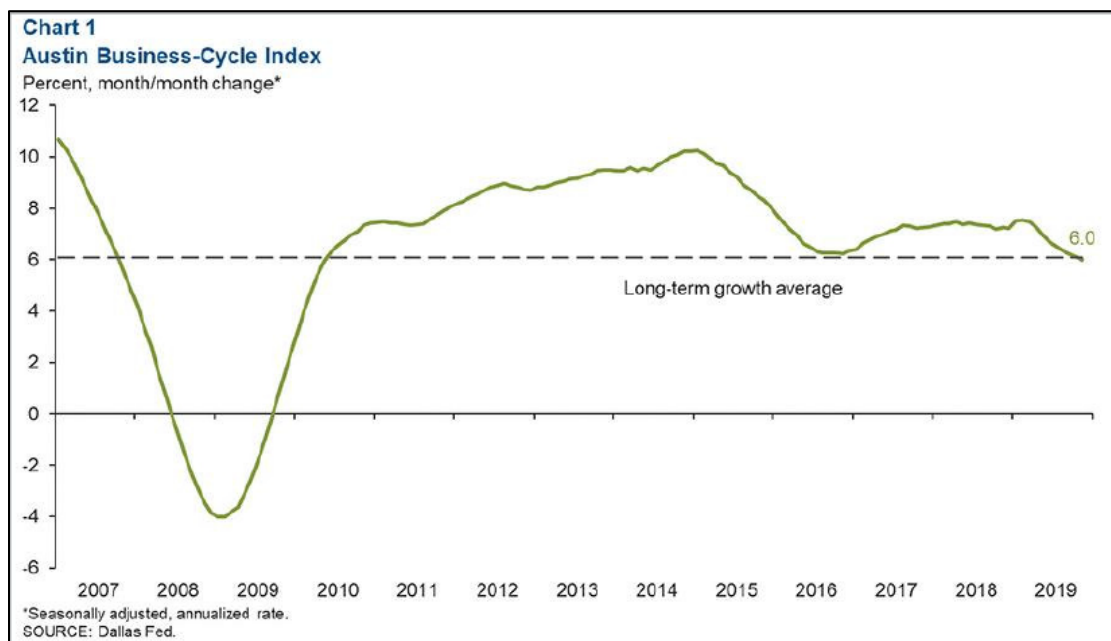
Unemployment Rates



- No. 1 Tech Town (*CompTIA, December 2019*)
- No. 1 Job Market – 2nd year in a row (*The Wall Street Journal, February 2020*)
- No. 1 Population Growth Among Large Cities – 8th year in a row (*U.S. Census Bureau, April 2019*)
- No. 1 U.S. Market for Real Estate Investment (*PwC & Urban Land Institute, September 2019*)
- No. 1 State for contributions to state GDP created by CRE development (*NAIOP, February 2020*)
- No. 1 Growth of \$1 Million Business (*LendingTree, July 2019*)
- No. 2 Fastest Job Growth Rate in the U.S. (*Bureau of Labor Statistics, January 2020*)
- No. 3 Unemployment Rate in Texas (*Texas Workforce Commission, January 2020*)
- No. 3 Best Cities for Science, Technology, Engineering, Math Jobs (*WalletHub, January 2020*)
- No. 4 Most Pet Friendly City (*WalletHub, August 2019*)
- No. 19 Global Momentum Index, Top 20 Cities in the World (*JLL, January 2020*)

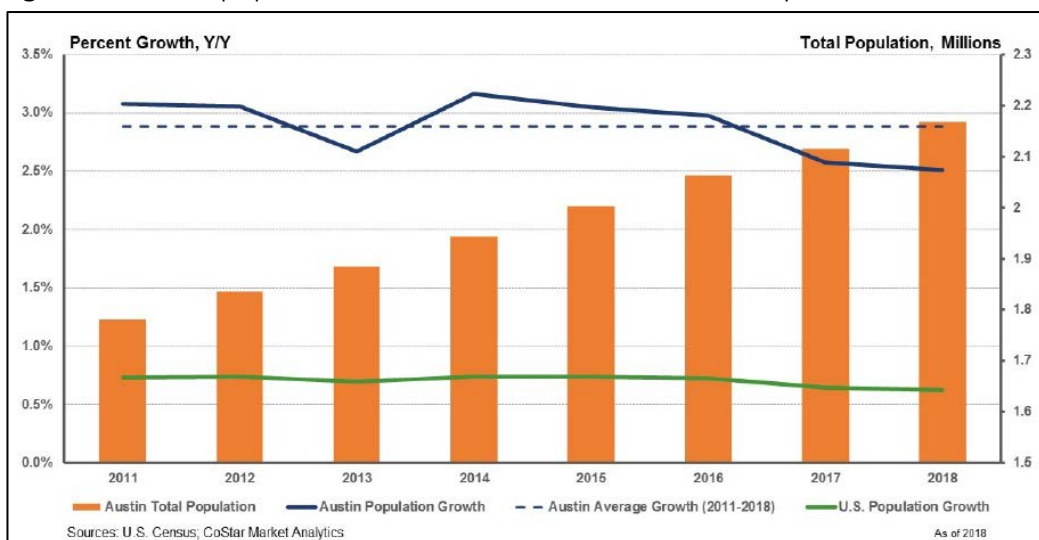
Economy

Austin's Business-Cycle Index Growth Rate was 6.0% annually marking a decade of consecutive expansion.



Population Growth

Austin's 2.5% population growth rate topped all large U.S. markets according to the most recent study published by the U.S. Census Bureau. Of the roughly 53,000 people added to Austin's population from July 1, 2017 to July 1, 2018, 16,000 were attributable to natural population growth and about 37,000 attributable to people moving to Austin, or roughly 100 people per day. Travis County, along with five other Texas counties, ranked in the Top 10 counties in numeric growth over the past decade. Travis County added nearly 250,000 people over that time span and Austin's population growth is expected to remain strong. The Texas State Demographer's Office is projecting Austin's total population to reach more than 4.5 million by 2050.



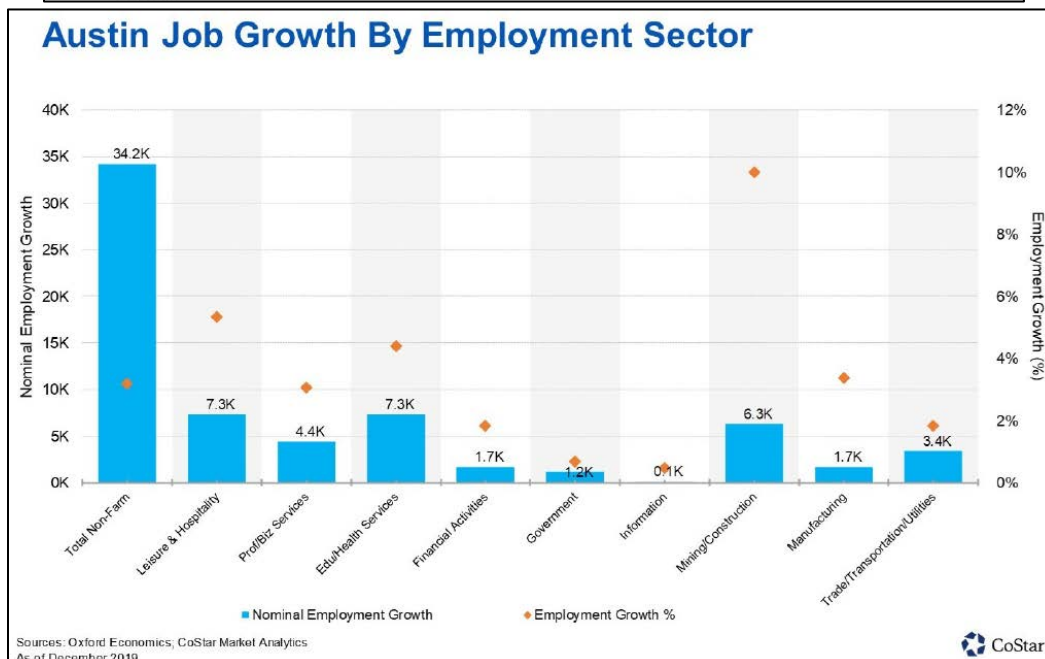
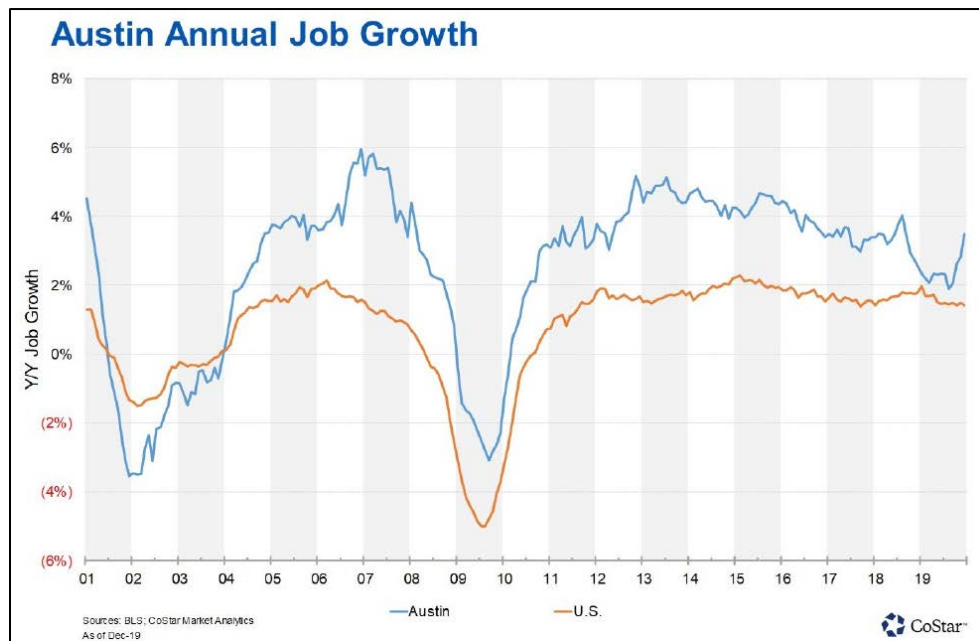
Top 10 Counties in Numeric Growth, 2010 to 2019

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

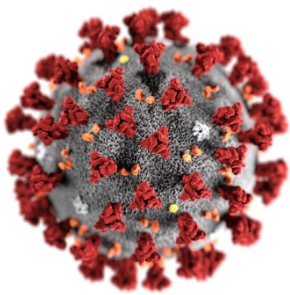
Austin has been ranked the top market for jobs in the U.S. for the second year in a row, according to The Wall Street Journal. Led by the expansion of large tech companies including Apple, Google, Facebook and Amazon, the tech industry grew by more than 7% annually. Austin continues to be a desired location for relocating company headquarters as well as startups. The Austin economy saw the construction sector expand by more than 10% over the past year as residential and commercial construction remains in high demand. According to the Bureau of Labor Statistics, Austin added more than 34,000 jobs over the past year, good for the second fastest growth rate in the country at 3.5%. Wages grew at 5% which ranked third in the nation.



FACTORS AFFECTING FINANCIAL CONDITIONS

The District, as well as the taxing entities of Travis County who fund our budget, are experiencing an unprecedented COVID-19 pandemic. The District recognizes the budget constraints that all of our taxing entities will experience in the coming years and we have worked diligently to keep our proposed 2021 budget at a 0.00% increase. Due to the downturn in the economy, the market value of real estate will undoubtedly be impacted by the COVID-19 pandemic. Just how much is yet to be determined. The District will monitor the market and economy and reflect any changes in the market value of properties in the 2021 notices of appraised value.

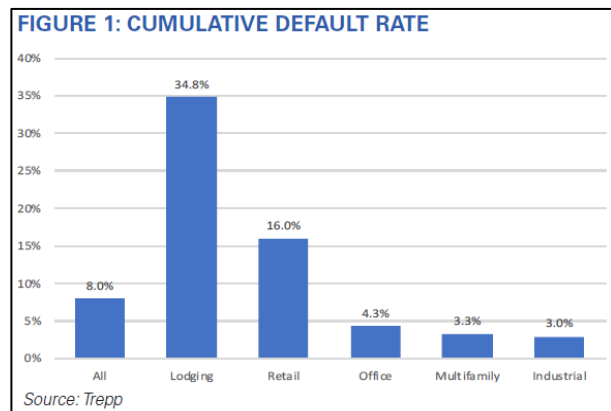
COVID-19 Pandemic



Though the state legislated effective date of appraisal is January 1 of every year, our world looks much different than it did just a few months ago. What was expected to be another lucrative year for Commercial Real Estate in the U.S. has come to an abrupt halt due to the Coronavirus outbreak.

In Austin, many commercial leasing transactions have been put on hold and large listings pulled off the market as investors take a wait-and-see approach to the commercial real estate market and the global economy as a whole. Due to social distancing and shelter-in-place ordinances, many businesses have had to adjust their way of doing business or are shuttering completely while waiting out the pandemic. The Texas Workforce Commission reported receiving 700,000 jobless claims in recent weeks, more than it received in all of 2019, and those numbers are expected to continue to rise. Some industry sectors, such as grocery suppliers and those providing the public with essential services and goods, have actually boosted pay and extended overtime hours for employees. Walmart recently announced its plans to hire another 15,000 employees in Texas to meet increased customer demand.

Not all asset types will be affected equally, however. Lodging and retail are expected to be hit the hardest by the pandemic as revenues in those property types have already begun to spiral down dramatically. The cancelation of many events in Austin including South by Southwest and Rodeo Austin have had a huge impact on revenues in those industries which rely heavily on these events and the tourists spending they bring to the local economy. An impact study conducted by Trepp Bank Research forecasts a cumulative default rate across commercial mortgages overall will rise to 8%, up from the current 0.4% default rate. The effect on the lodging sector is expected to be most immediate and severe with a cumulative default rate near 35%. Office, multifamily and the industrial sector will see less dramatic distress as indicated in the chart labeled Figure 1: Cumulative Default Rate.



The industrial sector, in fact, may benefit from the Coronavirus outbreak. CoStar recorded nearly 800 Industrial lease signings across the U.S. totaling over 14 million square feet between March 16 and April 1. Online retailers, shipping companies and government agencies have rushed to find warehouse and logistics space in order to meet the spike in demand in online ordering, as well as added demand for pickup and delivery from closed bricks-and-mortar stores and food providers.

There is no doubt the COVID-19 pandemic has and will continue to have a large impact on Commercial Real Estate values in the coming months. The depth of an economic downturn will largely depend on how quickly the pandemic is put under control, according to local economist Angelos Angelou. “The difference in Austin is once the economy begins to recover, we’re going to be one of the cities to recover first,” Angelou said in an interview with the Austin Business Journal. For the most part, Austin managed to avoid the sharp economic downturn of the Great Recession and is regarded as one of the most recession-proof cities in the Nation. In a recent analysis conducted by SmartAsset, a financial tech company, Austin ranked 5th most recession-resistant city in the U.S. Austin’s strong showing is supported by its strong job growth, low unemployment rate, a diverse economy and an extremely low percentage of public relying on assistance programs. TCAD, along with economist, politicians and world health officials, will continue to closely follow the developments and effects of COVID-19 throughout 2020.

COVID-19 Pandemic Timeline

- 12/31/19: China informs World Health Organization (WHO) about cluster of 41 patients with a strange respiratory illness
- 1/1/20: **TCAD effective date of appraisal**
- 1/7/20: China identifies new type of corona virus (Novel Coronavirus)
- 1/11/20: First recognized death from Coronavirus (19) reported in China.
- 1/13/20: First recognized coronavirus outside China reported in Thailand.
- 1/20/20: **First USA case reported in the State of Washington**
- 1/23/20: China quarantine of Wuhan province occurs, other provinces soon follow
- 1/30/20: WHO declares global public-health emergency
- 1/31/20: **US begins travel restrictions of those who have been in China within two weeks of return**
- 2/2/2020: First death outside China recorded (Philippines)
- 2/11/20: WHO officially designates virus Covid-19
- 2/19/20: Outbreak in Iran
- 2/21/20: Italy outbreak
- 2/29/20: **First US death reported**
- 3/3/20: Spain outbreak
- 3/4/20: **First case confirmed in Texas**
- 3/8/20: Italy officially orders all residents to shelter in place


- 3/11/20: **WHO officially declares Covid-19 a pandemic**
- 3/11/20: Same day US bans all travel from 26 European countries
- 3/13/20: **Austin, Texas confirms first case**
- 3/13/20: National emergency declared in US
- 3/17/20: Leaked federal report indicates virus is expected to last more than 18 months and may have multiple waves
- 3/19/20: China reports first day of no new cases from locally spread infections
- 3/23/20: NYC, USA reports 21,000 confirmed cases
- 3/26/20: USA reaches 82,404 cases, becomes the highest number of cases in the world, surpassing China's 81,782 cases
- 3/31/20: One-third of the world's population under some form of restriction (shelter in place, official quarantine, lockdown enforced by police or military presence)
- 4/2/20: 1,000,000 cases worldwide, Spain experiences 950 deaths in single day, the highest rate in any day yet
- 4/7/20: **US confirmed cases 362,955, Texas cases 7,276, Austin cases 502**
- 4/7/20: 1,365,000 confirmed cases globally with 996,000 active (292,500 recoveries and 76,500 deaths)

ACKNOWLEDGMENTS

The preparation of the proposed budget could not have been accomplished without the dedication 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 Matthew Markert, Director of Commercial and Personal Property Appraisal, for preparing the market analysis. Finally, I would like to acknowledge the Chief Appraiser, Marya Crigler, and the Board of Directors of the Travis Central Appraisal District, who have supported the finance staff in our goal of excellence in budgeting, financial management, and reporting.

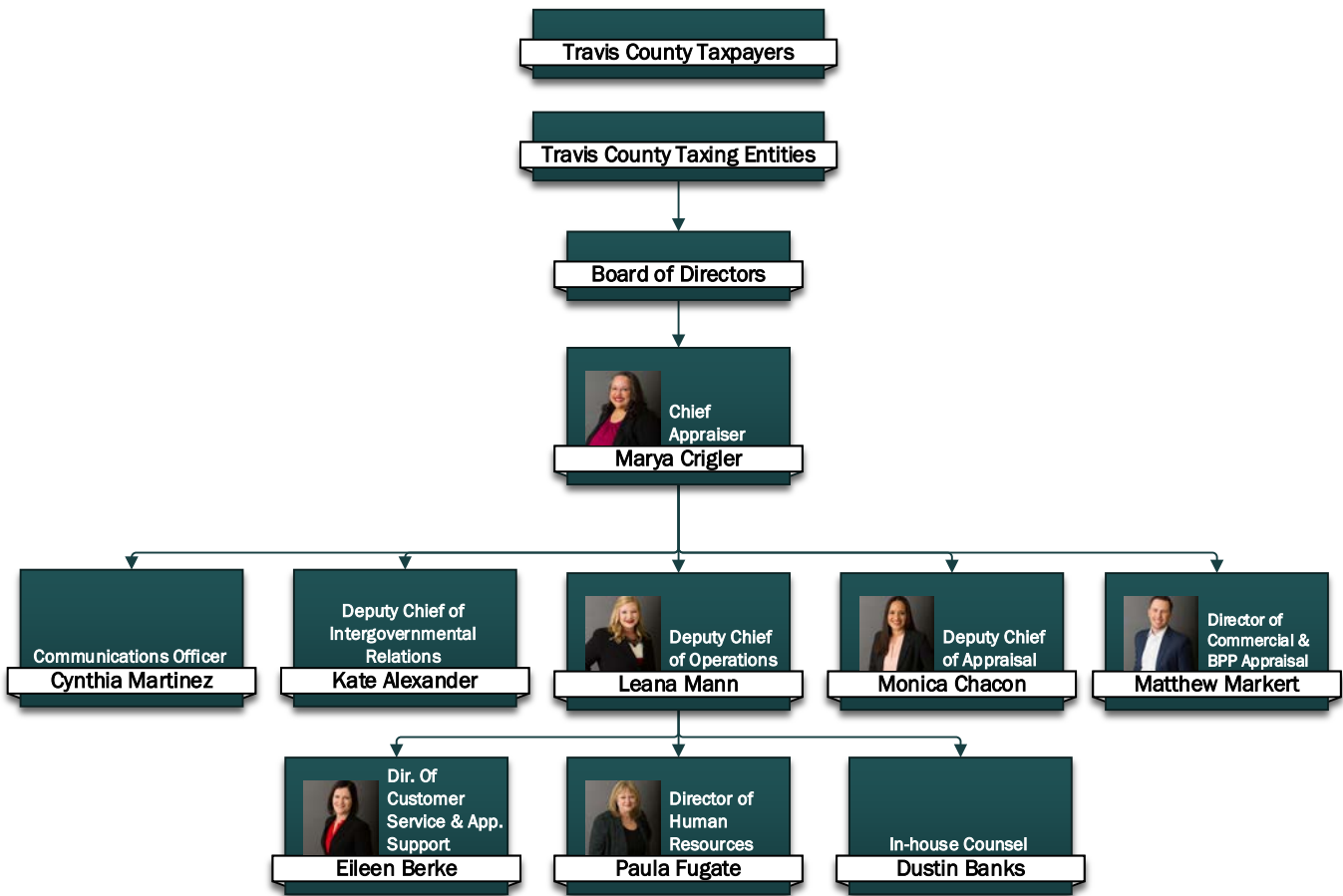
Should you have any questions about the District's 2021 proposed budget or the budgeting process, please contact Leana H. Mann, Director of Operations for the Travis Central Appraisal District at (512)834-9317 Ext. 405 or by email at Lmann@tcadcentral.org.

Respectfully submitted,



Leana H. Mann, CGFO
Director of Operations
Travis Central Appraisal District

TRAVIS CENTRAL APPRAISAL DISTRICT Organizational Chart



TRAVIS CENTRAL APPRAISAL DISTRICT

Key District Personnel

Chief Appraiser	Marya Crigler
Deputy Chief of Operations	Leana Mann
Deputy Chief of Intergovernmental Relations	Kate Alexander
Deputy Chief of Appraisal	Monica Chacon
Director of Commercial and Personal Property Appraisal	Matthew Markert
Director of Appraisal Support & Customer Service	Eileen Berke
Human Resources Director	Paula Fugate
In-House Counsel	Dustin Banks
Communications Officer	Cynthia Martinez

Distinguished Budget Presentation Award

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 fiscal year beginning January 1, 2020. 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. We believe that our fiscal year 2021 budget continues to conform to program requirements, and we are submitting it to the GFOA to determine its eligibility for another award.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Travis Central Appraisal District

Texas

For the Fiscal Year Beginning

January 1, 2020

Christopher P. Morill

Executive Director

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 (CAFR) for the fiscal year ended December 31, 2018. This was the eighth 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 Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrell

Executive Director/CEO

Award for Outstanding Achievement in Popular Annual Financial Reporting (GFOA)

The Government Finance Officers Association of the United States and Canada (GFOA) presented an Outstanding Achievement in Popular Annual Financial Reporting award to the Travis Central Appraisal District, Texas for its popular annual financial report (PAFR) for fiscal year 2018. The GFOA established the PAFR Program in 1991 to encourage and assist state and local governments to extract information from the comprehensive annual financial report to produce high quality PAFRs specifically designed to be readily accessible and easily understandable to the general public and other interested parties without a background in public finance. This award is valid for a period of one year only. We believe that our fiscal year 2019 PAFR continues to conform to program requirements, and we are submitting it to the GFOA to determine its eligibility for another award.



Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

**Travis Central Appraisal District
Texas**

For its Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morill

Executive Director/CEO

Certificate of Distinction

The Government Treasurers' Organization of Texas (GTOT) awarded a Certificate of Distinction to the Travis Central Appraisal District for its investment policy. In order to be awarded the Certificate of Distinction, a government must publish comprehensive written investment policy that meets all program requirements set forth by the GTOT. This is the fourth consecutive two-year period that the District has achieved this prestigious award. A Certificate of Distinction is valid for a period of two years.





Budget Overview

HOW DOES THE PROPERTY TAX SYSTEM WORK?



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.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the taxing 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 a 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. The appraisal district also processes applications for tax exemptions, agricultural appraisals, and other tax relief.
2. Around May 15, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get correct exemptions or agricultural appraisals. 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 each property. Every property is taxed by the county and the local school district. A taxpayer also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and other districts.
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.

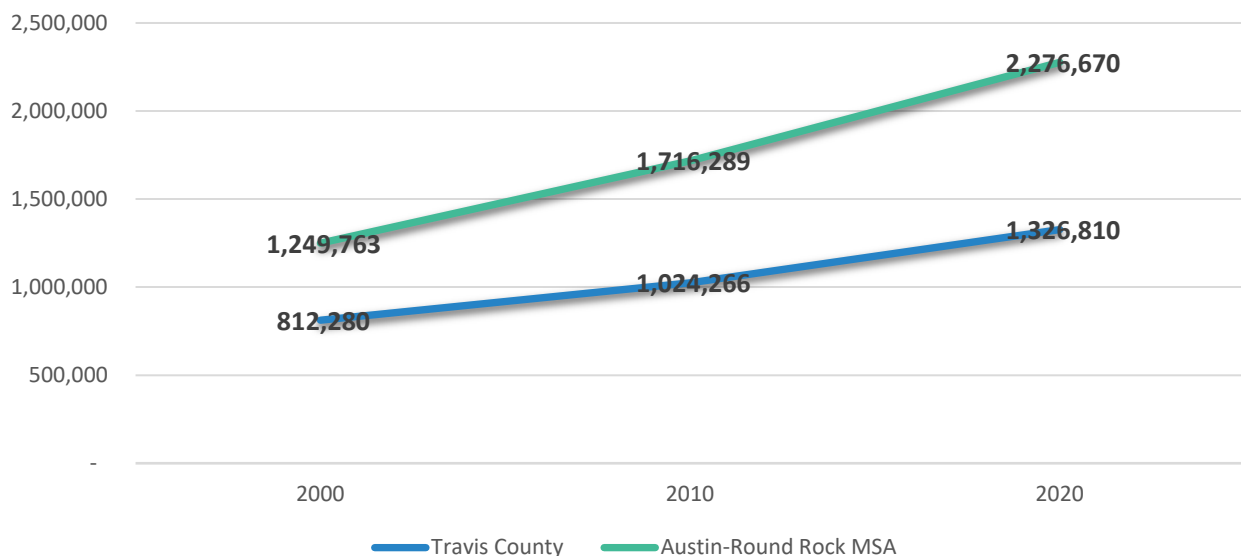
TRAVIS CENTRAL APPRAISAL DISTRICT

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 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 as of January 1, 2020, according to the City of Austin demographer, is estimated to be 1,326,810. The population of the Austin-Round Rock greater metro area is estimated to be 2,276,670. Since the last census in 2010, the population of Travis County has grown by 29.5%.

Population Growth



THE PROPERTY TAX CALENDAR



January 1	Appraisal districts are required to appraise property at its value on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 – April 30	Appraisal districts complete appraisals and process applications for exemptions.
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.
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.

THE ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all of the county's taxable property. Generally, a local government that collects property taxes, such as a county, city and school district, 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 Open Meetings and Public Information Acts. 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 within the appraisal district using generally accepted appraisal techniques.

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*, its primary operating fund, as a governmental fund. The District also reports a special revenue fund used specifically for the 850 EAL Holding Corp. as a governmental fund. The 850 EAL Holding Corp. is a non-profit entity that supports the District. Governmental funds are 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. 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.

Basis of Budgeting

The General Fund budget is prepared on the modified accrual basis of accounting, similar to the District's fund financial statements outlined above.

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, 2019, 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.

FINANCIAL POLICIES & PROCEDURES

The Travis Central Appraisal District (the District) financial policies compiled below encompass the basic framework for the overall financial management of the District. These policies assist the Board of Directors and management with decision-making and provide guidelines for evaluating both the current and long-range financial activities. They are reviewed annually in conjunction with the budgetary process to verify continued applicability and benefit to the District.

The primary objectives of the policies are to provide accountability for cost-effective stewardship of taxpayers' funds through fairly presented financial statements supported by full disclosures.

Revenue Policy

1. **Revenue Recognition-** Revenues shall be recorded on 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.
2. **Daily Deposits-** In accordance with this finance policy, the District shall require weekly deposits of receipts only when the moneys on hand amount to at least \$1,000. Any funds not immediately deposited shall be appropriately safeguarded in a locked file cabinet in the Finance Director's office.
3. **Monitoring Revenue-** District finance staff shall monitor revenues as billed and collected and shall report to the Board of Directors no less than quarterly on any past due or uncollectible amounts.
4. **Authority-** The Finance & Facilities Director shall be responsible for designing, implementing, monitoring, and amending as necessary, accounting procedures, including internal controls, for the billing, recording, and reporting of all revenues of the District in compliance with Generally Accepted Accounting Principles (GAAP) and

applicable state laws. Any changes to revenue procedures shall be reported to the Board of Directors at their next regularly scheduled meeting.

Cash Disbursement Policy

1. **Centralized Purchasing-** The District will operate under a centralized purchasing concept.
2. **Payments-** Local governments and state agencies are required to pay all bills owed within 30 calendar days. The District adheres to this requirement. Any deviations from this requirement are reported to the Chief Appraiser.
3. **Monitoring-** District finance staff shall monitor cash disbursements and report to the Board of Directors at each regularly scheduled meeting all capital asset purchases and any purchases over \$50,000. Specific purchasing limitations are outlined in the cash disbursements section of this finance policy.
4. **Authority-** The Director of Operations shall be responsible for designing, implementing, monitoring, and amending as necessary, accounting procedures including internal controls, for the requisitioning, purchasing and cash disbursement functions of the district in compliance with Generally Accepted Accounting Principles (GAAP) and applicable state laws. Any change to cash disbursement procedures shall be reported to the Board of Directors at their next regularly scheduled meeting.

Operating Budget Policy

1. **Planning:** The District will prepare a five-year operating budget projection annually, which will include projections of expenditures for the next five years.
2. **Performance Measures:** The District will integrate performance measures and productivity indicators into its budgetary process whenever feasible.
3. **Periodic Reporting:** The Director of Operations shall present budget-to-actual financial reports to the Board of directors monthly (or at each board meeting) and bi-weekly to the Chief Appraiser.
4. **Balanced Budget:** The District shall submit a balanced budget wherein budgeted expenditures shall equal budgeted jurisdiction appraisal revenues.

Asset Management and Capital Improvement Policy

1. **Planning for Operational and Maintenance Costs:** The District shall utilize an equipment replacement schedule to plan major operational and maintenance asset acquisitions on a systematic, comprehensive, and entity-wide basis.
2. **Asset Condition:** The District will maintain all assets at a level adequate to comply with all regulatory requirements and to minimize future replacement and maintenance costs.
3. **Planning:** The District will annually update a ten-year capital improvement program, identifying and describing each capital project along with the estimated cost.
4. **Capitalization:** The District will capitalize all asset cost which are \$1,000 or more and whose useful life is more than one year.
5. **Reporting:** The District will provide reports of expenditures by project to the Board of Directors no less than quarterly.

Cash Management and Investment Policy

1. **Written Policy:** The District's investment policy must be written and in compliance with all applicable state and local laws. The policy must be reviewed on an annual basis by the Board of Directors and approved through a resolution.
2. **Objectives:** The primary objectives of investment activities, in priority order, shall be preservation of principal, liquidity, and yield.
3. **Periodic Reporting:** The District shall provide monthly investment reports to the Board of Directors.
4. **Treasury Services:** The District shall prepare a Request for Proposal (RFP) for banking services every 2 years, with the option to renew the contract for an additional 2 years.

Accounting Policy

1. **Authority for Accounting Procedures:** The District will establish and maintain the accounting system according to Generally Accepted Accounting Principles (GAAP) and all applicable state and local laws.

2. **Annual Audit:** An annual audit will be performed by an independent public accounting firm, which will issue an official opinion on the annual financial statements, and a management letter indicating any suggestions for improvement or areas of concern.
3. **Transparency:** Full disclosure will be provided in the financial statements.
4. **Financial Report:** The District shall prepare a comprehensive annual financial report (CAFR) upon completion of the financial audit, which will be submitted to the Government Finance Officers' Association (GFOA) for the Certificate of Achievement for Excellence in Financial Reporting award.

Accounting Reserves Policy

1. **Source of Resources:** There shall be deposited, into specific general fund reserve funds, contributions from the general fund in amounts determined by the District Board of Directors.
2. **Operation of Fund:** The budget submission for each year shall include a recommendation for a general fund contribution to established general fund reserve funds. Prior to the end of each fiscal year, the District will prepare a report of any estimated surplus funds. If the Board of Directors decides to do so, a budget amendment will be prepared and approved by the Board of Directors. This budget amendment may allocate any general fund surplus funds to specific general fund reserve funds.
3. **Fund Manager:** The Director of Operations shall administer all general fund reserve funds within the financial management system, and shall serve as the reserve fund manager.
4. **Reporting:** A report of available reserve fund balances shall be presented to the Board of Directors quarterly at a regularly scheduled board meeting. Per GASB No. 54, all established reserves for the District will be treated as a committed fund balance and will be transfer to the designated fund through approval by the District's Board of Directors.

BUDGET PROCESS & PROCEDURES

The District is provided strict guidelines on the budgeting process in the Texas Property Tax Code. This information can be found in Chapter 6.06 of the Texas Property Tax Code and in the appendix of this report. A brief overview of the budgeting process is provided below.

The District begins its annual budgeting process in February. The District prepares an annual budget for the General Fund only. Discussions are held with the Chief Appraiser, the Finance Director and the department directors to discuss what the department's budget needs are for the upcoming fiscal year. Once this information is gathered, the Finance Director prepares the proposed budget based on the Chief Appraiser's directives. In May, the District may hold a budget workshop with the Board of Directors, the Chief Appraiser and the Finance Director where the budget is looked at in-depth. The District must send the proposed budget to the presiding officer of each taxing unit no later than June 15th.

During this budget workshop, the board of directors makes suggestions along with any taxing units that come to the meeting to discuss the proposed budget. The District then takes the budget and revises it to include the changes made at the meeting. The District must hold a public hearing to adopt the proposed budget no later than September 15th. The District must send a notice of the public hearing to the presiding officer of each taxing unit no later than 10 days before the board of director's meeting where the budget will be adopted. The secretary of the board must also post the notice of the public hearing in the county newspaper. The District posts this information in the Austin American Statesman. The budget must be adopted no later than September 15th.

Once the General Fund budget is adopted, the taxing units have 30 days to file a resolution with the Board of Director's secretary to disapprove the budget, if they deem necessary. If governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving the budget and file them with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval.

All budget amendments must be presented to the taxing units 30 days prior to the meeting where the board is set to approve the amendment. A budget amendment changes the final amount due from the taxing unit. The District can make line item transfers without notifying the taxing units. The Chief Appraiser has the authority to approve or disapprove any line item transfers. All line item transfers are then presented to the board for approval. Budget line item transfers do not change the final amount of the budget, but simply move budgeted funds from one natural expenditure category to another. Budget line item transfers do not require any additional funds from the taxing units and they do not change the amount of any surplus credited to the jurisdictions at year end.

BUDGET CALENDAR

JANUARY 2020						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

DATE SUBJECT

1/1/2020 Beginning of 2020 fiscal year

DATE SUBJECT

2/10/2020 Budget discussion with Chief Appraiser on
2020 budget

2/17/2020 Meet with division directors

FEBRUARY 2020						
S	M	T	W	T	F	S
						1
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23	24	25	26	27	28	29

MARCH 2020						
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29	30	31				

DATE SUBJECT

3/1/2020 Mail 2nd quarter invoices to taxing entities

3/9/2020 Budget requests due from department directors

3/31/2020 First budget draft due to Chief Appraiser

APRIL 2020						
S	M	T	W	T	F	S
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DATE SUBJECT

4/30/2020 Second budget draft due to Chief Appraiser

MAY 2020						
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31						

DATE SUBJECT

5/18/2020 Final budget draft due to Chief Appraiser

JUNE 2020						
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28	29	30				

DATE SUBJECT

6/1/2020 Mail 3rd quarter invoices to taxing entities

6/5/2020 Mail proposed budget to taxing entities

6/8/2020 Present proposed budget to Board of Directors

6/15/2020 Last day to present proposed budget to Board of Dir. &
submit copy to taxing entities

JULY 2020						
S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

DATE SUBJECT

7/20/2020 Final budget draft to Chief Appraiser
 7/31/2020 Required budget notice ran in local newspapers
 7/31/2020 Public hearing notice mailed to all taxing entities

DATE SUBJECT

8/10/2020 Public budget hearing
 Board of Directors adopts budget

AUGUST 2020						
S	M	T	W	T	F	S
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23	24	25	26	27	28	29
30	31					

SEPTEMBER 2020						
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20	21	22	23	24	25	26
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DATE SUBJECT

9/1/2020 4th quarter invoices mailed to taxing entities
 9/15/2020 Final day to adopt 2019 budget
 9/30/2020 Submit budget to GFOA
 9/30/2020 Tax rates are adopted by all taxing units

DATE SUBJECT

10/16/2020 Mail out final calculation of budget liabilities to
 taxing entities
 10/30/2020 Mail out budget amendment notification to taxing entities

OCTOBER 2020						
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NOVEMBER 2020						
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29	30					

DATE SUBJECT

12/1/2020 1st quarter 2020 invoices mailed to taxing entities
 12/7/2020 Budget amendments presented to Board of Directors
 12/7/2020 End of year line item transfers presented at
 Board of Directors meeting
 12/31/2020 2020 fiscal year-end
 1/1/2021 2021 budget takes effect

DECEMBER 2020						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

STRATEGIC PLANNING

The Travis Central Appraisal District (The District) established a Strategic Plan, referred to as a Three Year Plan, to outline the activities and operations of the District from year to year in anticipation of future projects, funds and resources, technology, legislative changes, and capital improvements.

This Strategic Plan will be reviewed each year to monitor the completion of the tasks outlined and to add another year to the ongoing plan. This will help the District to prepare for the future in an effort to anticipate changes within the appraisal environment. Management staff personnel will be responsible for the development of this plan and will ensure its viability in the tasks that the District is charged.

The Strategic Plan will address five major issues:

- 1) Future Projects
- 2) Funds and Resources
- 3) Technology
- 4) Legislative Changes
- 5) Capital Improvements

The Strategic Plan will become a tool for the final development of the District's Annual Management Plan.

This strategic plan addresses the following key strengths, weaknesses, threats and opportunities for the Travis Central Appraisal District. The SWOT analysis began by conducting an inventory of internal strengths and weaknesses within the appraisal district. The strategic team noted the external opportunities and threats that may affect the organization, based on the economic market and the overall environment. The primary purpose of the SWOT analysis is to identify and assign each significant factor, positive and negative, to one of the four categories, allowing the strategic team to take an objective look at the appraisal district operations. The SWOT analysis is a useful tool in developing and confirming goals, objectives, strategy.

Strengths:

- Strong management team
- Strong support from sixty-one taxing entities served by the District
- Strong base for recruitment of qualified staff
- Very focused management/staff
- Experienced and proven management and supportive Board of Directors

Weaknesses:

- Uncertain economic conditions affecting property valuations
- Economic climate of the cities, school districts, county, and special districts
- Retention of qualified staff personnel

Opportunities:

- Technology advancement can streamline business operations
- Increased efficiencies will result in stronger credibility and support

Threats:

- New technology advancements may become too costly
- Economic slowdown could reduce proper funding
- Economic situation could upturn and resources could be limited

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Develop appraisals that reflect market value and ensure fairness and uniformity.	Make better utilization of ratio studies when developing market appraisals.	Analyze ratio study statistics by neighborhood and school district weekly during valuation and equalization phases in 2017/2018, and guarantee that sales ratio median levels and weighted mean are between 97 and 102 and COD are between 5 and 15.	Median sales ratio Weighted mean sales ratio COD	Maintain an ongoing program of audit and verification activities in support of improved appraisal levels	Number of sales qualified Number of neighborhood profiles created Number of school district's reviewed	Number of property protests Number of value reductions	Residential Appraisal Deputy Chief of Appraisal
	Improve accuracy and reduce value changes to 5% or less.	Create evidence packets to be used at both informal and formal level that support District values and require a higher standard of evidence for informal changes. Train staff to make clear and	Reduction in value changes at informal and formal by 50% from 11% average to 5% or less.	Staff training on defending appraisal values and standards of evidence	Percent value change	Number of property protests Number of value reductions	Residential Appraisal
	Improve quality and consistency of land values of lake front property	Correctly identify all lake front property to include lake cove and lake views and consistently apply appropriate land unit prices and modifiers.	Reduction in value formal challenges of land equity on lake front property.	In conjunction with field inspections, utilize aerial photography to identify lake front, lake cove and lake view properties. Utilize GIS mapping and analysis to ensure consistent land values.	Uniformity in COD measures of specific ratio studies	Number of land values updated Number of property protests based on equity	Residential Appraisal
	Update cost tables of main area and details.	Create a program to regularly update cost tables based on nationally recognized publications adjusted for local economic conditions.	Timely and accurate cost tables	Staff training on use of national publications used to develop cost approach appraisals. Create benchmark properties and test developed cost schedules against researched local cost information. Test land value assignments through allocation by abstraction against researched land values. Create specific procedure manual to document steps taken to update and test cost tables.	Accuracy of cost approach appraisals compared to researched local development costs.	Number of cost tables updated	Residential Appraisal
	Software enhancements	Work cooperatively with software vendor True Automation and other PACS metro appraisal district clients to enhance the software to provide greater appraisal and analysis capabilities.	Increased functionality in the PACS software modules	Create a coalition of PACS metro appraisal district clients to leverage the group dynamics to push for focus on Texas clients from True Automation. Schedule and hold quarterly meetings with the metro clients and True Automation decision makers to focus on the common needs of the metro appraisal districts, and enhancements required to complete appraisal tasks and meet legislative requirements.	Co-development commitments from metro clients and True Automation and group consensus on enhancement priorities	Number of co-development projects approved Number of software requirement documents written and approved Number of enhancements included in each software release	Information Technology Chief Appraiser All Department Directors

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Be efficient in business processes and ensure that mission critical tasks are completed in a timely manner with a high level of accuracy.	Complete the top three mission critical tasks ahead of schedule.	Ensure that mission critical tasks of notices, certification and PTAD studies are completed at minimum one to two weeks prior to statutory deadline.	Percent of accounts noticed at each run date Certification level of 90% as of July 18. Local Value Findings or Exceeds Standards finding	Improve Compliance by establishing formal plans, timelines, benchmarks, and monitoring programs to ensure that deadlines are met. Increase individual accountability	Completion date of mission critical tasks	Number of notices mailed at each run date Number of protests completed	All Departments
	Complete protest as soon as possible after certification.	Ensure that all protests are completed as soon as possible after certification to shift the annual calendar of events and provide more time to appraisal staff to perform discovery and valuation tasks. Increased time to perform discovery and valuation should result in higher accuracy in the appraisal roll	Earlier start to discovery and valuation cycles	Select a target date of completion and communicate the date and objective with staff, ARB and agents. Maintain consistency in scheduling of protests hearings to ensure that protests are completed by the target date	Date of completion and percent of open protest	Number of informal hearings held per day Number of formal hearings per day	Commercial Appraisal Residential Appraisal
	Complete fieldwork and eliminate field work overlap with valuation cycle	Ensure that all field inspections have been completed and that the data entry of the field cards has been completed by February 1	Timely start to valuation cycle	Develop a documented work plan to identify the scope of field work to be completed, evaluate field inspection productivity tasks times and develop a field work plan that recognizes the man hours available for the project. Work plan should include refresher training for appraisers to ensure that work in completed in an accurate manner as well as communicating to the appraisers work productivity expectations. Completion benchmarks should be established to evaluate progress. Regular meetings to ensure progress. Accountability	Timely start to valuation cycle	Number of field inspections per day Number of field cards processed per day	Commercial Appraisal Residential Appraisal
	Complete valuation cycle and reduce the number of properties in NOAV runs after April 1st	Ensure that properties are valued and notices are sent in the first NOAV run to be completed between April 1 and April 15	Fewer than 5% of properties noticed in subsequent NOAV runs	Develop a documented work plan of valuation tasks to be completed. Work plan should include research and confirmation of sales data, review of neighborhood designations, assign senior staff to lead valuation teams and include refresher training for appraisers to ensure that work in completed in an accurate manner as well as communicating to the appraisers work productivity expectations. Completion benchmarks should be established to evaluate progress. Regular	Percent of properties noticed with each NOAV run	Number of neighborhood profiles completed each week	Commercial Appraisal Residential Appraisal
	Complete homestead exemption processing within 30 days of receipt of application	Lack of taxpayer compliance with new homestead documentation requirements has become an obstacle to timely processing of the exemptions. Provide more information and alerts to taxpayers to ensure that the appropriate documents are include with the application	Fewer than 5% of exemptions processed after 30 days of receipt	Create additional insert to be included with homestead application reminding taxpayers of the new documentation requirements. Custom print return envelopes with a reminder on back of envelope to include additional documentation. Add additional information on website FAQ reminding taxpayers of additional requirements and create online video detailing requirements.	Percent of exemption application s processed on first receipt	Number of additional documenta tion letters mailed to taxpayers Number of exemption application s processed	Customer Service

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Collect, create and maintain accurate data.	Field work quality control	Ensure that consistent procedures are followed by all staff and that careful review and consideration is given to each tax parcel appraised	Percent of field card returned for corrections Percent of accounts requesting 25.25(c) or (d) corrections Accuracy of sales ratio studies	Improve quality of data collection by updating procedure manuals' and training staff in procedures, performing quality assurance checks on returned field work, using GIS and other tools for data validation and holding staff accountable for errors discovered	Number of field cards processed Number of errors identified	Average time to process field work	Commercial Appraisal Residential Appraisal
	Neighborhood cleanup	Ensure that neighborhoods are appropriately defined and identified and address population and sample size issues caused by over stratification	Reduction in the number of neighborhoods and increased performance in sales ratio studies	Develop procedures for the definition of neighborhoods and ensure consistent application of the procedures. Procedures should identify characteristics to be considered in the creation of neighborhoods and establish population minimums. Existing neighborhoods of insufficient population size should be combined where practicable. Procedures should also define a plan for annual review of neighborhoods	Number of neighborhoods with insufficient population and sample size	Number of neighborhoods reviewed	Residential Appraisal
	Property classification	Ensure that property classifications are uniform and consistent, and that procedures are followed by all staff and that careful review and consideration is given to each tax parcel appraised	Percent of field card returned for corrections Percent of accounts requesting 25.25(c) or (d) corrections Accuracy of sales ratio studies	Review existing property classification guides to determine applicability in current mass appraisal models and modify classification guide as necessary in context with model and cost tables developed. Create detailed standards manuals for the classification of property. Conduct annual training with appraisers and utilize aerial photography and GIS for data validation and to ensure consistent application of standards and procedures. Develop work plan for quality assurance of property	Percentage of properties incorrectly classified	Number of properties classified Number of properties classification corrected by manager	Commercial Appraisal Residential Appraisal
	Sketch Verification	Ensure that improvement size based on property sketches matched actual building footprint	Increased accuracy and consistency in property sketches and area calculations	Utilize aerial photography and GIS to overlay existing improvement sketches on top of current orthophotography to identify improvements where the sketch dimensions are incorrect or where property additions have been missed	Percentage of properties with size corrections	Number of sketches pinned to map Number of changes or inspections identified	Residential Appraisal Appraisal Support

Ensure that the District maintains a highly educated, motivated and skilled workforce.

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Ensure that the District maintains a highly educated, motivated and skilled workforce.	Increase training opportunities	Ensure that district staff receives sufficient training in their mission critical duty skills to include customer service, exemption administration, programming and technology, record maintenance, mapping, and basic and advance training in appraisal theory and practice. In addition to attaining Registered Professional Appraiser.	Increased number of appraisal staff with RPA, IAAO, AI certifications	Increase training budget for external courses and provide more internal training opportunities	Percentage of employees attaining certifications	Number of classes attended Number of internal training sessions offered Number of certifications awarded	All Departments
	Management training	Provide management training program to increase effectiveness and efficiency of managers	Increased ability of managers to create functional teams, manage projects, meet deadlines, and handle employee relations	Provide internal training on the following topics: Systems thinking, project management, delegating, teamwork, motivating staff, effective feedback, documenting discipline, and dealing with conflict		Number of internal training sessions Number of projects completed Number of employee coaching's	All Management
	Cross departmental training	Create a knowledgeable workforce that can assist each other and taxpayers without "governmental shuffle" by providing cross departmental training so that staff may answer basic questions and, if not able to answer, will be able to re-direct questions to the	Increased knowledge and understanding by staff of all phases of appraisal cycle, responsibilities, and district procedures and policies	Provide opportunities for related departments to cross train staff to create a greater understanding amongst staff of the full requirements of the appraisal district and how each division plays a role. Newly hired staff should spend at minimum one week on Customer Service and GIS divisions. Clerical staff should go out in the field with appraisers to understand the field	Decreased the number of tasks and taxpayers transferred between departments		All Departments
	Employee retention	Ensure that the district is able to retain long term employees that have developed a lot of institutional knowledge and skills	Increased average length of employments and increase percentage of skilled workers retiring from the district	Review employee salaries and benefit packages to ensure that the district can remain competitive in the market. Benefits would include retirement packages, health insurance, and sick and vacation time. Review employee reward and recognition programs such as service awards and district sponsored morale events. Explore non-monetary rewards such as flexible work schedule and telecommuting		Tenure of employees leaving district service	All Departments
	Successful planning	The population of the senior management is aging and several division directors in key positions are currently, or soon will be, eligible for retirement. Efforts first must be made to retain these employees as long as possible; however, the decision to retire is a personal choice and should be respected and treated with dignity. Regardless of retirement status institutional knowledge from key employees needs to be documented and transferred to the next generation of leaders	A well informed and trained staff ready to assume leadership responsibilities	Directors and managers should document annual work plans which include tasks and deadlines that may not be included in departments general procedure manuals. Directors should identify staff with leadership potential and offer mentoring and training opportunities that will allow theses staff members to become prepared to assume leadership responsibilities in the future	Documented work plans		All Departments
	Technology and facilities	Provide employees an appropriate work environment with adequate equipment and space to work efficiently		Create an equipment replacement schedule to ensure employees are given current technology and are able to work efficiently as possible. This schedule includes servers, SAN, network equipment, workstation, and peripheral equipment and software replacement. Employee workstations and office productivity software are scheduled to be replaced in 2013 and servers are scheduled for replacement in 2014. District facilities were remodeled in 2009-2011 to provide ergonomic cubicle furniture; however, there is limited space for additional	Documented work plans	Number of PCs replaced	Information Technology Administration

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Provide customer service that is courteous, professional and accurate.	Emphasize customer service	Providing excellent customer service should be a recognized goal of every employee in the district	Percentage of surveyed customers expressing overall satisfaction with services received	Improve services delivered to our internal and external clients through employee training. Annual and mandatory training for all staff in customer service shall be conducted. Employees will be informed of expectations and phone calls, meetings and protest hearings will be audited by	Number of customer complaints and compliments received	Number of customers assisted	All employees
	Measure customer service feedback	Attain highest rating possible from those we serve as evidenced by feedback provided through interviews, surveys, cards, letters or any other measuring device used in the agency	Percentage of surveyed customers expressing overall satisfaction with services received	Customer service cards will be placed at the reception desk in each departments and customers will be encouraged to complete the surveys. The cards will be designed to measure the type of assistance (phone, online, at office), who the customer interacted with (customer service representative, appraiser...) and the level of satisfaction with the staff.	Number of customers surveyed		All employees
	Provide additional online resources to taxpayers	Provide information and resources to taxpayers that will be educational and convenient	Percentage of surveyed customers expressing overall satisfaction with services received	Improve services delivered to our internal and external clients through the districts website, to include; better mapping and property search functionality, ability to file renditions, homesteads and fiduciary online, providing notices of appraised value, improved online protests including rescheduling capabilities, and a series of informational videos covering topics such as homestead applications, mass appraisal procedures, field inspections, and property protests	Percentage of customers getting information from website rather than phone call of office visit		Information Technology

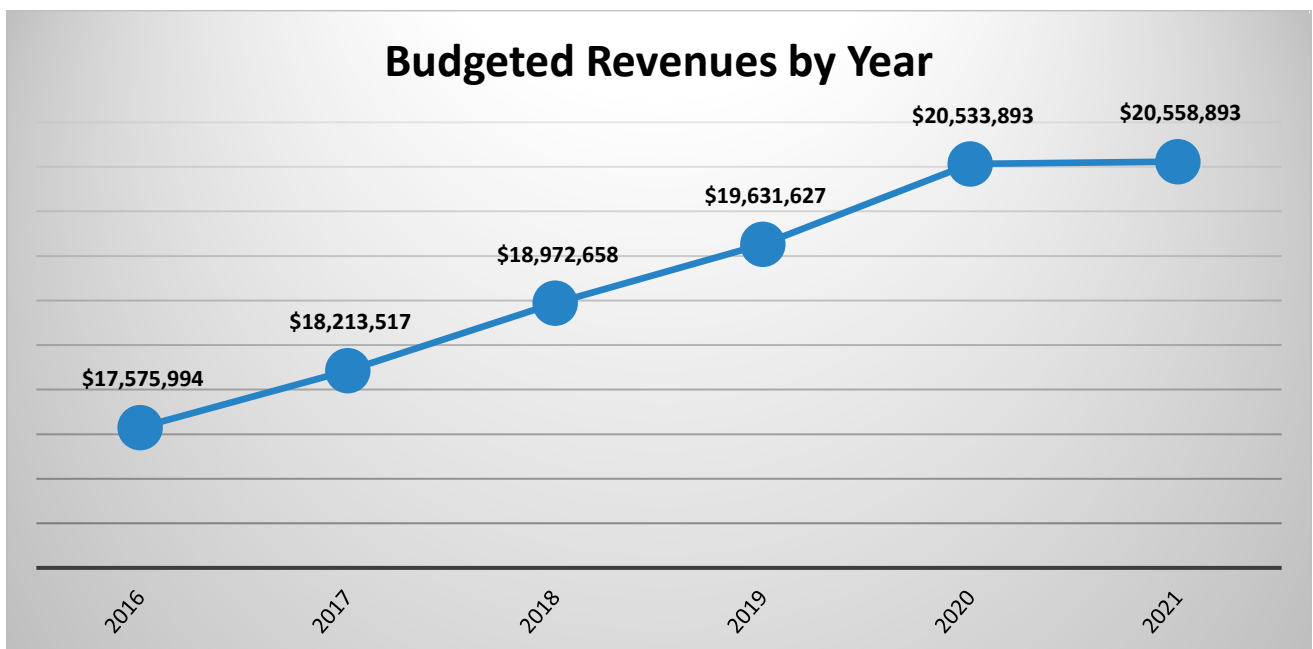
OVERVIEW OF SIGNIFICANT BUDGET ITEMS

The revenue budget for fiscal year 2021 is \$20,558,893. Since the District uses a balance budget policy, budgeted assessments to the taxing units must equal budgeted expenditures. Budgeted assessments to the taxing units and budgeted expenditures both total \$20,193,893. The additional \$365,000 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.

If the District has a surplus of revenues over expenditures from the preceding year's budget, the District must reduce the current budget allocation to each taxing unit proportionately for the year that the surplus is from. This is shown as a refund of appraisal assessments and is a contra revenue account, which consequently reduces budgeted revenues required by the taxing units for that fiscal year. For fiscal year 2021, the District does not expect to have any surplus funds credited back to the taxing units.

The table and graph on the following page show the total budgeted revenues by source for the fiscal year 2021 budget and the previous five years' budget history.

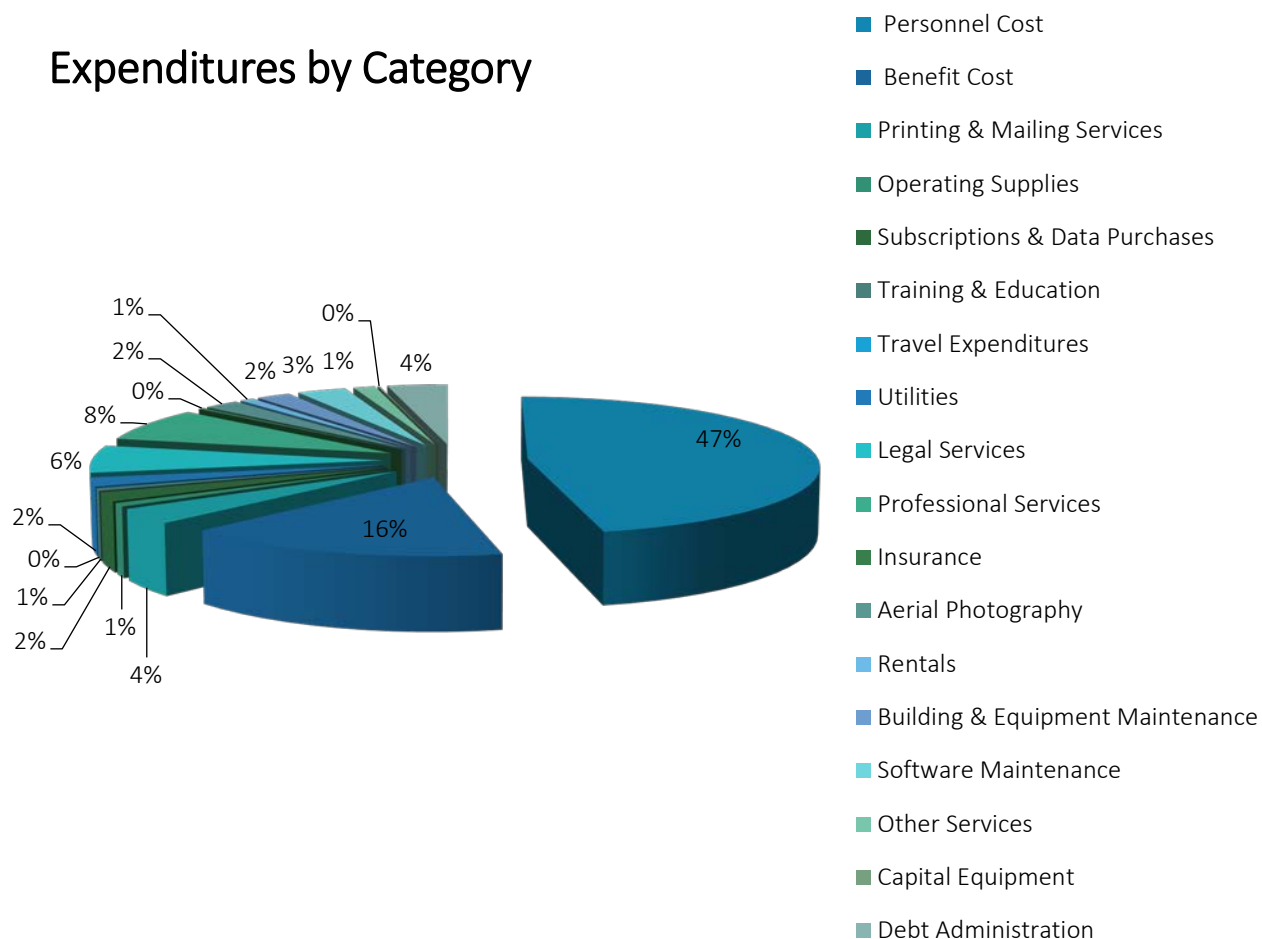
<i>Revenue Budget History FY 2016-2021</i>						
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Proposed</u>
Budgeted revenues:						
Appraisal assessments	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627	\$ 20,193,893	\$ 20,193,893
Other revenue	83,000	110,000	145,000	145,000	340,000	365,000
Total budgeted revenues	<u>\$ 17,575,994</u>	<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>
Increase in Budgeted Revenues	2.00%	3.63%	4.17%	3.47%	4.60%	0.12%



Expenditures are broken down by natural expenditure category. The District has 18 different categories that it budgets for annually. A comparison of the 2021 and 2020 budget by category is provided on the following page.

<i>Expenditures by Category FY 2021 v. FY 2020</i>						
	<u>2021 Proposed</u>	<u>2020 Adopted</u>	<u>\$ Change</u>	<u>% Change</u>	<u>2019 Adopted</u>	<u>2019 Actual</u>
Expenditures by Function:						
Personnel Cost	9,394,438	9,389,097	5,341	0.06%	9,546,262	9,117,154
Benefit Cost	3,293,343	3,180,737	112,606	3.54%	3,361,353	3,148,132
Printing & Mailing Services	733,250	454,300	278,950	61.40%	676,342	688,620
Operating Supplies	172,050	181,850	(9,800)	-5.39%	291,071	285,192
Subscriptions & Data Purchases	427,653	189,779	237,874	125.34%	201,780	202,786
Training & Education	112,365	126,655	(14,290)	-11.28%	169,530	96,941
Travel Expenditures	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities	421,779	426,735	(4,956)	-1.16%	391,525	354,890
Legal Services	1,293,000	1,335,000	(42,000)	-3.15%	824,250	1,884,997
Professional Services	1,565,356	1,880,061	(314,705)	-16.74%	851,843	839,963
Insurance	69,000	82,500	(13,500)	-16.36%	53,700	48,271
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
Rentals	175,850	134,520	41,330	30.72%	487,720	487,706
Building & Equipment Maintenance	429,486	325,765	103,721	31.84%	351,089	364,224
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
Other Services	270,970	288,630	(17,660)	-6.12%	435,615	419,655
Capital Equipment	22,265	304,288	(282,023)	-92.68%	796,074	262,662
Debt Administration	749,194	749,194	-	0.00%	-	-
Total Expenditures	\$ 20,193,893	\$ 20,193,893	\$ -	0.00%	\$ 19,486,629	\$ 19,187,116

Expenditures by Category



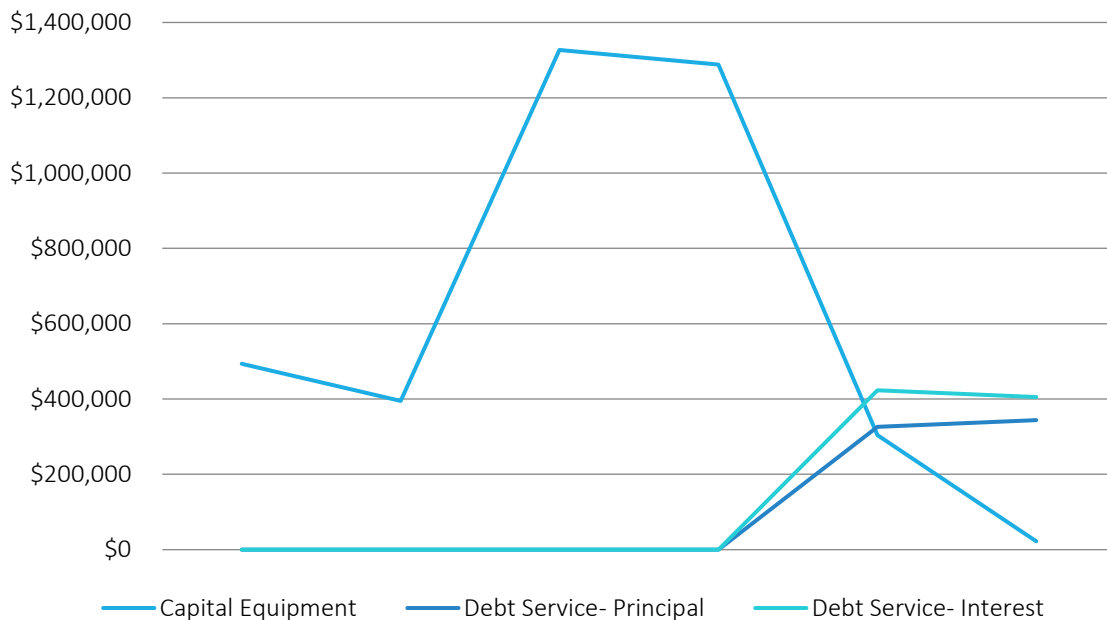
Three general ledger accounts combine to make the capital expenditures category and debt administration categories: (1) capital equipment, (2) debt service- principal, and (3) debt service- interest. Capital equipment is any fixed asset whose cost is over the capitalization threshold and has a useful life greater than one year. The District has established a capitalization threshold of \$1,000 or more. Under the modified accrual basis of accounting, capital equipment is expensed in the period in which it is purchased. When preparing government-wide financial statements, adjusting entries are made to account for the depreciation of capital equipment, since the government-wide statements use the full accrual basis of accounting.

Debt service principal and interest are treated similarly to the capital equipment account. Under the modified accrual basis of accounting, all debts should be expensed in the period that they are incurred. However, debt is typically a long-term liability and must be adjusted when converting to the government-wide statements, which use the full-accrual basis of accounting.

The table and graph below outline the capital expenditures & debt category for the fiscal year 2021 and the previous five fiscal years' budget histories.

<i>Capital Expenditures & Debt Administration FY 2016-2021</i>						
	<u>2016</u> <u>Adopted</u>	<u>2017</u> <u>Adopted</u>	<u>2018</u> <u>Adopted</u>	<u>2019</u> <u>Adopted</u>	<u>2020</u> <u>Adopted</u>	<u>2021</u> <u>Proposed</u>
Capital Expenditures:						
Capital Equipment	\$493,872	\$394,900	\$1,326,947	\$ 1,287,795	\$ 304,288	\$ 22,265
Debt Service- Principal	-	-	-	-	325,952	343,933
Debt Service- Interest	-	-	-	-	423,242	405,261
Total Capital Expenditures	\$ 493,872	\$ 394,900	\$ 1,326,947	\$ 1,287,795	\$ 1,053,482	\$ 771,459

Capital Expenditures & Debt Administration



The following table provides a comparison of the major revenue sources and major expenditure categories for fiscal year 2021 and 2020.

<i>Budget Comparison FY 2021 v. FY 2020</i>						
	2021 Proposed	2020 Adopted	\$ Change	% Change	2019 Adopted	2019 Actual
Appraisal assessments	\$ 20,193,893	\$ 20,193,893	\$ -	0.0%	\$ 19,486,627	\$ 17,791,989
Other revenue	365,000	340,000	25,000	7.4%	145,000	211,739
Total budgeted revenues	\$ 20,558,893	\$ 20,533,893	\$ 25,000	0.1%	\$ 19,631,627	\$ 18,003,728
Expenditures by Category:						
Personnel Cost	9,394,438	9,389,097	5,341	0.06%	9,546,262	9,117,154
Benefit Cost	3,293,343	3,180,737	112,606	3.54%	3,361,353	3,148,132
Printing & Mailing Services	733,250	454,300	278,950	61.40%	676,342	688,620
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Purchases	427,653	189,779	237,874	125.34%	201,780	202,786
Training & Education	112,365	126,655	(14,290)	-11.28%	169,530	96,941
Travel Expenditures	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities	421,779	426,735	(4,956)	-1.16%	391,525	354,890
Legal Services	1,293,000	1,335,000	(42,000)	-3.15%	824,250	1,884,997
Professional Services	1,565,356	1,880,061	(314,705)	-16.74%	851,843	839,963
Insurance	69,000	82,500	(13,500)	-16.36%	53,700	48,271
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
Rentals	175,850	134,520	41,330	30.72%	487,720	487,706
Building & Equipment						
Maintenance	429,486	325,765	103,721	31.84%	351,089	364,224
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
Other Services	270,970	288,630	(17,660)	-6.12%	435,615	419,655
Capital Equipment	22,265	304,288	(282,023)	-92.68%	796,074	262,662
Debt Administration	749,194	749,194	-	100.00%	-	-
Total Expenditures	\$ 20,193,893	\$ 20,193,893	\$ -	0.00%	\$ 19,486,629	\$ 19,187,116

DETAILED BUDGETARY ITEMS

The proposed budget for 2021 totals \$20,193,893, which represents a 0.00% increase over the 2020 adopted budget. The District, along with the taxing entities that fund us, are facing unprecedented times. We recognize the budget constraints that the recent COVID-19 pandemic has placed on our taxing entities. The District has made great efforts to keep the 2021 proposed budget at a 0.00% increase.

	FY 2021 Proposed Budget	FY 2020 Adopted Budget	\$ Change	% Change
General Fund	\$ 20,193,893	\$ 20,193,893	\$ -	0.00%

Information on significant budgetary increases are provided on the following page.

(The ARB expenditures have been removed from the totals and shown as a department total to provide a more uniform comparison.)

Travis Central Appraisal District Significant Increases

GL Account Title	2021	2020	\$ Change	% Change
	Proposed	Adopted		
Health Insurance	1,625,350	1,383,880	241,470	17.45%
Printing	249,750	147,600	102,150	69.21%
Postage & Freight	283,500	131,700	151,800	115.26%
Books, Publications, Subscriptions	427,653	189,779	237,874	125.34%
Internet	120,579	79,475	41,104	51.72%
Arbitration Refunds	85,000	35,000	50,000	142.86%
Legal Fees- Expert Witness/Reports	650,000	400,000	250,000	62.50%
Rental- Office Machines	154,850	111,520	43,330	38.85%
Repair & Maintenance- Equipment	208,069	179,365	28,704	16.00%
Building Maintenance	123,797	83,360	40,437	48.51%
Building Cleaning Service	97,620	63,040	34,580	54.85%

Health Insurance

The District has experienced less than favorable claims experience for the past few years. We are anticipating a substantial increase in health insurance premiums of approximately 15%.

Current Average Monthly Premium	\$	839.89
Budgeted Increase		15%
2021 Estimated Monthly Premium	\$	965.88

Printing

For the 2020 appraisal cycle, the District did not increase values on most residential properties. That in turn reduced the number of Notices of Appraised Value that must be printed and mailed. For 2021, the District anticipates the recalibration of appraisal models which may or may not increase values depending on the market. The District budgeted for an increase number of Notices of Appraised Value to be mailed. The legislature also added two additional mail outs that the Appraisal District must complete each year. The Homestead Eligibility Notification is sent to any taxpayer that may qualify for a homestead exemption, but does not currently have one. There were approximately 32,000 properties that qualified for this mailing in 2020. The District must also send a postcard to all property owners with specific information required by Senate Bill 2 from the 2019 legislative session. The District has also budgeted \$75,000 to outsource evidence printing. While we hope we can print these items in-house and save funds, the evidence timeline is critical and we may need to outsource the printing of those documents.

-	2021	2020	\$ Change
	Proposed	Adopted	
Notice of Appraised Value	\$ 120,000	\$ 100,500	\$ 19,500
Homestead Eligibility	\$ 8,000	-	\$ 8,000
SB2 Postcard	\$ 6,500	-	\$ 6,500
Outsourced Evidence Printing	\$ 75,000	-	\$ 75,000

Postage & Freight

The increased postage and freight corresponds directly with the increased printing cost.

Books, Publications & Subscriptions

The District has budgeted an additional \$225,000 for additional market publications and data. During 2019, the District's current vendor stopped supplying market data due to other outside factors. In order to obtain market data that is necessary to the calibration of the appraisal models, the District will likely have to pay an increased cost.

Internet

The District has increased the fiber internet service at 850 EAL to a 1GB connection. For redundancy, an additional fiber service will be added from a separate vendor to ensure that minimal downtime is experienced at the new building location.

Arbitration Refunds

Since 2013, the number of arbitrations filed has increased 1,056.00%. In turn, the number of refunds TCAD has made to the arbitrator has increased as well. When an arbitrator's opinion of value is closer to the taxpayer's opinion of value than TCAD's, the District is required to pay a "refund" of the arbitration fee previously paid by the taxpayer.

Arbitration Year	Count	Increase (Decrease)	Increase (Decrease) %
2014	62	17	37.78%
2015	118	56	90.32%
2016	205	87	73.73%
2017	236	31	15.12%
2018	462	226	95.76%
2019	717	255	55.19%

Legal- Expert Witness Reports

The District has implemented a new process in which expert reports are obtained prior to mediation. This process allows the District to better negotiate during the mediation process. The number of lawsuits has also increased since 2013 by 572.00%. The District is requesting an increase of \$250,000 to cover the costs associated with additional expert reports.

Year	Lawsuits	Increase (Decrease)	Increase (Decrease) %
2013	223	27	13.78%
2014	323	100	44.84%
2015	512	189	58.51%
2016	729	217	42.38%
2017	894	165	22.63%
2018	1238	344	38.48%
2019	1499	261	21.08%

Rental- Office Machines

The District began a rental contract for 3 production printers to allow for more flexibility in our printing processes. The District moved numerous print jobs in-house during 2019 and will continue to look at ways to reduce our printing cost.

Repair & Maintenance- Equipment

Due to COVID-19 and the budget restraints that the District and our taxing entities will undoubtedly have in 2021, the District has decided to delay purchasing network equipment and chose to extend the maintenance contract on numerous Dell network equipment. The Dell Gold Support contract is expected to increase \$48,000 in 2021.

Building Maintenance

During 2021, the District may have to maintain two office buildings until the Cross Park location is put on the market. The District added an additional \$50,000 to building maintenance line item to cover any additional expenditures.

Building Cleaning Service

During 2021, the District may have to provide janitorial services for two office buildings. The District added an additional \$30,000 to the building cleaning service line item to cover this expenditure.

Information on significant budgetary decreases are provided below.

(The ARB expenditures have been removed from the totals and shown as a department total to provide a more uniform comparison.)

GL Account Title	2021 Proposed	2020 Adopted	\$ Change	% Change
Deferred Comp	197,485	306,080	(108,595)	-35.48%
Travel, Meals & Lodging	11,250	46,250	(35,000)	-75.68%
Utilities	211,200	246,260	(35,060)	-14.24%
Telephone	40,000	61,000	(21,000)	-34.43%
Legal & Attorney	553,000	890,000	(337,000)	-37.87%
Appraisal Services	171,250	365,000	(193,750)	-53.08%
Aerial Photography	442,297	524,594	(82,297)	-15.69%
Security Service	137,800	165,000	(27,200)	-16.48%
Capital Equipment	22,265	304,288	(282,023)	-92.68%

Deferred Compensation

The District implemented the 457(b) plan with matching contributions in 2018. The District has had 2 years of data and feels comfortable reducing the budget to be more in line with actual matching contributions in 2019.

Travel, Meals & Lodging

The District removed all out of state travel to conferences from the 2021 budget due to COVID-19 as suggested by state leadership.

Utilities

The District reduced the utilities line item by \$35,000 for increased energy efficiency that will be gained from the renovations that were completed at the 850 E. Anderson land location.

Telephone

The District reduced the telephone expenditure budget by \$21,000. The District negotiated a new contract with AT&T which reduced the cost.

Legal & Attorney

The District plans to use \$500,000 from the Reserve for Litigation to cover legal expenditures in 2021.

Appraisal Services

The District reduced the appraisal services budget by \$193,000. In previous years, the District contracted with numerous fee appraisers to complete fee appraisals to help calibrate the appraisal model. This line item was reduced to be more in line with actual expenditures from 2019.

Aerial Photography

In 2020, the District purchased the change finder project as part of their aerial imagery. The District plans to complete the project once every three years and has removed it from the 2021 budget.

Security Service

The District reduced the security services budget by \$27,200. The District hopes to reduce the number of deputies used at the 850 E. Anderson Lane location during the summer by one. Recent renovations of the security system and security cameras will allow for deputies to better monitor the building and should make the deputies more efficient. This will allow the District to reduce the number of deputies by one for the summer months.

Capital Equipment

The District has deferred any unnecessary capital expenditures until future years. The District will also use reserve funds to cover required capital expenditures for equipment replacement.

Reserve for Building Repair & Replacement

Parking Lot Repaving	\$145,000
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Reserve for Network Equipment

EMC Storage Replacement	\$194,700
VM Host Replacement	\$20,000

CAPITAL EXPENDITURES BUDGET

In governmental accounting, an expenditure is considered to be a capital expenditure when the asset is a newly purchased capital asset or an asset improvement that extends the useful life of an existing capital asset. The Governmental Accounting Standards Board (GASB) provides the following authoritative definition of a capital asset for state and local governments:

The term *capital asset* includes land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period.

Per the District's capitalization policy, if an asset's cost is \$1,000 or greater and the useful life of the asset is more than one year, the asset is a capital asset and should be capitalized; this requires the District to spread the cost of the expenditure over the useful life of the asset. If, however, the expenditure is one that maintains the asset at its current condition, the cost is expensed fully in the year of the purchase.

The table below outlines the capital expenditures in the 2021 proposed budget. The total dollar amount of the budgeted capital expenditures for FY 2021 is \$304,288. More in depth information on major capital projects can be found in the Capital Improvement Program section of this document on pages 51-58.

<u>Department</u>	<u>Capital Asset to be Purchased</u>	<u>Budgeted Cost</u>
Administration (10)	A/C Repairs & Replacements	10,745
	Parking Lot Resurfacing	145,000
	Transfer to Reserves- Building Repair/Replacement	(145,000)
IT (20)	UPS Battery Replacements (1/3 Replacement annually)	8,520
	Laptops	3,000
	EMC Storage- SAN Replacement	194,700
	VM Host Replacement	20,000
	Transfer from Reserves- Network Equipment	(214,700)
Total Capital Expenditures		\$ 22,265

DEBT ADMINISTRATION

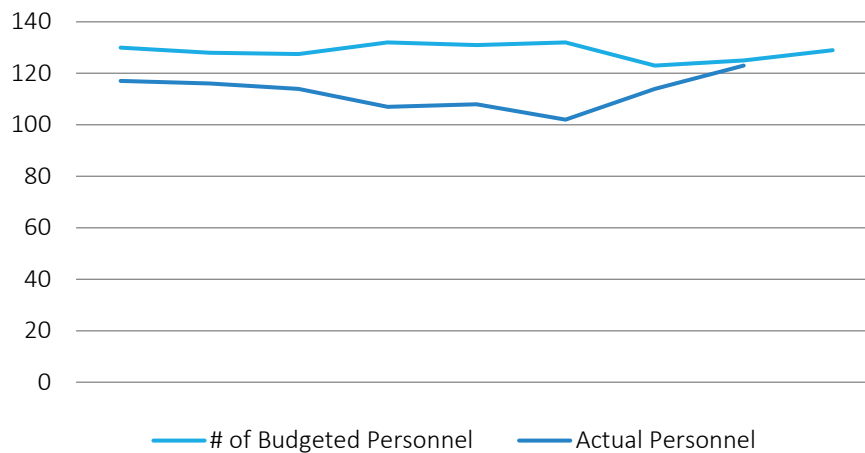
The District completed a lease/purchase agreement in May 2019 for the property located at 850 E. Anderson Lane. The total amount of the building purchase and necessary renovations was \$10,000,000. More in depth information on the District's debt can be found in the Debt Administration section of this document on pages 59-64.

STAFFING

The graph below shows the budgeted number of employees versus the actual number of employees.

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
# of Budgeted Personnel	130	128	127.5	132	131	132	123	125	129	127
Actual Personnel	117	116	114	107	108	102	114	123	N/A	N/A
Variance	13	12	13.5	25	23	30	9	2	N/A	N/A

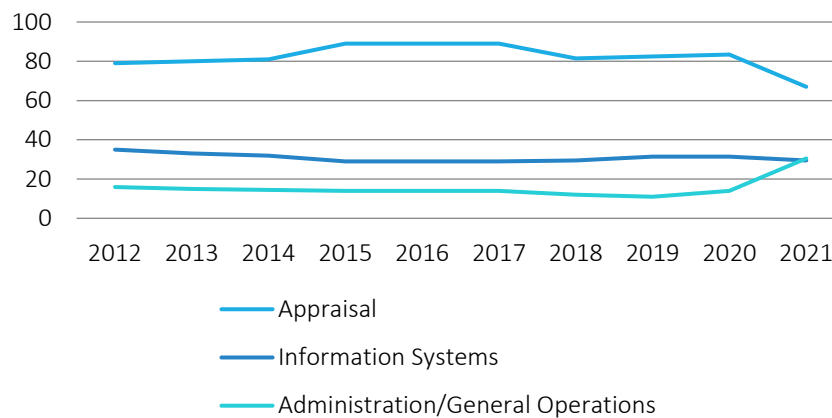
Personnel Comparison



Budgeted employees by program:

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Appraisal	79	80	81	89	89	89	81.5	82.5	83.5	83.5
Information Systems	35	33	32	29	29	29	29.5	31.5	31.5	29.5
Administration/General Operations	16	15	14.5	14	14	14	12	11	14	14
Total	130	128	127.5	132	132	132	123	125	129	127

Personnel Comparison



Positon count by title:

Title	# of Positions
Administrative Assistant	1
Administrative Assistant	1
Administrative Assistant	1
Ag Administrator	1
Appraisal Relations Specialist	1
Appraisal Support Clerk	15
Appraisal Support Team Lead	1
ARB Coordinator	1
Asst. Director Residential Appraisal	1
Bookkeeper	1
CAMA Operations Manager	1
Chief Appraiser	1
Commercial Appraiser	6
Commercial Appraiser	3
Commercial Manager	1
Commercial Research Specialist	1
Communications Officer	1
Customer Service Representative	14
Customer Service Team Lead	1
Data Visualization Analyst	1
Database Programmer Analyst	2
Deed Clerk	2
Deputy Chief of Appraisal	1
Deputy Chief of Intergovernmental Relations	1
Deputy Chief of Operations	1
Dir. Of Human Resources	1
Director Commercial & Personal Property Appraisal	1
Director of Customer Service & Appraisal Support	0.5
Director of Customer Service & Appraisal Support	0.5
Exemptions Specialist	1
GIS/PACS Technician	1
Help Desk Application Support	1
Help Desk Technician	1
Information Technology Manager	1
In-house Counsel	1
Legal Assistant	2
Mail Clerk/Messenger	1
Maintenance/Janitor	1
Network Manager	1
Personal Property Appraiser	5

Title	# of Positions
Records Coordinator	1
Residential Appraiser	32
Residential Liaison	1
Residential Manager	2
Residential Specialist	1
Residential Team Lead	5
Special Valuation Manager	1
Sr. Help Desk Technician	1
Sr. Personal Property Appraiser	1
Sr. Personal Property Appraiser	1
Support Specialist	1

BENEFITS

The District provides all full-time staff the benefits outlined below beginning the first day of the month immediately following the completion of sixty (60) days of employment.

Vacation and Sick Leave

All full-time regular employees accrue eight (8) hours of vacation leave per month for the first five years of employment. Vacation accruals increase based on years of services following the schedule below:

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

All full-time regular employees earn eight hours of sick leave per month with no accrual limit and no carry-over limit.

Scheduled Holidays

All full-time employees of the District receive the following paid holidays:

New Year's Day
Dr. Mart Luther King's Birthday (observed)
President's Day

Memorial Day
Independence Day
Labor day
Columbus Day (at the discretion of the Chief Appraiser)
Veteran's Day
Thanksgiving Day
Day after Thanksgiving
Christmas Eve
Christmas Day
Two Personal Holidays

Retirement (TCDRS)

The District participates in the Texas County & District Retirement System (TCDRS). The employee contribution rate is 7%, with the District matching funds at 250%. Employees vest after 10 years of services with a qualifying agency and are eligible for retirement when the rule of 75 is met, meaning the employees age and years of service total 75. The District does not participate in social security.

Retirement (401a Plan)

The District contributes to a 401(a) plan for each employee annually. In January of each year the District will contribute no less than 5% of the previous years' gross income. Employees vest on a 5 year graded vest outlined below:

1 year- 20%
2 years- 40%
3 years- 60%
4 years- 80%
5 years- 100%

Deferred Compensation Plan (457b)

All full-time employees are offered a 457(b) deferred compensation plan. Currently, the District matches employee contributions at 100% for the first three percent contributed, and 50% for the next two percent contributed.

Health Insurance

The District offers all full-time employees health insurance through the District's health insurance provider. The District pays for 100% of the premium. The District also offers dependent coverage through the District's health insurance provider. The District pays for 50% of dependent premiums.

Health Reimbursement Account (HRA)- Direct Pay

The District offers an HRA for employees participating in the PPO plan. The HRA plan will reimburse each eligible employee for medical and dental copays, coinsurance, and deductible charges up to a maximum of \$4,500 for the covered employee and his or her covered dependents.

Up to \$500 of the maximum may be used for expenses related to vision care including copay, glasses or contact lenses.

Retiree Healthcare

Retiree health benefits prior to Medicare eligibility:

Active TCAD employees with a minimum of 10 years of service at TCAD, who either retire, or qualify for TCDRS retirement and leave the funds in TCDRS after separation, may be eligible to remain on the TCAD health plan. If eligible, TCAD will pay 50% of the premium for his or her health care plan coverage until eligible for Medicare.

Active TCAD employees with a minimum of 20 years of service, who either retire, or qualify for TCDRS retirement and leave the funds in TCDRS after separation, may be eligible to remain on the TCAD health plan. If eligible, TCAD will pay 100% of the premium for his or her health care plan coverage until eligible for Medicare.

Retiree health benefits after eligible for Medicare:

Current and former employees with a minimum of 10 years of services at TCAD, who either retire from TCAD, or qualify for TCDRS retirement and leave the funds in TCDRS after separation, may be eligible to purchase a Medicare Advantage Plan once enrolled in Medicare Part A and B. If eligible, TCAD will pay for 80% of the premium for his or her Medicare advantage plan.

Dental Insurance

The District offers all full-time employees dental insurance through the District's dental insurance provider.

Health Reimbursement Account (HRA)- Dental

The District funds an HRA for employees participating the District's dental plan. The HRA will reimburse each eligible employee participating in the dental plan up to a maximum of \$2,000 for the covered employee and his or her covered dependents.

Vision Insurance

The District offers all full-time employees access to a voluntary vision plan.

Basic Life and AD&D

The District provides all full-time employees that are actively at work a basic life and accidental death and dismemberment (AD&D) plan in the amount of two times annual earnings, to a maximum of \$400,000. There is no cost to the employee for this plan. Employees may purchase additional coverage up to a maximum of \$500,000, but not to exceed 5 times your annual earnings.

Long-term Disability Insurance

The District provides long-term disability income benefits to full-time employees that are actively at work. There is no cost to the employee for this plan. The primary LTD insurance plan will replace 60% of pre-disability income, up to \$5,000 per month. The District purchases a secondary plan that provides total income replacement to 75% of pre-disability income.

Long-term Care Insurance

The District offers all full-time employees a base plan for long-term care insurance at no cost to the employees. The base plan provides a \$70 daily benefit to a maximum amount of \$51,100 over a two-year benefit period. Employees are given the option to buy additional voluntary coverage.

Employee Assistance Program (EAP)

All full-time employees, as well as family members residing in the employee's household, have access to a variety of services through EAP. The EAP provides referrals to counseling services, and employee may access 6 sessions at no cost, per issue, per year. The EAP addresses a variety of issues including: stress, financial issues, legal, free simple Last Will & Testament), depression, marital problems, family problems, behavioral problems, and drug/alcohol problems.

PROJECTED CHANGES IN FUND BALANCE

The Government Finance Officers Association (GFOA) describes fund balance as the difference between assets, liabilities, deferred outflows of resources, and deferred inflows of resources. There are five different components of fund balance (*nonspendable, restricted, committed, assigned, and unassigned*) designed to indicate both:

- Constraints on how resources of the fund can be spent, and
- The sources of those constraints.

For fiscal year ending December 31, 2019, the District had a total fund balance of \$12,671,072 with \$541,218 being nonspendable fund balance for prepaid items, \$6,070,049 being committed fund balance for reserves for future expenditures, \$1,477,431 being restricted fund balance for funds held in escrow for the renovation of the District's new office building, and \$4,582,374 being unassigned. The District's fund balance is increased by miscellaneous revenue that appraisal districts are allowed to exempt from the credit of surplus funds back to the jurisdictions and funds held in reserve. Miscellaneous revenue includes revenue from the sale of data produced by the District as well as any late payment rendition revenue that is split between the District and the county tax assessor-collector. The District expects for the FY ending December 31, 2020 to have approximately \$350,000 in miscellaneous revenue that will increase the unassigned fund balance accordingly.

The District currently has five reserve funds that are held as committed fund balances. The reserve balances as of March 31, 2020 are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 250,000
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ 2,363,135
	<u>\$ 6,070,049</u>

	Balance- as of 12/31/2019	2020 Budgeted Reserves	2020 Building Renovations	2020 Surplus Funds	Estimated EOY 2020 Balance
Unallocated reserves (Unassigned Fund Balance)	\$ 4,582,374		\$ (3,000,000)	\$ 350,000	\$ 1,932,374
	\$ 4,582,374	\$ -	\$ (3,000,000)	\$ 350,000	\$ 1,932,374
Restricted fund balance (held in escrow for renovations)	\$ 1,477,431		(1,477,431)		\$ -
Nonspendable (prepaid items)	\$ 541,218				\$ 541,218
Reserve for Computer Equipment	150,000	50,000			200,000
Reserve for Network Infrastructure	350,000	150,000			500,000
Reserve for Technology Enhancements	250,000				250,000
Reserve for Litigation	2,956,914				2,956,914
Reserve for Building Repair & Replacement	2,363,135		(2,218,135)		145,000
	\$ 6,070,049	\$ 200,000		\$ -	\$ 4,051,914
Total Fund Balance	\$ 12,671,072	\$ 200,000	\$ (4,477,431)	\$ 350,000	\$ 6,525,506

	Estimated EOY 2020 Balance	2021 Surplus Funds	2021 Proposed Use of Reserve Funds	Estimated Ending Balance, Dec. 31, 2021
Unallocated reserves (Unassigned Fund Balance)	\$ 1,932,374	\$ 365,000		\$ 2,297,374
	\$ 1,932,374	\$ 365,000	\$ -	\$ 2,297,374
Restricted fund balance (held in escrow for renovations)	\$ -			\$ -
Nonspendable (prepaid items)	\$ 541,218			\$ 541,218
Reserve for Computer Equipment	200,000			200,000
Reserve for Network Infrastructure	500,000		(214,700)	285,300
Reserve for Technology Enhancements	250,000			250,000
Reserve for Litigation	2,956,914			2,956,914
Reserve for Building Repair & Replacement	145,000		(145,000)	-
	\$ 4,051,914	\$ -	\$ (359,700)	\$ 3,692,214
Total Fund Balance	\$ 6,525,506	\$ 365,000	\$ (359,700)	\$ 6,530,806

LONG-TERM FINANCIAL PLANS

The COVID-19 pandemic that began in 2020 will continue to cause budgeting deficiencies for all governmental agencies for the coming years. The District will need to come up with ways to gain efficiencies and do more with less. At this point, many doctors agree that a second wave will hit the United States in the fall. With an already crippled economy, detrimental effects to earnings and the market are inevitable. The District will continue to focus on efficient and effective ways to save funds for the taxing entities and taxpayers of Travis County.

One of the District's major long-term projects is replacing the current CAMA (appraisal). The District's current CAMA software system was originally implemented in 2005. While the District has made development advances to the system throughout the last 13 years, the system is now

in need of an overhaul. The District partnered with True Prodigy in 2019 to develop a new CAMA software which leverages more current technology that is more conducive for big data. The District plans to beta test the new CAMA software in the fall of 2020 with a full implementation expected in 2021/2022.

CONTACT INFORMATION

Should you have any questions about the District's FY 2021 budget or the budgeting process, please contact Leana H. Mann, Director of Operations for the Travis Central Appraisal District at (512)834-9317 Ext. 405 or by e-mail at Lmann@tcadcentral.org.



District Budget

**Travis Central Appraisal District
Budget Comparison by Category**

Budget Category	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
Personnel Cost	9,394,438	9,389,097	5,341	0.06%	9,546,262	9,117,154
Benefit Cost	3,293,343	3,180,737	112,606	3.54%	3,361,353	3,148,132
Printing & Mailing Services	733,250	454,300	278,950	61.40%	676,342	688,620
Operating Supplies	172,050	181,850	(9,800)	-5.39%	291,071	285,192
Subscriptions & Data Purchases	427,653	189,779	237,874	125.34%	201,780	202,786
Training & Education	112,365	126,655	(14,290)	-11.28%	169,530	96,941
Travel Expenditures	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities	421,779	426,735	(4,956)	-1.16%	391,525	354,890
Legal Services	1,293,000	1,335,000	(42,000)	-3.15%	824,250	1,884,997
Professional Services	1,565,356	1,880,061	(314,705)	-16.74%	851,843	839,963
Insurance	69,000	82,500	(13,500)	-16.36%	53,700	48,271
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
Rentals	175,850	134,520	41,330	30.72%	487,720	487,706
Building & Equipment Maintenance	429,486	325,765	103,721	31.84%	351,089	364,224
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
Other Services	270,970	288,630	(17,660)	-6.12%	435,615	419,655
Capital Equipment	22,265	304,288	(282,023)	-92.68%	796,074	262,662
Debt Administration	749,194	749,194	-	0.00%	-	-
Total	\$ 20,193,893	\$ 20,193,893	\$ -	0.00%	\$ 19,486,629	\$ 19,187,116

2020 Total Budget	\$ 20,193,893
2021 Total Budget	\$ 20,193,893
\$ Change in Total Budget	\$ -
% Change in Total Budget	0.00%

**Travis Central Appraisal District
Budget Comparison**

GL Account Title	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
REVENUE:						
Appraisal Revenue	20,193,893	20,193,893	-	100.00%	19,486,627	19,486,627
			-			
Investment earnings	250,000	250,000	-	100.00%	40,000	332,977
Charges for Services	15,000	20,000	(5,000)	133.33%	30,000	15,725
Miscellaneous revenue	100,000	70,000	30,000	70.00%	75,000	104,838
	20,558,893	20,533,893	25,000		19,631,627	19,940,167
EXPENDITURES:						
Personnel Cost						
Salaries	8,524,991	8,502,350	22,641	0.27%	8,373,171	8,045,294
Overtime	151,247	148,747	2,500	1.68%	158,402	139,403
Season & Temporary	300,000	300,000	-	0.00%	487,700	454,515
Auto Allowance	418,200	438,000	(19,800)	-4.52%	411,700	378,507
Benefit Cost						
Retirement Contributions	664,836	688,680	(23,844)	-3.46%	1,371,172	1,270,595
Retirement- 401(a)	382,971	382,600	371	0.10%	320,650	303,201
Deferred Comp	197,485	306,080	(108,595)	-35.48%	227,967	193,406
Health Insurance	1,625,350	1,383,880	241,470	17.45%	1,199,241	1,148,293
Retiree Healthcare	106,022	120,385	(14,363)	-11.93%	13,075	49,081
Dental Insurance	98,042	89,122	8,920	10.01%	88,843	70,349
Life Insurance	44,488	34,894	9,594	27.49%	30,602	29,978
Disability Insurance	33,347	34,046	(699)	-2.05%	66,128	46,902
LTC	26,500	26,705	(205)	-0.77%	28,285	24,910
Medicare Contributions	111,062	110,955	107	0.10%	115,289	99,435
Employee Programs	3,240	3,390	(150)	-4.42%	3,390	3,253
Printing & Mailing Services						
Printing	249,750	147,600	102,150	69.21%	258,214	258,925
Paper	45,000	30,000	15,000	50.00%	42,196	42,255
Postage & Freight	283,500	131,700	151,800	115.26%	267,732	282,732
Services	152,000	140,000	12,000	8.57%	105,000	101,551
Shipping Costs	3,000	5,000	(2,000)	-40.00%	3,200	3,157
Operating Supplies						
Operating Supplies	97,750	97,750	-	0.00%	105,250	103,266
Operating Supplies- Equipment	42,800	42,800	-	0.00%	124,300	124,691
Operating Supplies- Software	21,500	16,300	5,200	31.90%	23,021	20,268
Furniture & Equipment	10,000	25,000	(15,000)	-60.00%	38,500	36,967
Subscription & Data Purchases						
Books, Publications,	427,653	189,779	237,874	125.34%	201,780	202,786
Training & Education						
Education & Training	112,365	126,655	(14,290)	-11.28%	169,530	96,941
Travel Expenditures						
Travel, Meals & Lodging	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities						
Utilities	211,200	246,260	(35,060)	-14.24%	211,280	193,117
Telephone	40,000	61,000	(21,000)	-34.43%	50,452	48,174
Wireless Internet	50,000	40,000	10,000	25.00%	49,548	48,824
Internet	120,579	79,475	41,104	51.72%	80,245	64,774
Legal Services						
Legal & Attorney	553,000	890,000	(337,000)	-37.87%	2,379,250	1,143,069
Legal & Attorney- Personnel	5,000	10,000	(5,000)	-50.00%	10,000	3,612
Arbitration Refunds	85,000	35,000	50,000	142.86%	35,000	81,150
Witness/Reports	650,000	400,000	250,000	62.50%	150,000	657,166
Professional Services						
Accounting & Audit	28,290	18,290	10,000	54.67%	18,690	18,130
Appraisal Services	171,250	365,000	(193,750)	-53.08%	122,820	118,820
Professional Services	1,330,816	1,464,271	(133,455)	-9.11%	677,833	668,282
Professional Services- Payroll	35,000	32,500	2,500	7.69%	32,500	34,731

GL Account Title	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
Insurance						
Workers' Compensation	15,000	32,000	(17,000)	-53.13%	12,000	8,164
Unemployment Insurance	25,000	25,000	-	0.00%	25,000	20,387
Property Insurance	12,000	5,500	6,500	118.18%	11,700	11,648
Liability Insurance	17,000	20,000	(3,000)	-15.00%	17,000	16,235
Aerial Photography						
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
Rentals						
Rental- Office Machines	154,850	111,520	43,330	38.85%	63,520	67,028
Rental- Storage	21,000	23,000	(2,000)	-8.70%	21,700	18,384
Maintenance						
Equipment	208,069	179,365	28,704	16.00%	156,849	162,629
Building Maintenance	123,797	83,360	40,437	48.51%	140,660	149,043
Building Cleaning Service	97,620	63,040	34,580	54.85%	53,580	52,552
Software Maintenance						
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
Other Services						
Records Management	8,500	9,000	(500)	-5.56%	4,700	3,285
Dues & Membership	13,220	16,130	(2,910)	-18.04%	14,115	13,087
Advertising & Legal Notices	36,600	20,500	16,100	78.54%	35,400	36,280
Employee Appreciation	24,000	31,000	(7,000)	-22.58%	30,000	11,920
BOD	34,750	31,100	3,650	11.74%	28,000	33,619
Security Service	137,800	165,000	(27,200)	-16.48%	307,000	305,863
Deed Copies	2,500	2,500	-	0.00%	2,500	2,500
Vehicle Fuel	1,800	1,800	-	0.00%	1,800	1,552
Vehicle Maintenance	1,200	600	600	100.00%	1,100	1,070
Bank Fees	10,000	10,000	-	0.00%	10,000	9,897
Credit Card Fees	600	1,000	(400)	-40.00%	1,000	582
Capital Equipment						
Capital Equipment	22,265	304,288	(282,023)	-92.68%	796,074	262,662
Debt Administration						
Debt Service- Principal	343,933	325,952	17,981	5.52%	-	-
Debt Service- Interest	405,261	423,242	(17,981)	-4.25%	-	-
Total	<u>20,193,893</u>	<u>20,193,893</u>	<u>-</u>	<u>0.00%</u>	<u>20,834,128</u>	<u>18,784,822</u>

2020 Total Budget	\$ 20,193,893
2021 Total Budget	\$ 20,193,893
\$ Change in Total Budget	\$ -
% Change in Total Budget	0.00%



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Travis Central Appraisal District Budget by Department

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	Total Budget
Personnel Cost								
Salaries	1,260,913	881,050	661,799	618,369	1,275,293	2,655,392	1,172,175	8,524,991
Overtime	15,000	10,000	18,667	22,080	5,500	80,000	-	151,247
Season & Temporary	25,000	-	125,000	150,000	-	-	-	300,000
Auto Allowance	2,400	-	6,600	-	118,800	290,400	-	418,200
Benefit Cost								
Retirement Contributions	111,617	76,475	68,294	66,694	110,695	231,061	-	664,836
Retirement- 401(a) Contributions	64,296	44,052	39,340	38,418	63,765	133,100	-	382,971
Deferred Comp	38,148	22,026	19,670	19,209	31,882	66,550	-	197,485
Health Insurance	302,460	139,252	208,877	197,273	232,086	545,402	-	1,625,350
Retiree Healthcare	106,022	-	-	-	-	-	-	106,022
Dental Insurance	46,348	5,442	8,162	7,709	9,069	21,312	-	98,042
Life Insurance	7,469	5,117	4,571	4,463	7,407	15,461	-	44,488
Disability Insurance	5,046	2,999	3,944	4,419	5,181	11,758	-	33,347
LTC	2,898	2,484	3,727	3,520	4,141	9,730	-	26,500
Medicare Contributions	18,646	12,775	11,409	11,141	18,492	38,599	-	111,062
Employee Programs	3,240	-	-	-	-	-	-	3,240
Printing & Mailing Services								
Printing	83,150	161,750	225	125	3,750	750	-	249,750
Paper	45,000	-	-	-	-	-	-	45,000
Postage & Freight	283,500	-	-	-	-	-	-	283,500
Postage & Freight	-	152,000	-	-	-	-	-	152,000
Shipping Costs	3,000	-	-	-	-	-	-	3,000
Operating Supplies								
Operating Supplies	30,500	57,500	2,000	2,000	2,000	3,000	750	97,750
Operating Supplies- Equipment	-	42,800	-	-	-	-	-	42,800
Operating Supplies- Software	-	21,500	-	-	-	-	-	21,500
Furniture & Equipment	10,000	-	-	-	-	-	-	10,000
Subscriptions & Data Purchases								
Books, Publications, Subscriptions	286,849	1,040	15,939	-	120,200	2,725	900	427,653
Training & Education								
Education & Training	57,865	5,500	500	1,000	12,500	27,500	7,500	112,365
Travel Expenditures								
Travel, Meals & Lodging	11,250	-	-	-	-	-	-	11,250

Travis Central Appraisal District
District Budget

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	Total Budget
Utilities								
Utilities	211,200	-	-	-	-	-	-	211,200
Telephone	40,000	-	-	-	-	-	-	40,000
Wireless Internet	50,000	-	-	-	-	-	-	50,000
Internet	-	120,579	-	-	-	-	-	120,579
Legal Services								
Legal & Attorney	533,000	-	-	-	-	-	20,000	553,000
Legal & Attorney- Personnel	5,000	-	-	-	-	-	-	5,000
Arbitration Refunds	85,000	-	-	-	-	-	-	85,000
Legal Fees- Expert Witness/Reports	650,000	-	-	-	-	-	-	650,000
Professional Services								
Accounting & Audit	28,290	-	-	-	-	-	-	28,290
Appraisal Services	171,250	-	-	-	-	-	-	171,250
Professional Services	99,500	1,060,516	25,000	145,800	-	-	-	1,330,816
Professional Services- Payroll	35,000	-	-	-	-	-	-	35,000
Insurance								
Workers' Compensation	15,000	-	-	-	-	-	-	15,000
Unemployment Insurance	25,000	-	-	-	-	-	-	25,000
Property Insurance	12,000	-	-	-	-	-	-	12,000
Liability Insurance	17,000	-	-	-	-	-	-	17,000
Aerial Photography								
Aerial Photography	-	442,297	-	-	-	-	-	442,297
Rentals								
Rental- Office Machines	154,850	-	-	-	-	-	-	154,850
Rental- Storage	10,000	11,000	-	-	-	-	-	21,000
Maintenance								
Repair & Maintenance- Equipment	18,734	187,535	1,800	-	-	-	-	208,069
Building Maintenance	123,797	-	-	-	-	-	-	123,797
Building Cleaning Service	97,620	-	-	-	-	-	-	97,620
Software Maintenance								
Software Maintenance	-	610,347	-	-	-	-	-	610,347

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	Total Budget
Other Services								
Records Management	8,500	-	-	-	-	-	-	8,500
Dues & Membership	8,725	90	355	350	1,200	2,500	-	13,220
Advertising & Legal Notices	36,600	-	-	-	-	-	-	36,600
Employee Appreciation	24,000	-	-	-	-	-	-	24,000
BOD	34,750	-	-	-	-	-	-	34,750
Security Service	137,800	-	-	-	-	-	-	137,800
Deed Copies	-	-	2,500	-	-	-	-	2,500
Vehicle Fuel	1,800	-	-	-	-	-	-	1,800
Vehicle Maintenance	1,200	-	-	-	-	-	-	1,200
Bank Fees	10,000	-	-	-	-	-	-	10,000
Credit Card Fees	600	-	-	-	-	-	-	600
Capital Equipment								
Capital Equipment	10,745	11,520	-	-	-	-	-	22,265
Debt Administration								
Debt Service- Principal	343,933	-	-	-	-	-	-	343,933
Debt Service- Interest	405,261	-	-	-	-	-	-	405,261
<u>Total</u>	<u>\$ 6,226,772</u>	<u>\$ 4,087,646</u>	<u>\$ 1,228,379</u>	<u>\$ 1,292,570</u>	<u>\$ 2,021,961</u>	<u>\$ 4,135,240</u>	<u>\$ 1,201,325</u>	<u>\$ 20,193,893</u>



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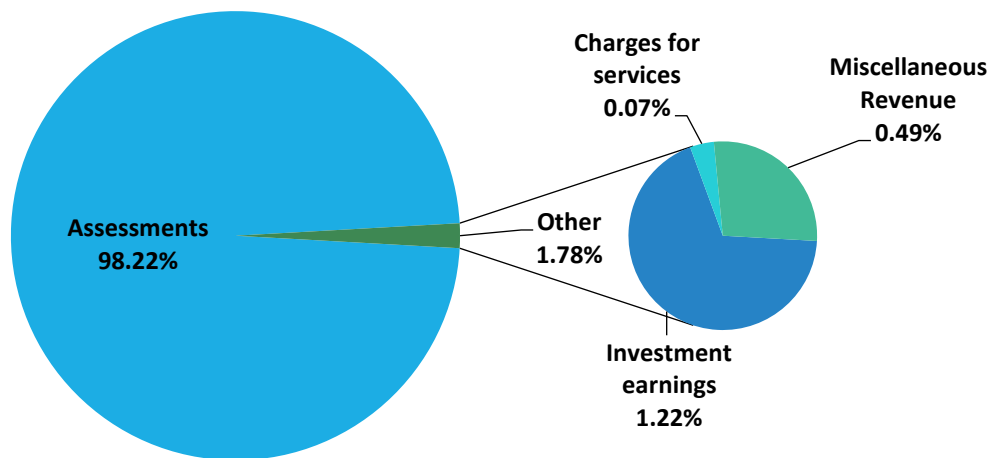


Revenue Budget

TRAVIS CENTRAL APPRAISAL DISTRICT Revenue Budget

The revenue budget for fiscal year 2021 is \$20,558,893. 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 \$20,193,893. The additional \$365,000 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.

Where the Money Comes From...



Assessments to the taxing entities: The vast majority of the District's revenue comes from the taxing entities of Travis County (98.22%). The District serves the 131 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 57 municipal utility districts, 1 road district, 15 school districts, and 17 water control improvement districts. Each taxing entity is allocated a portion of the budget equal to the proportion that the total dollar amount of property taxes imposed by the unit for the tax year in which the budget proposal is prepared bears the sum of the total dollar amount of property taxes imposed in the District by each participating unit for that year. The budget liability is then divided into four equal installments paid at the beginning of each quarter. If a taxing unit decides not to impose taxes for any tax year, the unit is not liable for any costs of operating the District for that year, and those costs are then allocated amongst the other taxing entities. The revenue budget for assessments from the taxing entities totals \$20,193,893 for the 2021 fiscal year. A chart showing an estimate of each taxing unit and their proportionate share along with the information used to calculate their budget liability to the District is provided on pages 47-49. Once

the District certifies the taxable values for each taxing unit and tax rates are set by each unit, the District will send a final notice of liability to each taxing unit.

If the District has a surplus of revenues over expenditures from the preceding year's budget, the District must reduce the current budget allocation to each taxing unit proportionately for the year that the surplus is from. This is shown as a refund of appraisal assessments and is a contra revenue account, which consequently reduces budgeted revenues required by the taxing units for that fiscal year. The Board of Directors approved all 2019 budget surplus funds be transferred to the District's reserve accounts in December of 2019 through a budget amendment.

Other Income: Other income, totaling 1.78% of the District's revenue budget, is comprised of (1) charges for services, (2) investment income and (3) miscellaneous revenue.

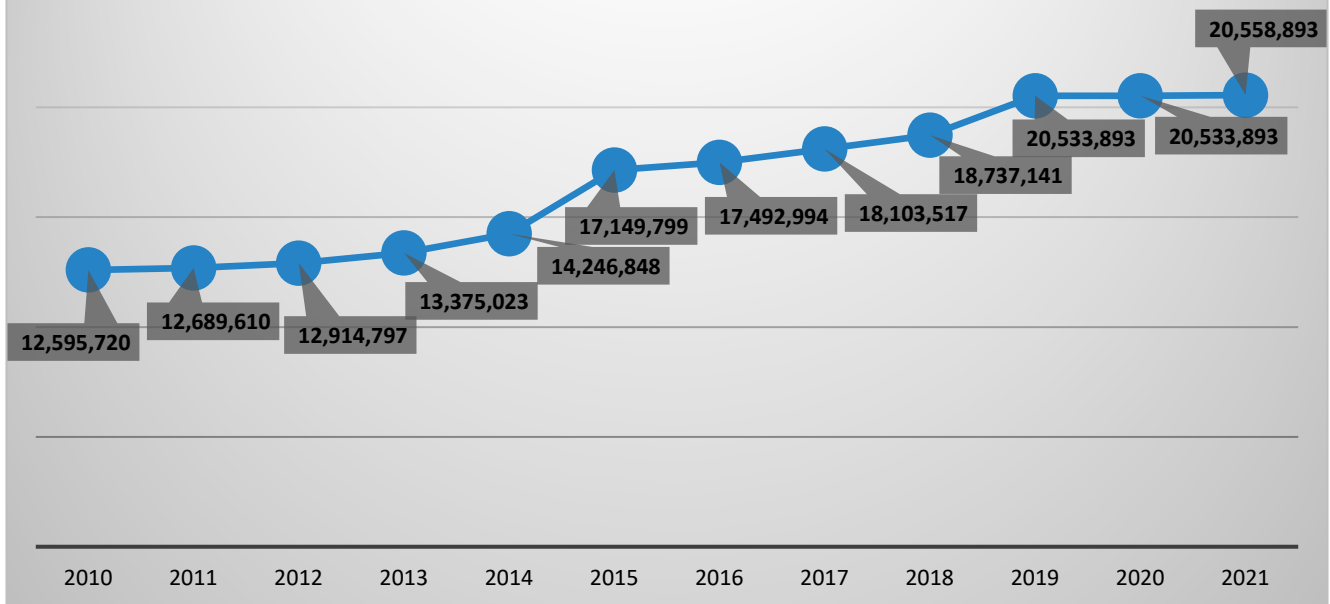
Investment earnings	250,000	68.49%
Charges for services	15,000	4.11%
Miscellaneous Revenue	100,000	27.40%
	<u>365,000</u>	<u>100.00%</u>

Investment Income: The budgeted investment income for fiscal year 2021 remained unchanged from the 2020 budget. The total investment income of \$250,000 is 1.22% of the total revenue budget and 68.49% of total miscellaneous revenue.

Charges for Services: The District collects fees from taxpayers and other agencies for data provided. Examples of data provided by the District for a fee are maps of the county and data exports from the Districts appraisal software. The total budget for charges for services is \$15,000 or 0.07% of the total revenue budget. Charges for services totals 4.11% of the total miscellaneous revenue.

Miscellaneous Revenue: A large portion of miscellaneous revenue is from the rendition penalty collected for renditions not filed timely. These penalties are collected by the county tax office and split between the tax office and the appraisal district. The total budget for miscellaneous revenue is \$100,000 or 0.49% of the total revenue budget. Miscellaneous revenue is 27.40% of the total miscellaneous revenue.

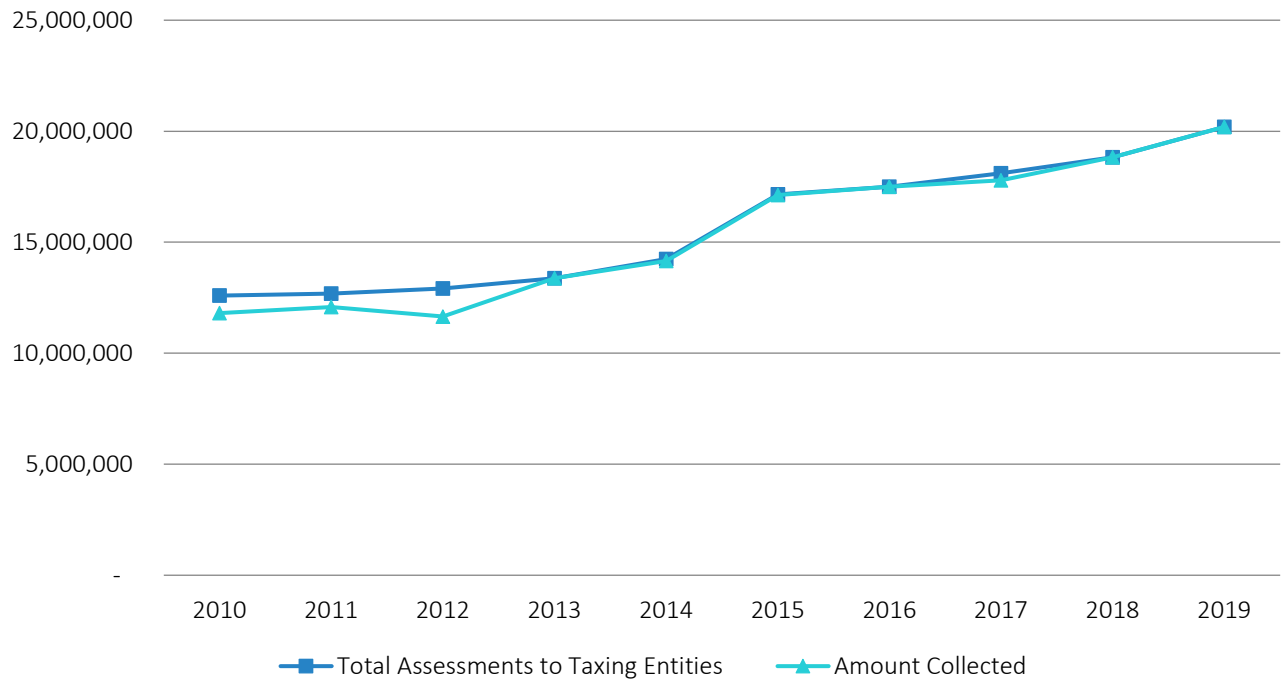
Budgeted Revenues Last Ten Fiscal Years



The District makes the assumption each year when estimating revenues for the budget that all taxing entities will pay their liability in full. The District's amount of uncollected funds ranges from 99.96% to 100.00% of total budget liability collected over the last ten 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
2010	12,595,720	11,801,483	789,802	4,435	99.96%
2011	12,689,610	12,076,873	612,738	(1)	100.00%
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	20,193,893	20,193,893	-	-	100.00%

Budgeted Revenue vs. Collected Revenue



**Travis Central Appraisal District
Estimated Jurisdiction Liabilities**

Entity Code	Entity Name	Total Tax Rate	Total Levy	% of Liability	Total Liability	Quarterly Payment
01	AUSTIN ISD	1.12200	\$ 1,503,539,657.51	32.0416%	\$ 6,470,445.14	\$ 1,617,611.29
02	CITY OF AUSTIN	0.44310	\$ 704,220,640.93	15.0075%	\$ 3,030,595.84	\$ 757,648.96
03	TRAVIS COUNTY	0.36929	\$ 765,957,038.60	16.3231%	\$ 3,296,276.87	\$ 824,069.22
05	CITY OF MANOR	0.81610	\$ 7,931,123.04	0.1690%	\$ 34,131.39	\$ 8,532.85
06	DEL VALLE ISD	1.31000	\$ 95,987,722.99	2.0456%	\$ 413,080.75	\$ 103,270.19
07	LAKE TRAVIS ISD	1.33750	\$ 170,914,653.87	3.6423%	\$ 735,526.92	\$ 183,881.73
08	EANES ISD	1.13000	\$ 184,225,243.76	3.9260%	\$ 792,808.71	\$ 198,202.18
09	CITY OF WEST LAKE HILLS	0.07000	\$ 1,621,798.20	0.0346%	\$ 6,979.37	\$ 1,744.84
1A	HAYS CONSOLIDATED ISD	1.53770	\$ 182,147.68	0.0039%	\$ 783.87	\$ 195.97
1B	TRAVIS CO ESD NO 7	0.10000	\$ 2,805,785.32	0.0598%	\$ 12,074.63	\$ 3,018.66
1C	TRAVIS CO ESD NO 3	0.08000	\$ 2,815,074.59	0.0600%	\$ 12,114.60	\$ 3,028.65
1D	TRAVIS CO MUD NO 5	0.58000	\$ 1,769,865.92	0.0377%	\$ 7,616.57	\$ 1,904.14
1F	TANGLEWD FOREST LTD DIST	0.19000	\$ 864,151.83	0.0184%	\$ 3,718.86	\$ 929.71
1H	COTTONWD CREEK MUD NO 1	0.85000	\$ 1,785,359.13	0.0380%	\$ 7,683.25	\$ 1,920.81
1J	CYPRESS RANCH WCID NO 1	0.90000	\$ 1,596,247.33	0.0340%	\$ 6,869.41	\$ 1,717.35
1K	BELVEDERE MUD	0.32000	\$ 664,758.82	0.0142%	\$ 2,860.77	\$ 715.19
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	0.10000	\$ 204,607.24	0.0044%	\$ 880.52	\$ 220.13
10	TRAVIS CO WCID NO 10	0.08600	\$ 3,927,673.98	0.0837%	\$ 16,902.65	\$ 4,225.66
11	CITY OF ROLLINGWOOD	0.20880	\$ 2,166,099.47	0.0462%	\$ 9,321.75	\$ 2,330.44
12	VILLAGE OF SAN LEANNA	0.24980	\$ 177,215.50	0.0038%	\$ 762.64	\$ 190.66
16	LAGO VISTA ISD	1.25000	\$ 22,444,133.41	0.4783%	\$ 96,587.76	\$ 24,146.94
17	TRAVIS CO WCID NO 17	0.05990	\$ 4,187,904.54	0.0892%	\$ 18,022.54	\$ 4,505.64
18	TRAVIS CO WCID NO 18	0.07500	\$ 594,878.68	0.0127%	\$ 2,560.05	\$ 640.01
19	PFLUGERVILLE ISD	1.45000	\$ 229,441,240.36	4.8896%	\$ 987,394.61	\$ 246,848.65
2A	ELGIN ISD	1.51830	\$ 4,673,085.62	0.0996%	\$ 20,110.51	\$ 5,027.63
2D	TRAVIS CO MUD NO 6	0.46460	\$ 697,180.24	0.0149%	\$ 3,000.30	\$ 750.07
2F	CITY OF ROUND ROCK	0.43900	\$ 2,243,514.36	0.0478%	\$ 9,654.91	\$ 2,413.73
2G	WMSN CO WSID DIST 3	0.74650	\$ 630,054.85	0.0134%	\$ 2,711.43	\$ 677.86
2H	NE TRAVIS CO UTILITY DIST	0.57800	\$ 1,908,174.73	0.0407%	\$ 8,211.78	\$ 2,052.95
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.10557	\$ 218,901,005.74	4.6649%	\$ 942,034.98	\$ 235,508.74
2K	PRESIDENTIAL GLEN MUD	0.30000	\$ 657,822.61	0.0140%	\$ 2,830.92	\$ 707.73
2L	TRAVIS CO MUD NO 16	0.94000	\$ 2,085,910.80	0.0445%	\$ 8,976.66	\$ 2,244.17
2N	NORTH AUSTIN MUD NO 1	0.28300	\$ 359,243.80	0.0077%	\$ 1,546.00	\$ 386.50
2R	TRAVIS CO MUD NO 23	0.41010	\$ 281,712.65	0.0060%	\$ 1,212.34	\$ 303.09
20	CITY OF PFLUGERVILLE	0.49760	\$ 31,378,958.15	0.6687%	\$ 135,038.56	\$ 33,759.64
21	CITY OF LAKEWAY	0.16450	\$ 8,282,751.43	0.1765%	\$ 35,644.61	\$ 8,911.15
22	COUPLAND ISD	0.97000	\$ 46,105.27	0.0010%	\$ 198.41	\$ 49.60
23	TRAVIS CO WCID POINT VENTURE	0.64090	\$ 1,542,194.93	0.0329%	\$ 6,636.80	\$ 1,659.20
25	HURST CREEK MUD	0.31470	\$ 1,643,444.36	0.0350%	\$ 7,072.52	\$ 1,768.13
26	LAKEWAY MUD	0.10580	\$ 1,455,303.14	0.0310%	\$ 6,262.86	\$ 1,565.72
3A	MARBLE FALLS ISD	1.19860	\$ 6,981,285.59	0.1488%	\$ 30,043.79	\$ 7,510.95
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	0.28890	\$ 7,185,183.33	0.1531%	\$ 30,921.26	\$ 7,730.31
3D	TRAVIS CO MUD NO 7	0.90890	\$ 14,971.67	0.0003%	\$ 64.43	\$ 16.11
3F	CITY OF CEDAR PARK	0.44700	\$ 4,920,086.46	0.1049%	\$ 21,173.47	\$ 5,293.37
3G	TRAVIS CO MUD NO 14	0.81000	\$ 989,827.13	0.0211%	\$ 4,259.70	\$ 1,064.92
3M	WILLIAMSON/TRAVIS MUD NO 1	0.38500	\$ 532,868.55	0.0114%	\$ 2,293.19	\$ 573.30
3N	TRAVIS CO MUD NO 18	0.75000	\$ 1,797,827.88	0.0383%	\$ 7,736.91	\$ 1,934.23

Entity Code	Entity Name	Total Tax Rate	Total Levy	% of Liability	Total Liability	Quarterly Payment
3R	TRAVIS CO MUD NO 24	0.95000	\$ 1,568.37	0.0000%	\$ 6.75	\$ 1.69
32	WELLS BRANCH MUD	0.37300	\$ 5,080,330.58	0.1083%	\$ 21,863.08	\$ 5,465.77
33	SHADY HOLLOW MUD	0.11000	\$ 450,481.20	0.0096%	\$ 1,938.63	\$ 484.66
34	MANOR ISD	1.47000	\$ 85,327,524.38	1.8184%	\$ 367,204.86	\$ 91,801.21
35	TRAVIS CO WCID NO 19	0.25750	\$ 589,273.38	0.0126%	\$ 2,535.92	\$ 633.98
37	TRAVIS CO WCID NO 20	0.18750	\$ 931,956.61	0.0199%	\$ 4,010.65	\$ 1,002.66
38	DRIPPING SPRINGS ISD	1.52000	\$ 169,346.37	0.0036%	\$ 728.78	\$ 182.19
39	TRAVIS CO ESD NO 9	0.07810	\$ 6,386,571.26	0.1361%	\$ 27,484.45	\$ 6,871.11
4A	JOHNSON CITY ISD	1.13390	\$ 131,493.49	0.0028%	\$ 565.88	\$ 141.47
4D	TRAVIS CO MUD NO 8	0.68000	\$ 1,028,609.07	0.0219%	\$ 4,426.59	\$ 1,106.65
4F	TRAVIS CO MUD NO 10	0.76000	\$ 810,334.84	0.0173%	\$ 3,487.26	\$ 871.81
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	0.34220	\$ 1,233,622.85	0.0263%	\$ 5,308.86	\$ 1,327.22
4J	TRAVIS CO MUD NO 11	0.52750	\$ 1,754,224.45	0.0374%	\$ 7,549.26	\$ 1,887.32
4K	TRAVIS CO MUD NO 12	0.77250	\$ 1,594,881.10	0.0340%	\$ 6,863.53	\$ 1,715.88
4L	TRAVIS CO MUD NO 13	0.77250	\$ 1,612,185.00	0.0344%	\$ 6,938.00	\$ 1,734.50
4M	PILOT KNOB MUD NO 3	0.95000	\$ 1,111,523.10	0.0237%	\$ 4,783.41	\$ 1,195.85
4P	PILOT KNOB MUD NO 2	0.95000	\$ 28,449.56	0.0006%	\$ 122.43	\$ 30.61
40	CITY OF CREEDMOOR	0.31600	\$ 238,872.35	0.0051%	\$ 1,027.98	\$ 257.00
41	TRAVIS CO ESD NO 1	0.10000	\$ 3,165,065.11	0.0674%	\$ 13,620.78	\$ 3,405.19
49	CITY OF LAGO VISTA	0.65000	\$ 6,868,440.18	0.1464%	\$ 29,558.16	\$ 7,389.54
5A	ROUND ROCK ISD	1.23480	\$ 116,774,478.60	2.4886%	\$ 502,536.04	\$ 125,634.01
5D	TRAVIS CO MUD NO 9	0.82750	\$ 32,207.17	0.0007%	\$ 138.60	\$ 34.65
5E	SENNA HILLS MUD	0.46510	\$ 1,481,194.94	0.0316%	\$ 6,374.29	\$ 1,593.57
5F	CITY OF ELGIN	0.65692	\$ 635,616.60	0.0135%	\$ 2,735.36	\$ 683.84
5G	VILLAGE OF VOLENTE	0.09000	\$ 223,486.12	0.0048%	\$ 961.77	\$ 240.44
5H	VILLAGE OF WEBBERVILLE	0.30730	\$ 80,067.96	0.0017%	\$ 344.57	\$ 86.14
5J	KELLY LANE WCID NO 1	0.76500	\$ 1,805,067.21	0.0385%	\$ 7,768.06	\$ 1,942.02
5K	KELLY LANE WCID NO 2	0.85000	\$ 1,541,653.19	0.0329%	\$ 6,634.47	\$ 1,658.62
5L	LAZY NINE MUD NO 1A	1.00000	\$ 185,687.14	0.0040%	\$ 799.10	\$ 199.77
5M	LAZY NINE MUD NO 1B	1.01000	\$ 3,796,926.42	0.0809%	\$ 16,339.98	\$ 4,084.99
50	CITY OF JONESTOWN	0.56560	\$ 2,865,178.70	0.0611%	\$ 12,330.22	\$ 3,082.56
51	TRAVIS CO ESD NO 11	0.10000	\$ 1,610,500.94	0.0343%	\$ 6,930.75	\$ 1,732.69
52	TRAVIS CO ESD NO 6	0.10000	\$ 16,647,010.33	0.3548%	\$ 71,639.99	\$ 17,910.00
55	VILLAGE OF BRIARCLIFF	0.13190	\$ 461,551.94	0.0098%	\$ 1,986.28	\$ 496.57
56	TRAVIS CO ESD NO 5	0.10000	\$ 1,581,466.88	0.0337%	\$ 6,805.80	\$ 1,701.45
57	TRAVIS CO ESD NO 4	0.10000	\$ 2,428,929.78	0.0518%	\$ 10,452.84	\$ 2,613.21
58	TRAVIS CO ESD NO 10	0.10000	\$ 2,229,395.01	0.0475%	\$ 9,594.15	\$ 2,398.54
6E	LAKE POINTE MUD NO 3 (DA)	0.17000	\$ 452,315.20	0.0096%	\$ 1,946.53	\$ 486.63
6F	CITY OF LEANDER	0.54187	\$ 7,319,532.70	0.1560%	\$ 31,499.43	\$ 7,874.86
6G	TRAVIS CO MUD NO 15	0.40750	\$ 2,296,212.61	0.0489%	\$ 9,881.69	\$ 2,470.42
6H	WEST TRAVIS CO MUD NO 6	0.35000	\$ 2,189,548.97	0.0467%	\$ 9,422.67	\$ 2,355.67
6J	WEST TRAVIS CO MUD NO 8	0.52100	\$ 1,135,347.89	0.0242%	\$ 4,885.94	\$ 1,221.49
6L	TRAVIS CO MUD NO 17	0.95000	\$ 1,029,312.96	0.0219%	\$ 4,429.62	\$ 1,107.41
6M	TRAVIS CO MUD NO 21	0.34500	\$ 1,233,921.54	0.0263%	\$ 5,310.15	\$ 1,327.54
6P	LOST CREEK LIMITED DISTRICT	0.04250	\$ 472,590.26	0.0101%	\$ 2,033.78	\$ 508.45
6R	TRAVIS CO ESD NO 15	0.10000	\$ 1,632,519.94	0.0348%	\$ 7,025.51	\$ 1,756.38
61	CITY OF MUSTANG RIDGE	0.46920	\$ 408,568.98	0.0087%	\$ 1,758.27	\$ 439.57
68	AUSTIN COMM COLL DIST	0.10490	\$ 193,198,657.29	4.1172%	\$ 831,425.57	\$ 207,856.39
69	LEANDER ISD	1.43750	\$ 150,799,433.88	3.2137%	\$ 648,961.58	\$ 162,240.39
7A	MOORES CROSSING MUD	0.79800	\$ 1,440,709.78	0.0307%	\$ 6,200.06	\$ 1,550.01
7D	LAKE POINTE MUD NO 5 (DA)	0.22600	\$ 651,684.21	0.0139%	\$ 2,804.51	\$ 701.13
7E	VILLAGE OF THE HILLS	0.10000	\$ 473,760.51	0.0101%	\$ 2,038.82	\$ 509.70
7F	VILLAGE OF POINT VENTURE	0.12200	\$ 280,969.96	0.0060%	\$ 1,209.15	\$ 302.29
7G	WILBARGER CRK MUD NO 1	0.87800	\$ 538,387.86	0.0115%	\$ 2,316.94	\$ 579.23
7H	WILBARGER CRK MUD NO 2	0.95000	\$ 71,344.46	0.0015%	\$ 307.03	\$ 76.76
7J	LAKESIDE MUD NO 3	0.84000	\$ 1,830,187.29	0.0390%	\$ 7,876.17	\$ 1,969.04
7K	SUNFIELD MUD NO 1	0.90000	\$ 1,541.90	0.0000%	\$ 6.64	\$ 1.66

Entity Code	Entity Name	Total Tax Rate	Total Levy	% of Liability	Total Liability	Quarterly Payment
7N	TRAVIS CO MUD NO 19	0.36500	\$ 7,882.39	0.0002%	\$ 33.92	\$ 8.48
7P	TRAVIS CO MUD NO 20	0.36500	\$ 32,451.19	0.0007%	\$ 139.65	\$ 34.91
7R	TRAVIS CO MUD NO 22	0.85000	\$ 24,774.53	0.0005%	\$ 106.62	\$ 26.65
70	TRAVIS CO MUD NO 2	0.89000	\$ 2,111,205.42	0.0450%	\$ 9,085.52	\$ 2,271.38
71	TRAVIS CO ESD NO 14	0.10000	\$ 589,416.52	0.0126%	\$ 2,536.54	\$ 634.13
72	TRAVIS CO ESD NO 12	0.10000	\$ 2,606,275.76	0.0555%	\$ 11,216.04	\$ 2,804.01
73	ONION CREEK METRO PARK DIST	0.20000	\$ 113,954.11	0.0024%	\$ 490.40	\$ 122.60
77	TRAVIS CO ESD NO 8	0.10000	\$ 2,526,598.56	0.0538%	\$ 10,873.15	\$ 2,718.29
8C	TRAVIS CO MUD NO 3	0.46950	\$ 3,402,449.20	0.0725%	\$ 14,642.35	\$ 3,660.59
8E	RNCH @ CYPRSS CRK MUD 1	0.35350	\$ 383,937.97	0.0082%	\$ 1,652.27	\$ 413.07
8K	TRAVIS CO ESD NO 13	0.10000	\$ 84,530.39	0.0018%	\$ 363.77	\$ 90.94
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	0.28171	\$ 1,289,896.26	0.0275%	\$ 5,551.04	\$ 1,387.76
8N	ANDERSON MILL LIMITED DISTRICT	0.11771	\$ 16,398.92	0.0003%	\$ 70.57	\$ 17.64
8P	RIVER PLACE LIMITED DISTRICT	0.07750	\$ 510,681.48	0.0109%	\$ 2,197.70	\$ 549.43
83	CITY OF BEE CAVE	0.02000	\$ 474,447.52	0.0101%	\$ 2,041.77	\$ 510.44
84	NORTHTOWN MUD	0.62500	\$ 5,070,932.29	0.1081%	\$ 21,822.63	\$ 5,455.66
9B	TRAVIS CO ESD NO 2	0.10000	\$ 13,352,193.14	0.2845%	\$ 57,460.83	\$ 14,365.21
9C	TRAVIS CO MUD NO 4	0.72960	\$ 895,929.01	0.0191%	\$ 3,855.61	\$ 963.90
9D	LAKESIDE WCID NO 1	0.75000	\$ 1,226,428.70	0.0261%	\$ 5,277.91	\$ 1,319.48
9G	LAKESIDE WCID NO 2A	0.97000	\$ 695,718.44	0.0148%	\$ 2,994.01	\$ 748.50
9H	LAKESIDE WCID NO 2B	0.97000	\$ 1,406,664.25	0.0300%	\$ 6,053.54	\$ 1,513.39
9I	LAKESIDE WCID NO 2C	0.97000	\$ 2,370,825.16	0.0505%	\$ 10,202.79	\$ 2,550.70
9J	LAKESIDE WCID NO 2D	0.97000	\$ 2,038,742.52	0.0434%	\$ 8,773.68	\$ 2,193.42
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	0.62500	\$ 1,509,330.98	0.0322%	\$ 6,495.37	\$ 1,623.84
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	0.98000	\$ 134,442.48	0.0029%	\$ 578.57	\$ 144.64
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	0.98000	\$ 791.29	0.0000%	\$ 3.41	\$ 0.85
TOTALS			\$ 4,692,462,154.84	100.00%	\$ 20,193,893.00	\$ 5,048,473.25

Amount Due from Jurisdictions	\$ 20,193,893.00
Less: Refunds/Credits to Jurisdictions	-
Total Revenue to TCAD	<u>\$ 20,193,893.00</u>

Cost of Service to Jurisdictions as a Percentage of Levy **0.43%**

NOTE: The liabilities shown are only an estimate of 2021 liabilities based on 2019 levy (prior to certification) and 2019 tax rates. This information will be updated in October 2020 and a final liability notification will be mailed to each jurisdiction.





Capital Improvement Plan

TRAVIS CENTRAL APPRAISAL DISTRICT

Capital Improvement Plan

Capital Improvement Plan Overview

The Capital Improvement Plan (CIP) is a multi-year plan to address capital projects necessary to maintain infrastructure and replace aging equipment. The plan is updated annually to reflect the latest priorities, updated cost estimates, and available funding information.

A capital asset, by definition, includes land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period. The District's capitalization threshold is \$1,000 and a useful life of more than one year. The District's finance department is responsible for the establishment, maintenance and safeguarding of all fixed assets. The District's capital assets are depreciated using the straight-line method over their estimated useful lives outlined below based on the following asset classes:

Asset Class	Useful Life
Land	Inexhaustible
Building	50 years
Building Improvements	5-10 years
Computer Equipment	3-5 years
Furniture & Equipment	5-10 years
Vehicles	5-10 years

2021 Capital Improvement Plan

For fiscal year 2021, the District has budgeted for a total of \$22,265 for capital asset expenditures. The District plans to use reserves to pay for the majority of the capital expenditures that are necessary during 2021. For any planned capital expenditure that is not necessary, the District has decided to delay the purchase until future budget years. The chart below shows the breakdown by department.

Department	Capital Asset to be Purchased	Budgeted Cost
Administration (10)	A/C Repairs & Replacements	10,745
	Parking Lot Resurfacing	145,000
	Transfer to Reserves- Building Repair/Replacement	(145,000)
IT (20)	UPS Battery Replacements (1/3 Replacement annually)	8,520
	Laptops	3,000
	EMC Storage- SAN Replacement	194,700
	VM Host Replacement	20,000
	Transfer from Reserves- Network Equipment	(214,700)
Total Capital Expenditures		22,265

Capital Expenditures by Department



Capital Asset to be Purchased	Total Cost	Routine	Non-Routine
A/C Repairs & Replacements	\$ 10,745	\$ 10,745	
Parking Lot Resurfacing	\$ 145,000		\$ 145,000
UPS Battery Replacements	\$ 8,520	\$ 8,520	
Laptops	\$ 3,000	\$ 3,000	
EMC Storage- SAN Replacement	\$ 194,700		\$ 194,700
VM Host Replacement	\$ 20,000		\$ 20,000

2021 Routine Capital Projects

A/C Repairs & Replacements

The District budgets each year for A/C unit replacements. Since the District completed substantial repairs and replacements to the mechanical system at our new building, located at 850 E. Anderson Lane, before moving into the building, the budget for A/C repairs and replacements was reduced by almost half from the 2020 budget.

UPS Battery Replacements

Each year the District replaces 1/3 of the batteries in the UPS battery backup system.

Laptops

Each year the District replaces one to three laptops for employees. For 2021, the District is expecting to replace two laptops that have reached end of life.

2021 Significant and Non-routine Capital Expenditures

The following pages outline each non-routine project included in the capital improvement plan for fiscal year 2021.



Capital Expenditure Project Summary

Project Name

Responsible Department

Project Description

Project Type

Asset Category

Project Manager

Start Date End Date

Fund

GL Code

Department Code

Estimated Cost

Operating Cost Increase (Decrease):

2018:

2019:

2020:



Capital Expenditure Project Summary

Project Name

Responsible Department

Project Description

Project Type

Asset Category

Project Manager

Start Date End Date

Fund

GL Code

Department Code

Estimated Cost

Operating Cost Increase (Decrease):

2018:

2019:

2020:



Capital Expenditure Project Summary

Project Name: Virtual Server Host Replacement

Responsible Department: 20- Information Technology

Project Description: We will be replacing 1 VM host during 2021. The newer host is needed as more physical servers are at end of life and the contents currently on physical servers need to be moved to the virtual server setup.



Project Type: Network Equipment Replacement

Asset Category: Network Equipment

Project Manager: Tawnya Blaylock

Start Date: 10/1/2021 End Date: 12/31/2021

Fund: 100- General Fund

GL Code: 40910- Capital Expenditure

Department Code: 20- Information Technology

Estimated Cost: \$20,000

Operating Cost Increase (Decrease):

2018: \$(6,000.00)

2019: \$(5,500.00)

2020: \$(5,000.00)

TRAVIS CENTRAL APPRAISAL DISTRICT Future Capital Replacements

Asset	Dept.	2021	2022	2023	2024	2025	2026+
Laptops	IT	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
APC Battery Replacement	IT	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520
VM Host Replacements	IT	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
A/C Replacement	Admin	\$ 10,745	\$ 15,000	\$ 20,000	\$ 20,000	\$ 25,000	\$ 50,000
Storage	IT	\$ 194,700					\$ 200,000
Parking Lot Resurfacing	Admin	\$ 145,000					
iPad Air 2	IT	\$ 48,000					
Ice/Water Machine- Downstairs	Admin		\$ 7,500				
Laser Measuring Tool- Disto	IT		\$ 48,000				
Scanner- Ricoh High Speed	IT		\$ 5,000				
Binding Machine- Residential	Admin		\$ 1,000				
Binding Machine- Commercial	Admin		\$ 1,000				
Scanner- Large Format Scanner	IT		\$ 5,000				
Binding Machine- Admin	Admin		\$ 1,000				
Ice/Water Machine	Admin		\$ 6,000				
Vehicle- Pickup	Admin		\$ 50,000				
Scanners	IT		\$ 40,000	\$ 40,000	\$ 40,000		
Desktop Printers	IT		\$ 50,000				
Network Printers	IT		\$ 15,000				
Large Format Printer	IT			\$ 5,000			
Servers	IT			\$ 120,000			
Network Switches/Routers	IT			\$ 120,000			
Insertor- DI950	IT			\$ 110,000			
Monitors	IT				\$ 78,000		
Copier- Admin	Admin				\$ 10,000		
Copier- Commercial	Admin				\$ 10,000		
Desktop PCs	IT				\$ 120,000		
Mail Machine	IT				\$ 100,000		
Backup Solution	IT				\$ 10,000		
Copier- Self Service- ARB	Admin				\$ 7,500		
Copier- Self Service- CS	Admin				\$ 7,500		
Software- Accounting Software	Admin				\$ 25,000		
Scanner- Barcode Scanner for Insertor	IT				\$ 2,500		
Barcode Scanners- Finance	Admin				\$ 2,500		
Software- Fixed Asset Software	Admin				\$ 10,000		
Chairs for Staff	Admin					\$ 104,000	
Vehicle- SUV	Admin					\$ 40,000	
APC Symettra UPS	IT					\$ 100,000	
Security Cameras	Admin						\$ 25,000
Fire Alarm Upgrade	Admin						\$ 40,000
Sound Recording Equipment- ARB	Admin						\$ 75,000
Security System- Cameras (850 EAL)	Admin						\$ 75,000
Door Access System (850 EAL)	Admin						\$ 75,000
Liebert HVAC	Admin						
Produplicators (2)	IT						\$ 2,500
Total		\$ 429,965	\$ 276,020	\$ 446,520	\$474,520	\$300,520	\$574,020



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Debt Administration

TRAVIS CENTRAL APPRAISAL DISTRICT

Debt Administration

All financing of capital projects must be included in the current year's proposed budget and approved by the Board of Directors. Appraisal Districts are not authorized to levy ad valorem taxes or issue bonded indebtedness or other debt instruments. Therefore, any capital asset acquisition requiring the use of financing must be done through the budget process. For real property purchases, special stipulations for appraisal districts are outlined in the Texas Property Tax Code, Section 6.051.

The District completed a lease/purchase agreement in May 2019 for the property located at 850 E. Anderson Lane. The total amount of the building purchase and necessary renovations was \$10,000,000. The information provided on the following pages encompasses the entirety of debt obligations for the District.

Loan: Government Capital Corp.

Origination Date: May 31, 2019

Interest Rate: 4.319%

Loan Term: 20 years

Payment Amount: \$187,298.41

Payments per year: 4

(Principal and interest portion of the payment are provided from the Administration Department budget)



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Travis Central Appraisal District

Lease Purchase Amortization Schedule
850 E. Anderson Lane

ENTER VALUES

Loan amount	\$10,000,000.00
Interest rate	4.319%
Loan term in years	20
Payments made per year	4
Loan repayment start date	8/31/2019
Optional extra payments	\$0.00

LOAN SUMMARY

Scheduled payment	\$187,298.41
Scheduled number of payments	80
Actual number of payments	80
Years saved off original loan term	0.00
Total early payments	\$0.00
Total interest	\$4,983,872.45
LENDER NAME	Government Capital Corp.

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2019	\$10,000,000.00	\$187,298.41	\$0.00	\$187,298.41	\$79,323.41	\$107,975.00	\$9,920,676.59	\$107,975.00
2	12/1/2019	\$9,920,676.59	\$187,298.41	\$0.00	\$187,298.41	\$80,179.90	\$107,118.51	\$9,840,496.69	\$215,093.51
3	3/1/2020	\$9,840,496.69	\$187,298.41	\$0.00	\$187,298.41	\$81,045.64	\$106,252.76	\$9,759,451.05	\$321,346.27
4	6/1/2020	\$9,759,451.05	\$187,298.41	\$0.00	\$187,298.41	\$81,920.73	\$105,377.67	\$9,677,530.32	\$426,723.94
5	9/1/2020	\$9,677,530.32	\$187,298.41	\$0.00	\$187,298.41	\$82,805.27	\$104,493.13	\$9,594,725.05	\$531,217.07
6	12/1/2020	\$9,594,725.05	\$187,298.41	\$0.00	\$187,298.41	\$83,699.36	\$103,599.04	\$9,511,025.69	\$634,816.12
7	3/1/2021	\$9,511,025.69	\$187,298.41	\$0.00	\$187,298.41	\$84,603.11	\$102,695.30	\$9,426,422.58	\$737,511.42
8	6/1/2021	\$9,426,422.58	\$187,298.41	\$0.00	\$187,298.41	\$85,516.61	\$101,781.80	\$9,340,905.97	\$839,293.22
9	9/1/2021	\$9,340,905.97	\$187,298.41	\$0.00	\$187,298.41	\$86,439.97	\$100,858.43	\$9,254,466.00	\$940,151.65
10	12/1/2021	\$9,254,466.00	\$187,298.41	\$0.00	\$187,298.41	\$87,373.31	\$99,925.10	\$9,167,092.69	\$1,040,076.75
11	3/1/2022	\$9,167,092.69	\$187,298.41	\$0.00	\$187,298.41	\$88,316.72	\$98,981.68	\$9,078,775.97	\$1,139,058.43
12	6/1/2022	\$9,078,775.97	\$187,298.41	\$0.00	\$187,298.41	\$89,270.32	\$98,028.08	\$8,989,505.64	\$1,237,086.51
13	9/1/2022	\$8,989,505.64	\$187,298.41	\$0.00	\$187,298.41	\$90,234.22	\$97,064.19	\$8,899,271.43	\$1,334,150.70
14	12/1/2022	\$8,899,271.43	\$187,298.41	\$0.00	\$187,298.41	\$91,208.52	\$96,089.88	\$8,808,062.90	\$1,430,240.58
15	3/1/2023	\$8,808,062.90	\$187,298.41	\$0.00	\$187,298.41	\$92,193.35	\$95,105.06	\$8,715,869.56	\$1,525,345.64
16	6/1/2023	\$8,715,869.56	\$187,298.41	\$0.00	\$187,298.41	\$93,188.80	\$94,109.60	\$8,622,680.75	\$1,619,455.24
17	9/1/2023	\$8,622,680.75	\$187,298.41	\$0.00	\$187,298.41	\$94,195.01	\$93,103.40	\$8,528,485.74	\$1,712,558.64
18	12/1/2023	\$8,528,485.74	\$187,298.41	\$0.00	\$187,298.41	\$95,212.08	\$92,086.32	\$8,433,273.66	\$1,804,644.96

Travis Central Appraisal District
Debt Administration

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
19	3/1/2024	\$8,433,273.66	\$187,298.41	\$0.00	\$187,298.41	\$96,240.13	\$91,058.27	\$8,337,033.53	\$1,895,703.24
20	6/1/2024	\$8,337,033.53	\$187,298.41	\$0.00	\$187,298.41	\$97,279.29	\$90,019.12	\$8,239,754.24	\$1,985,722.36
21	9/1/2024	\$8,239,754.24	\$187,298.41	\$0.00	\$187,298.41	\$98,329.66	\$88,968.75	\$8,141,424.58	\$2,074,691.10
22	12/1/2024	\$8,141,424.58	\$187,298.41	\$0.00	\$187,298.41	\$99,391.37	\$87,907.03	\$8,042,033.21	\$2,162,598.13
23	3/1/2025	\$8,042,033.21	\$187,298.41	\$0.00	\$187,298.41	\$100,464.55	\$86,833.85	\$7,941,568.66	\$2,249,431.99
24	6/1/2025	\$7,941,568.66	\$187,298.41	\$0.00	\$187,298.41	\$101,549.32	\$85,749.09	\$7,840,019.34	\$2,335,181.07
25	9/1/2025	\$7,840,019.34	\$187,298.41	\$0.00	\$187,298.41	\$102,645.80	\$84,652.61	\$7,737,373.54	\$2,419,833.68
26	12/1/2025	\$7,737,373.54	\$187,298.41	\$0.00	\$187,298.41	\$103,754.11	\$83,544.29	\$7,633,619.43	\$2,503,377.97
27	3/1/2026	\$7,633,619.43	\$187,298.41	\$0.00	\$187,298.41	\$104,874.40	\$82,424.01	\$7,528,745.03	\$2,585,801.98
28	6/1/2026	\$7,528,745.03	\$187,298.41	\$0.00	\$187,298.41	\$106,006.78	\$81,291.62	\$7,422,738.25	\$2,667,093.60
29	9/1/2026	\$7,422,738.25	\$187,298.41	\$0.00	\$187,298.41	\$107,151.39	\$80,147.02	\$7,315,586.86	\$2,747,240.62
30	12/1/2026	\$7,315,586.86	\$187,298.41	\$0.00	\$187,298.41	\$108,308.36	\$78,990.05	\$7,207,278.50	\$2,826,230.67
31	3/1/2027	\$7,207,278.50	\$187,298.41	\$0.00	\$187,298.41	\$109,477.82	\$77,820.59	\$7,097,800.69	\$2,904,051.26
32	6/1/2027	\$7,097,800.69	\$187,298.41	\$0.00	\$187,298.41	\$110,659.90	\$76,638.50	\$6,987,140.78	\$2,980,689.76
33	9/1/2027	\$6,987,140.78	\$187,298.41	\$0.00	\$187,298.41	\$111,854.75	\$75,443.65	\$6,875,286.03	\$3,056,133.42
34	12/1/2027	\$6,875,286.03	\$187,298.41	\$0.00	\$187,298.41	\$113,062.50	\$74,235.90	\$6,762,223.53	\$3,130,369.32
35	3/1/2028	\$6,762,223.53	\$187,298.41	\$0.00	\$187,298.41	\$114,283.30	\$73,015.11	\$6,647,940.23	\$3,203,384.42
36	6/1/2028	\$6,647,940.23	\$187,298.41	\$0.00	\$187,298.41	\$115,517.27	\$71,781.13	\$6,532,422.96	\$3,275,165.56
37	9/1/2028	\$6,532,422.96	\$187,298.41	\$0.00	\$187,298.41	\$116,764.57	\$70,533.84	\$6,415,658.39	\$3,345,699.40
38	12/1/2028	\$6,415,658.39	\$187,298.41	\$0.00	\$187,298.41	\$118,025.33	\$69,273.07	\$6,297,633.06	\$3,414,972.47
39	3/1/2029	\$6,297,633.06	\$187,298.41	\$0.00	\$187,298.41	\$119,299.71	\$67,998.69	\$6,178,333.34	\$3,482,971.16
40	6/1/2029	\$6,178,333.34	\$187,298.41	\$0.00	\$187,298.41	\$120,587.85	\$66,710.55	\$6,057,745.49	\$3,549,681.71
41	9/1/2029	\$6,057,745.49	\$187,298.41	\$0.00	\$187,298.41	\$121,889.90	\$65,408.51	\$5,935,855.59	\$3,615,090.22
42	12/1/2029	\$5,935,855.59	\$187,298.41	\$0.00	\$187,298.41	\$123,206.00	\$64,092.40	\$5,812,649.59	\$3,679,182.62
43	3/1/2030	\$5,812,649.59	\$187,298.41	\$0.00	\$187,298.41	\$124,536.32	\$62,762.08	\$5,688,113.27	\$3,741,944.71
44	6/1/2030	\$5,688,113.27	\$187,298.41	\$0.00	\$187,298.41	\$125,881.00	\$61,417.40	\$5,562,232.26	\$3,803,362.11
45	9/1/2030	\$5,562,232.26	\$187,298.41	\$0.00	\$187,298.41	\$127,240.20	\$60,058.20	\$5,434,992.06	\$3,863,420.31
46	12/1/2030	\$5,434,992.06	\$187,298.41	\$0.00	\$187,298.41	\$128,614.08	\$58,684.33	\$5,306,377.98	\$3,922,104.64
47	3/1/2031	\$5,306,377.98	\$187,298.41	\$0.00	\$187,298.41	\$130,002.79	\$57,295.62	\$5,176,375.19	\$3,979,400.26
48	6/1/2031	\$5,176,375.19	\$187,298.41	\$0.00	\$187,298.41	\$131,406.49	\$55,891.91	\$5,044,968.70	\$4,035,292.17
49	9/1/2031	\$5,044,968.70	\$187,298.41	\$0.00	\$187,298.41	\$132,825.36	\$54,473.05	\$4,912,143.34	\$4,089,765.22
50	12/1/2031	\$4,912,143.34	\$187,298.41	\$0.00	\$187,298.41	\$134,259.54	\$53,038.87	\$4,777,883.80	\$4,142,804.08

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
51	3/1/2032	\$4,777,883.80	\$187,298.41	\$0.00	\$187,298.41	\$135,709.21	\$51,589.20	\$4,642,174.60	\$4,194,393.28
52	6/1/2032	\$4,642,174.60	\$187,298.41	\$0.00	\$187,298.41	\$137,174.53	\$50,123.88	\$4,505,000.07	\$4,244,517.16
53	9/1/2032	\$4,505,000.07	\$187,298.41	\$0.00	\$187,298.41	\$138,655.67	\$48,642.74	\$4,366,344.41	\$4,293,159.90
54	12/1/2032	\$4,366,344.41	\$187,298.41	\$0.00	\$187,298.41	\$140,152.80	\$47,145.60	\$4,226,191.60	\$4,340,305.51
55	3/1/2033	\$4,226,191.60	\$187,298.41	\$0.00	\$187,298.41	\$141,666.10	\$45,632.30	\$4,084,525.50	\$4,385,937.81
56	6/1/2033	\$4,084,525.50	\$187,298.41	\$0.00	\$187,298.41	\$143,195.74	\$44,102.66	\$3,941,329.76	\$4,430,040.47
57	9/1/2033	\$3,941,329.76	\$187,298.41	\$0.00	\$187,298.41	\$144,741.90	\$42,556.51	\$3,796,587.86	\$4,472,596.98
58	12/1/2033	\$3,796,587.86	\$187,298.41	\$0.00	\$187,298.41	\$146,304.75	\$40,993.66	\$3,650,283.12	\$4,513,590.64
59	3/1/2034	\$3,650,283.12	\$187,298.41	\$0.00	\$187,298.41	\$147,884.47	\$39,413.93	\$3,502,398.64	\$4,553,004.57
60	6/1/2034	\$3,502,398.64	\$187,298.41	\$0.00	\$187,298.41	\$149,481.26	\$37,817.15	\$3,352,917.39	\$4,590,821.72
61	9/1/2034	\$3,352,917.39	\$187,298.41	\$0.00	\$187,298.41	\$151,095.28	\$36,203.13	\$3,201,822.11	\$4,627,024.85
62	12/1/2034	\$3,201,822.11	\$187,298.41	\$0.00	\$187,298.41	\$152,726.73	\$34,571.67	\$3,049,095.37	\$4,661,596.52
63	3/1/2035	\$3,049,095.37	\$187,298.41	\$0.00	\$187,298.41	\$154,375.80	\$32,922.61	\$2,894,719.58	\$4,694,519.13
64	6/1/2035	\$2,894,719.58	\$187,298.41	\$0.00	\$187,298.41	\$156,042.67	\$31,255.73	\$2,738,676.90	\$4,725,774.86
65	9/1/2035	\$2,738,676.90	\$187,298.41	\$0.00	\$187,298.41	\$157,727.54	\$29,570.86	\$2,580,949.36	\$4,755,345.73
66	12/1/2035	\$2,580,949.36	\$187,298.41	\$0.00	\$187,298.41	\$159,430.60	\$27,867.80	\$2,421,518.76	\$4,783,213.53
67	3/1/2036	\$2,421,518.76	\$187,298.41	\$0.00	\$187,298.41	\$161,152.06	\$26,146.35	\$2,260,366.70	\$4,809,359.88
68	6/1/2036	\$2,260,366.70	\$187,298.41	\$0.00	\$187,298.41	\$162,892.10	\$24,406.31	\$2,097,474.61	\$4,833,766.19
69	9/1/2036	\$2,097,474.61	\$187,298.41	\$0.00	\$187,298.41	\$164,650.92	\$22,647.48	\$1,932,823.68	\$4,856,413.67
70	12/1/2036	\$1,932,823.68	\$187,298.41	\$0.00	\$187,298.41	\$166,428.74	\$20,869.66	\$1,766,394.94	\$4,877,283.33
71	3/1/2037	\$1,766,394.94	\$187,298.41	\$0.00	\$187,298.41	\$168,225.76	\$19,072.65	\$1,598,169.18	\$4,896,355.98
72	6/1/2037	\$1,598,169.18	\$187,298.41	\$0.00	\$187,298.41	\$170,042.17	\$17,256.23	\$1,428,127.01	\$4,913,612.21
73	9/1/2037	\$1,428,127.01	\$187,298.41	\$0.00	\$187,298.41	\$171,878.20	\$15,420.20	\$1,256,248.81	\$4,929,032.41
74	12/1/2037	\$1,256,248.81	\$187,298.41	\$0.00	\$187,298.41	\$173,734.06	\$13,564.35	\$1,082,514.75	\$4,942,596.76
75	3/1/2038	\$1,082,514.75	\$187,298.41	\$0.00	\$187,298.41	\$175,609.95	\$11,688.45	\$906,904.79	\$4,954,285.21
76	6/1/2038	\$906,904.79	\$187,298.41	\$0.00	\$187,298.41	\$177,506.10	\$9,792.30	\$729,398.69	\$4,964,077.52
77	9/1/2038	\$729,398.69	\$187,298.41	\$0.00	\$187,298.41	\$179,422.72	\$7,875.68	\$549,975.97	\$4,971,953.20
78	12/1/2038	\$549,975.97	\$187,298.41	\$0.00	\$187,298.41	\$181,360.04	\$5,938.37	\$368,615.93	\$4,977,891.57
79	3/1/2039	\$368,615.93	\$187,298.41	\$0.00	\$187,298.41	\$183,318.28	\$3,980.13	\$185,297.65	\$4,981,871.70
80	6/1/2039	\$185,297.65	\$187,298.41	\$0.00	\$185,297.65	\$183,296.90	\$2,000.75	\$0.00	\$4,983,872.45



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Department Budgets

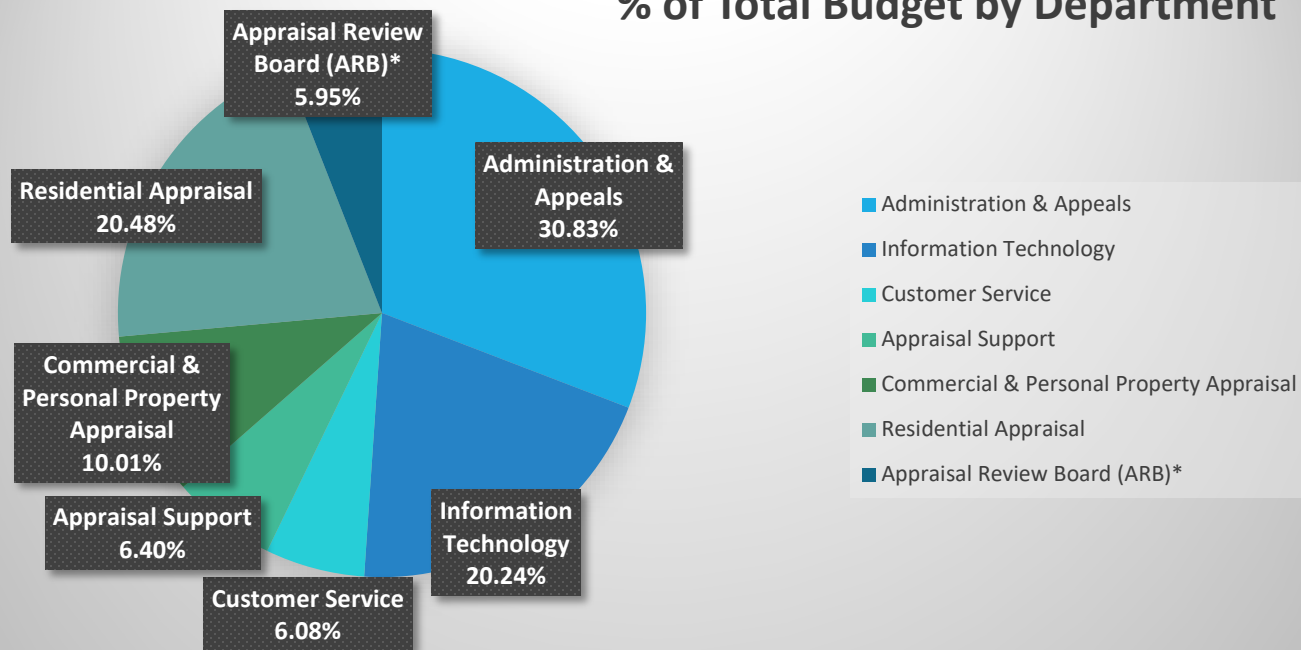
Department Budget History

Department	2021 Proposed	2020 Adopted	2019 Adopted	2018 Adopted	2017 Adopted	2016 Adopted
Administration & Appeals	\$ 6,226,772	\$ 5,970,861	\$ 5,566,760	\$ 5,353,057	\$ 3,106,885	\$ 2,994,350
Information Technology	4,087,646	4,591,524	4,589,079	4,179,326	3,317,658	3,237,445
Customer Service	1,228,379	1,219,646	1,331,874	1,353,585	1,143,808	1,097,011
Appraisal Support	1,292,570	897,649	1,141,233	1,139,445	1,264,752	1,189,957
Appeals ⁽¹⁾					2,283,907	2,551,681
Commercial & BPP Appraisal	2,021,961	2,155,308	2,142,649	2,128,863	2,360,933	2,139,046
Residential Appraisal	4,135,240	4,157,580	4,457,782	4,416,957	4,285,914	3,960,809
Appraisal Review Board (ARB)	1,201,325	1,201,325	257,250	256,425	339,660	322,695
	<u>20,193,893</u>	<u>20,193,893</u>	<u>19,486,627</u>	<u>18,827,658</u>	<u>18,103,517</u>	<u>17,492,994</u>

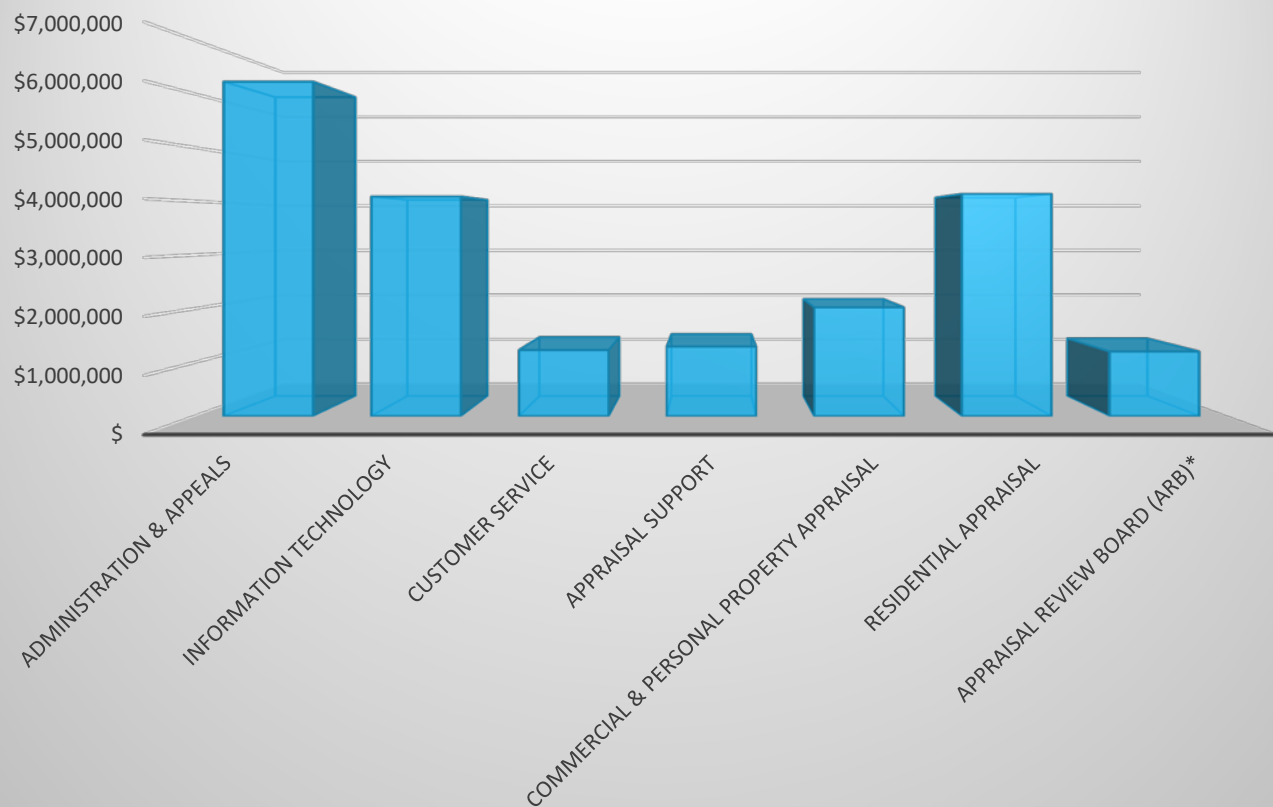
⁽¹⁾ In 2018 the Administration (10) and Appeals (50) departments merged to form the Administration & Appeals department (10).

Department	Number of Employees	2021 Budget	% of TCAD Budget
Administration & Appeals	14.0	\$6,226,772	30.83%
Information Technology	12.0	\$4,087,646	20.24%
Customer Service	17.5	\$1,228,379	6.08%
Appraisal Support	16.5	\$1,292,570	6.40%
Commercial & Personal Property Appraisal	20.0	\$2,021,961	10.01%
Residential Appraisal	47.0	\$4,135,240	20.48%
Appraisal Review Board (ARB)*		\$1,201,325	5.95%
Total Appraisal District	127	\$20,193,893	100.00%

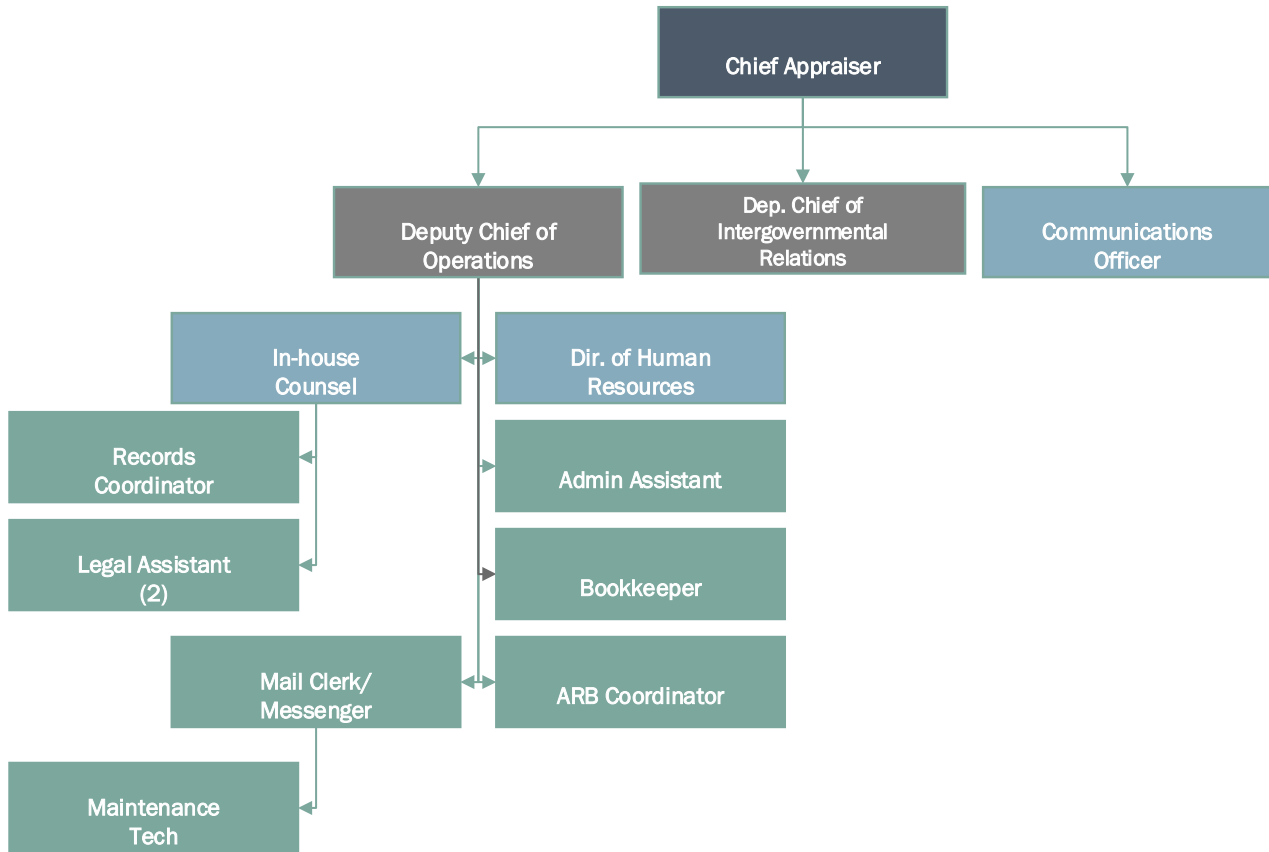
% of Total Budget by Department



Total Expenditures by Department



Administration & Appeals



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Chief Appraiser	1	Exempt	\$ 220,000.00	\$ 230,000.00	\$ 51,659.99	\$ 51,659.99	\$ -
Deputy Chief of Operations	1	21	\$ 143,540.80	\$ 200,990.40	\$ 19,061.53	\$ 20,941.84	\$ -
Deputy Chief of Intergovernmental Relations	1	20	\$ 108,784.00	\$ 152,318.40	\$ 20,162.45	\$ 22,449.15	\$ -
Communications Officer	1	17	\$ 87,984.00	\$ 123,198.40	\$ 21,308.38	\$ 23,851.41	\$ -
Dir. Of Human Resources	1	20	\$ 108,784.00	\$ 152,318.40	\$ 21,471.01	\$ 24,044.16	\$ -
In-house Counsel	1	20	\$ 108,784.00	\$ 152,318.40	\$ 21,867.05	\$ 24,764.28	\$ 2,400
ARB Coordinator	1	12	\$ 68,723.20	\$ 96,220.80	\$ 22,840.07	\$ 25,882.67	\$ -
Records Coordinator	1	6	\$ 48,672.00	\$ 68,161.60	\$ 23,697.12	\$ 27,044.86	\$ -
Legal Assistant	2	5	\$ 43,056.00	\$ 60,278.40	\$ 23,832.09	\$ 27,306.26	\$ -
Administrative Assistant	1	4	\$ 40,601.60	\$ 56,846.40	\$ 25,037.83	\$ 28,971.57	\$ -
Bookkeeper	1	8	\$ 54,787.20	\$ 76,710.40	\$ 25,623.86	\$ 29,600.64	\$ -
Mail Clerk/Messenger	1	3	\$ 39,395.20	\$ 55,161.60	\$ 26,178.39	\$ 30,441.79	\$ -
Maintenance/Janitor	1	3	\$ 39,395.20	\$ 55,161.60	\$ 26,773.85	\$ 31,256.28	\$ -

Mission Statement

The mission of the Administration department, which includes human resources, finance, facilities' maintenance, records management and the offices of the Chief Appraiser and the Deputy Chief of Appraisal is to provide timely, useful, and accurate information to all internal and external customers including but not limited to staff, division directors, the Board of Directors, the taxing jurisdictions of Travis County, and all taxpayers of Travis County, and to assure prudent control of the District's cash and investments. It is also the mission of the Administration department to oversee all mission critical tasks of the appraisal district to ensure completion and to meet all legislative requirements. The Appeals department seeks to provide legal analysis and property valuations for the District during information and formal hearings, settlement conferences, mediations, arbitrations, SOAH hearings, and lawsuits filed in Travis County with the Texas Property Tax Code and appraisal practices and standards, and to carry out the duties in a professional, friendly, courteous and ethical manner.

Key Responsibilities

The Administration Department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, purchasing, payroll, facilities maintenance, records management and mail services. Key responsibilities of the legal staff include, but are not limited to: managing lawsuits, arbitrations, SOAH hearings, mediations and settlement conferences (internally and those of outside counsel); preparation and review of expert reports; filing and answering lawsuits; preparing and answering discovery, motions, and judgments; and providing legal advice on day-to-day issues arising out of issues involving the Texas Property Tax Code, exemption application, contracts, open meetings, and public information requests. Additional responsibilities include conducting staff training/CLE, legislative bill tracking and analysis, as well as notarizing and translating forms and documents. The litigation appraisers handle all the arbitrations and coordinate valuation efforts for use in SOAH hearings, mediations and settlement conferences involving real property.

Key Tasks & Deadlines

Tasks	Deadline	Key Players
Performance Reviews/ Merit Increases	January 15	HR, Divisions Directors & Managers
Year End Processing & W2's	January 1	HR, Deputy Chief of Operations
Budget Planning Meetings	March 1	Deputy Chief of Operations, Chief Appraiser, Division Directors
Certified Estimates	April 30	Chief Appraiser
Financial Audit	June 15	Deputy Chief of Operations
Presentation Preliminary Budget	June 15	Chief Appraiser, Deputy Chief of Operations
Appraisal Roll Certification	July 25	Chief Appraiser
Reappraisal Plan	September 15	Chief Appraiser
Budget Adoption	September 15	Chief Appraiser, Deputy Chief of Operations
Strategic Plan	October 15	Chief Appraiser, Division Directors & Managers
Annual Report	November 1	Chief Appraiser
Open Enrollment	November 1	HR
Legislative Tracking & Communications	Year Round	Deputy Chief of Intergovernmental Relations, Chief Appraiser
Public Relations and community outreach	Year Round	Communications Officer
Mediations	Year Round	Attorney
Settlement Conference	Year Round	Attorney
Lawsuit Preparation	Year Round	Attorney

Administration and Appeals Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Administration & Appeals	Prepare for software conversion by testing online platform, calculations, apps, etc.	Completion of beta testing of new CAMA software with accuracy in appraisal records	Elimination of bugs within software will create a smoother and more efficient transition to full production within the software.
	Work to reduce the number of protests that are filed in 2020 and reduce the number of paper protests filed	Refine appraisal models and techniques; taxpayer education and outreach to increase knowledge of online portal	Number of protests filed
	Continue taxpayer outreach and education of the property tax system and the appraisal district's role in the system	Townhall meetings held within Travis County	Reduce number of protests filed
	Prepare and administer the District's annual operating budget by maximizing the accuracy of budgeted revenue and expenditure estimates, and effectively meeting the short and long-term needs of the District	Prepare the District's preliminary budget and mail to the taxing jurisdictions by June 15th. Minimal changes from preliminary to adopted budget. Adoption of the 2021 budget by the statutory deadline of September 15, 2020	Award by GFOA for Distinguished Budget Presentation

Dept.	2020 Goals	Output Measure	Efficiency Measure
Administration & Appeals	Manage the annual financial audit and prepare the Comprehensive annual financial report in which the report is user friendly and understandable to the taxpayers and jurisdictions of Travis County	Prepare the Comprehensive Annual Financial Report (CAFR) and present to the Board of Directors prior to June 15 th . Prepare a PAFR (Popular Annual Financial Report) that meets the GFOA requirements Number and type of financial information available on the TCAD website	Award by GFOA for Excellence in Financial Reporting Award for Popular Annual Financial Report (PAFR) by GFOA Increase the number of purchasing documents on the District's website.
	Modify annual performance appraisal review forms to reduce redundancy.	Improve the quality and specificity of feedback to employees resulting in continuous improvement.	More accurate performance appraisal reviews and improved employee performance.
	Continue to work with clerical supervisors to establish productivity/accuracy goals	Quality of product, meeting time constrained goals.	Increased accuracy and productivity and ultimately customer satisfaction.
	Multi-year project to convert personnel files older than 4 years to digital format and purge documents that have met retention	Reduced document storage. Improved record retrieval. This is a multi-year project with the goal of completion within 3 years.	Reduced storage footprint. Improved preservation of paper records that are prone to disintegration.
	Develop training materials to enhance further the staff's knowledge on property tax matters and other laws affecting the appraisal district operations	Shift the type of legal questions presented to legal staff from redundant questions to more complex legal issues	Creates greater uniformity in decision making on legal answers to legal questions and allows more accurate implementation of the law into the appraisal process
	Refine litigation workflow processes to allow for better knowledge redundancy in the litigation appeals process	Cross-level knowledge on litigation appeals matters amongst different departments of TCAD and outside counsel	Amount of awareness of litigation appeals matters amongst different departments of TCAD

Administration and Appeals Accomplishments

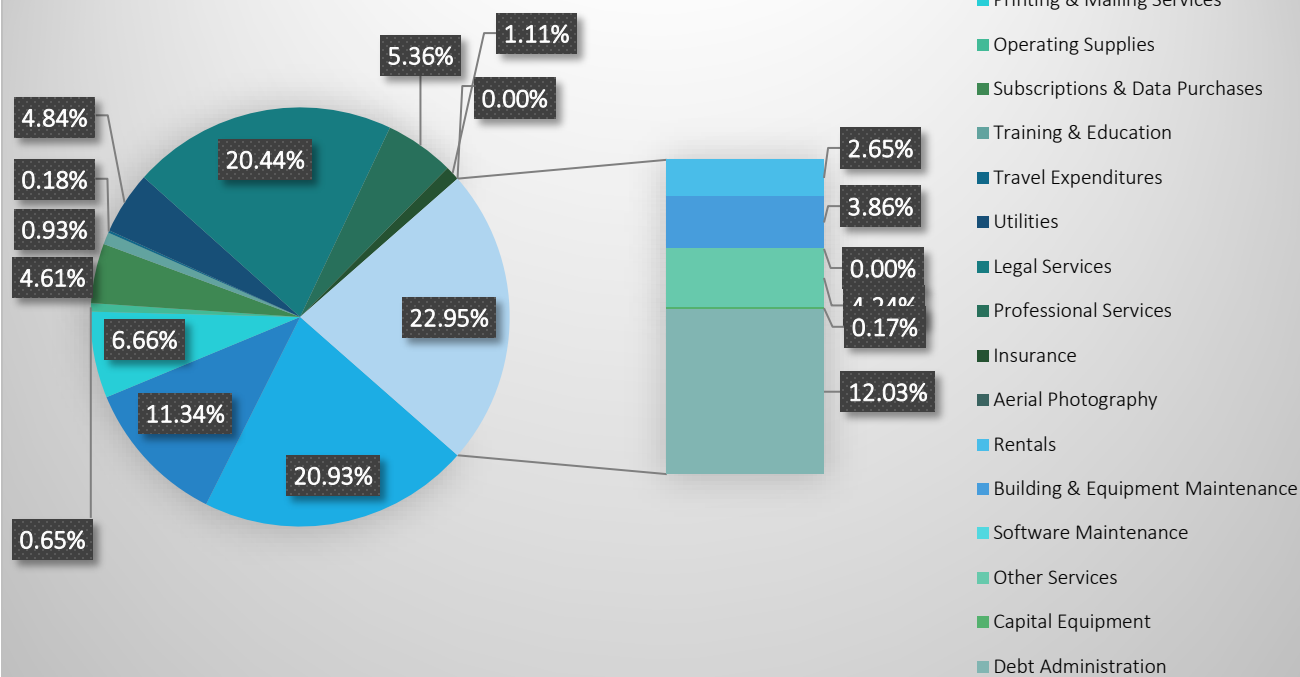
- 1 Awarded the GFOA Distinguished Budget Preparation Award
- 2 Awarded the Certificate of Achievement for Excellence in Financial Reporting from the GFOA
- 3 Obtained GFOA's award from Popular Annual Financial Report (PAFR)
- 4 Revamped Public Information Act (PIA) processes to enhance TCAD's efficiency and accuracy processing PIA requests
- 5 Coordinated and executed the lease and purchase of TCAD's new facility at 850 E. Anderson Ln.

Administration & Appeals

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Personnel Costs		1,303,313
40101	Salaries	1,260,913	
40107	Overtime	15,000	
40119	Auto Allowance	2,400	
40108	Seasonal & Temporary	25,000	
	Benefit Costs		706,190
40111	Retirement (TCDRS)	111,617	
40128	Retirement Contribution (401(a) Plan)	64,296	
40127	Deferred Compensation- 457 (b) matching	38,148	
40112	Health Insurance	302,460	
40129	Retiree Healthcare	106,022	
40113	Dental Insurance	46,348	
40114	Life Insurance	7,469	
40115	Disability Insurance	5,046	
40124	Long Term Care Insurance	2,898	
40110	Medicare	18,646	
40116	Employee Assistance Program	3,240	
	Printing & Mailing Services		414,650
40210	Printing	83,150	
40211	Paper	45,000	
40212	Postage & Freight- In house	283,500	
40214	Shipping charges	3,000	
	Operating Supplies		40,500
40220	Operating Supplies	30,500	
40224	Furniture & Equipment- under \$1000	10,000	
	Subscription & Data Purchases		286,849
40231	Books, Publications, Subscriptions & Databases	286,849	
	Training & Education		57,865
40330	Training & Education	57,865	
	Travel Costs		11,250
40320	Travel/Meals/Lodging	11,250	
	Utilities		301,200
40410	Utilities	211,200	
40420	Telephone	40,000	
40430	Wireless Internet	50,000	
	Legal Services		1,273,000
40510	Attorney & Court Costs	533,000	
40511	Legal & Attorney- Personnel	5,000	
40514	Expert Witness Costs	650,000	
40513	Arbitration Refunds	85,000	

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Professional Services		334,040
40530	Appraisal Services	171,250	
40540	Professional Services	99,500	
40520	Accounting & Audit	28,290	
40542	Payroll	35,000	
	Insurance		69,000
40710	Property Insurance	12,000	
40720	Liability Insurance	17,000	
40118	Unemployment Insurance	25,000	
40117	Workers Compensation	15,000	
	Rentals		164,850
40612	Rental- ARB Season	-	
40610	Rental Office Machines	154,850	
40611	Rental Storage Space	10,000	
	Building & Equipment Maintenance		240,151
40630	Building Repair/Maintenance	123,797	
40631	Building Cleaning Service	97,620	
40620	Repair & Maintenance- Equipment	18,734	
	Other Services		263,975
40310	Dues & Memberships	8,725	
40241	Records Management	8,500	
40340	Advertising & Legal Notices	36,600	
40350	Employee Appreciation	24,000	
40351	Board of Directors	34,750	
40730	Security Services	137,800	
40760	Vehicle Fuel	1,800	
40761	Vehicle Maintenance	1,200	
40770	Bank Fees	10,000	
40780	Credit Card Fees	600	
	Capital Equipment		10,745
40910	Capital Expenditures	10,745	
	Debt Administration		749,194
40930	Debt Service- Principal	343,933	
40931	Debt Service- Interest	405,261	
	Total	\$ 6,226,772	\$ 6,226,772

2021 Budget by Expenditure Category



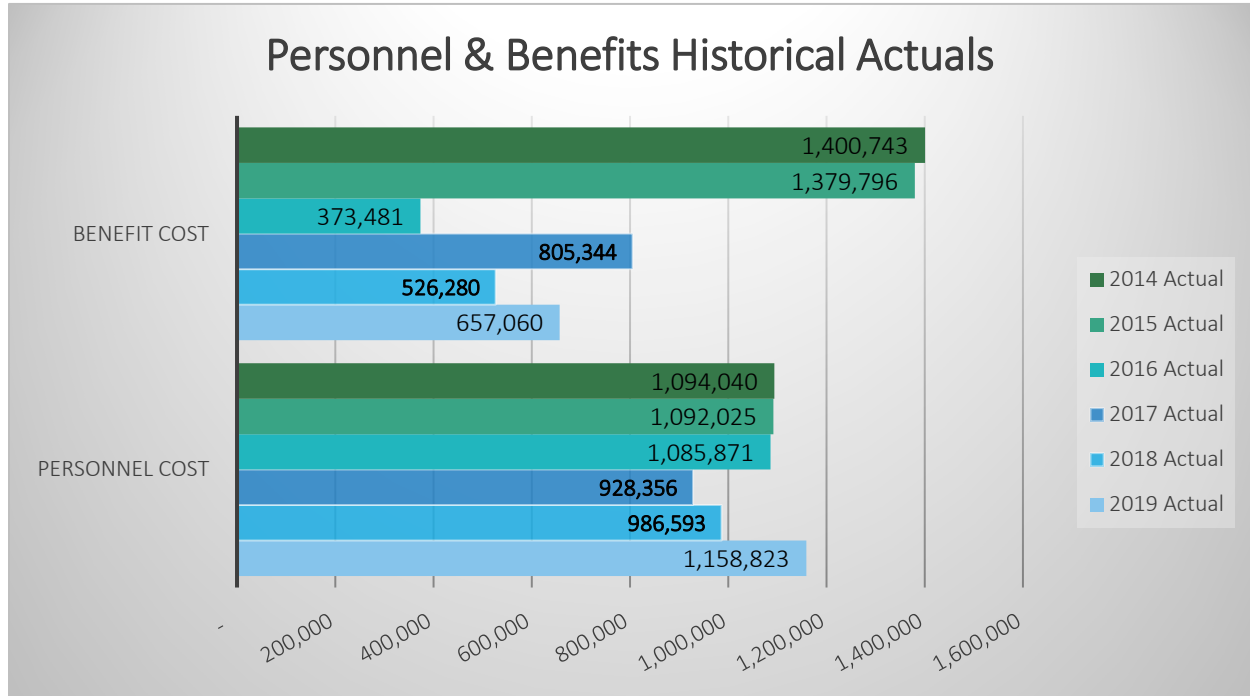
Budget Category	2021 Proposed Budget	2020 Adopted Budget	2019 Adopted Budget	\$ Change (2020-2021)	% Change (2020-2021)	% of Total Budget
Personnel Cost	1,303,313	1,224,647	1,222,897	78,666	6.42%	20.93%
Benefit Cost	706,190	657,774	840,389	48,416	7.36%	11.34%
Printing & Mailing Services	414,650	180,000	144,725	234,650	130.36%	6.66%
Operating Supplies	40,500	51,500	22,950	(11,000)	-21.36%	0.65%
Subscriptions & Data Purchases	286,849	38,555	62,723	248,294	644.00%	4.61%
Training & Education	57,865	72,155	108,230	(14,290)	-19.80%	0.93%
Travel Expenditures	11,250	46,250	48,850	(35,000)	-75.68%	0.18%
Utilities	301,200	347,260	183,280	(46,060)	-13.26%	4.84%
Legal Services	1,273,000	1,315,000	811,500	(42,000)	-3.19%	20.44%
Professional Services	334,040	538,540	658,285	(204,500)	-37.97%	5.36%
Insurance	69,000	82,500	82,500	(13,500)	-16.36%	1.11%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	164,850	123,520	161,420	41,330	33.46%	2.65%
Maintenance	240,151	169,830	105,160	70,321	41.41%	3.86%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	263,975	281,635	228,850	(17,660)	-6.27%	4.24%
Capital Equipment	10,745	92,500	885,000	(81,755)	-88.38%	0.17%
Debt Administration	749,194	749,194	-	-	0.00%	12.03%
	\$ 6,226,772	\$ 5,970,860	\$ 5,566,759	\$ 255,912	4.60%	100%
\$ Increases from Previous Year	255,912	404,101	213,703			
% Increase from Previous Year	4.29%	7.26%	3.99%			

Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,158,823	986,593	928,356	1,085,871	1,092,025	1,094,040
Benefit Cost	657,060	526,280	805,344	373,481	1,379,796	1,400,743
Printing & Mailing Services	428,312	193,619	128,957	136,651	154,633	112,799
Operating Supplies	63,611	77,798	13,065	32,285	82,995	50,366
Subscriptions & Data Purchases	67,424	99,635	30,418	18,380	29,867	29,836
Training & Education	59,375	57,704	100,418	74,380	57,629	92,403
Travel Expenditures	32,008	51,699	53,302	22,351	9,339	17,468
Utilities	290,116	188,323	181,557	169,395	159,427	148,682
Legal Services	1,740,323	1,287,623	545,989	450,298	435,112	540,142
Professional Services	338,150	527,904	510,123	615,815	485,879	269,295
Insurance	56,435	62,661	62,570	67,933	60,540	62,571
Aerial Photography	-	-	-	-	-	-
Rentals	477,840	133,126	55,116	54,150	50,235	47,496
Building & Equipment Maintenance	221,590	134,819	86,422	85,724	87,725	54,873
Software Maintenance	-	-	-	-	-	-
Other Services	412,319	245,627	208,281	226,457	197,437	104,896
Capital Equipment	164,591	157,754	91,652	282,243	120,009	173,025
	<u>6,167,976</u>	<u>4,731,166</u>	<u>3,801,570</u>	<u>3,695,415</u>	<u>4,402,649</u>	<u>4,198,637</u>
\$ Increase (Decrease) from Prior Yr.	1,436,810.14	929,595.32	106,155.38	(707,234.12)	204,012.63	569,649.58
% Increase (Decrease) from Prior Yr.	30.37%	24.45%	2.87%	-16.06%	4.86%	15.70%

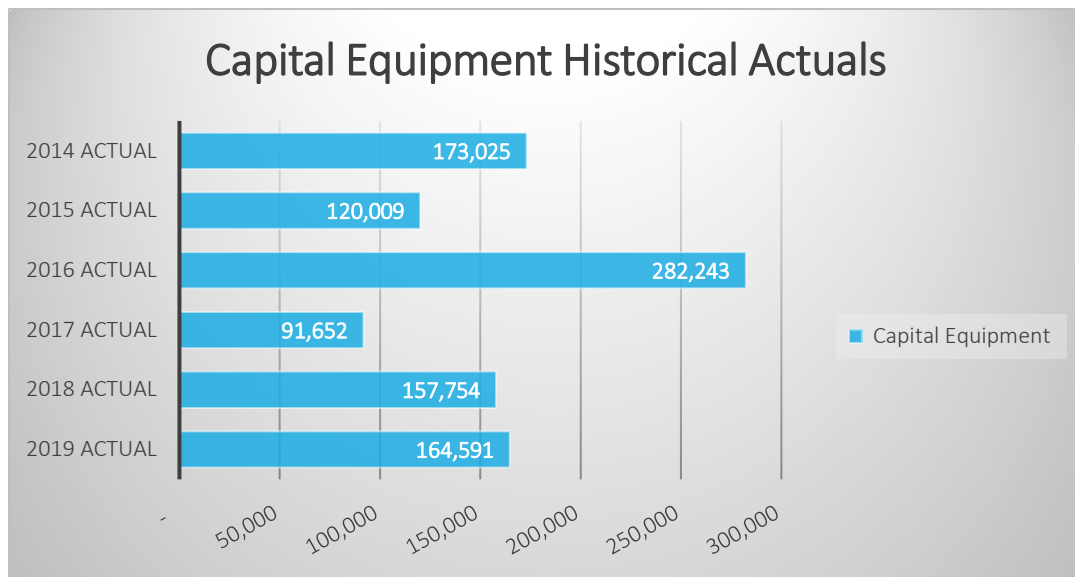
Position	2021 Budget	2020 Budget	Net Change
Chief Appraiser	1	1	-
Deputy Chief Appraiser	0	1	(1)
Deputy Chief of Operations	1	0	1
Deputy Chief of Intergovernmental Relations	1	0	1
Human Resources Director	1	1	-
Director of Operations	0	1	(1)
Communications Officer	1	0	1
In-house Counsel	1	1	-
ARB Coordinator	1	1	-
Records Coordinator	1	1	-
Admin Assistant	1	0	1
Legal Assistant	2	1	1
Accounting Assistant	1	1	-
ARB Support Clerk	0	3	(3)
Mail Clerk/Messenger	1	1	-
Maintenance/Janitor	1	1	-
Total Net Change	14	14	=

The 3 ARB Support Clerk positions were transferred to the Appraisal Support department.

Personnel & Benefits Historical Actuals



Capital Equipment Historical Actuals



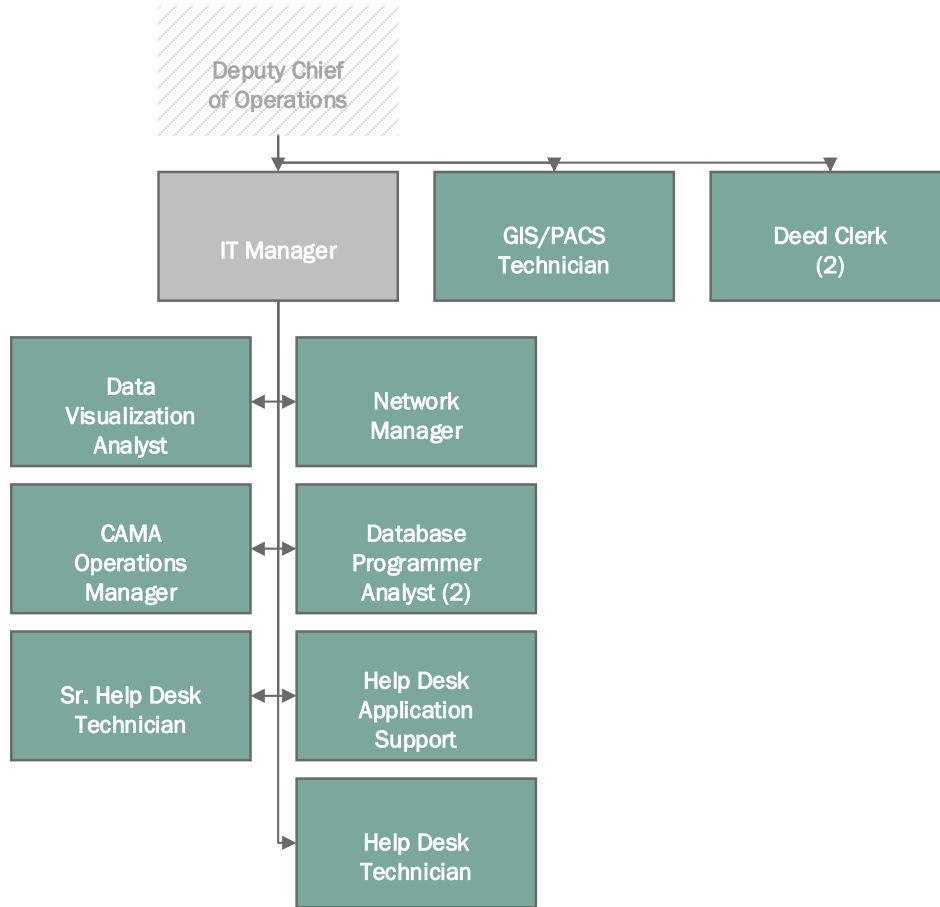
Local Government Code 140.0045 Required Public Notice Comparisons:

Required Public Notice	2021 Budget	2020 Budget	2019 Actual
Property Tax Benefits	7,100	5,000	7,054
Property Tax Protest & Appeals Procedures	6,100	8,000	6,050
Notice of Public Budget Hearing	6,900	1,500	6,827
<u>Total</u>	<u>\$ 20,100</u>	<u>\$ 14,500</u>	<u>\$ 19,931</u>

Local Government Code 140.0045 Expenditures to Influence the Outcome of Legislation:

	2021 Budget	2020 Budget	2019 Actual
TASB Membership Dues	150	120	120
Legislative Consulting	-	-	30,000
<u>Total</u>	<u>\$ 150</u>	<u>\$ 120</u>	<u>\$ 30,120</u>

Information Technology



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Information Technology Manager	1	20	\$ 108,784.00	\$ 152,318.40	\$32,869.95	\$ 40,063.76	\$ -
Network Manager	1	19	\$ 98,529.60	\$ 137,966.40	\$ 31,244.67	\$ 37,265.38	\$ -
Data Visualization Analyst	1	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ -
Database Programmer Analyst	2	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ -
CAMA Operations Manager	1	11	\$ 65,124.80	\$ 91,187.20	\$ 25,623.86	\$ 29,600.64	\$ -
Help Desk Application Support	1	6	\$ 48,672.00	\$ 68,161.60	\$ 22,840.07	\$ 25,882.67	\$ -
Sr. Help Desk Technician	1	6	\$ 48,672.00	\$ 68,161.60	\$ 22,840.07	\$ 25,882.67	\$ -
Help Desk Technician	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -
GIS/PACS Technician	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -
Deed Clerk	2	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

Mission Statement

The mission of the Information Technology department is to provide, develop, and maintain a highly effective, reliable, secure and innovative technology infrastructure which supports all facets of the district staff, division directors, Board of Directors, taxing jurisdictions of Travis County, and all taxpayers of Travis County in the most cost effective manner.

Key Responsibilities

The Information Technology department's function is to manage the activities of the information technology environment including the network, security, database, and CAMA software administration. This department is highly technical in all areas for troubleshooting, evaluating, and recommending changes to current and future network requirements to meet the District's needs. The IT department works closely with management and the District's software vendor to help design and implement new software features and programming changes, including changes required by legislative mandate. This department coordinates supplement processing with entities and district staff, works with various departments of the taxing units to electronically exchange information and provide data/information for all taxing units as requested. The IT department also processes record requests requiring computer generated information.

Key Tasks & Deadlines

Tasks	Deadline	Key Players
Annual Development Schedule	January 6	IT Manager, Deputy Chief of Operations
PTAD Sales Submission	January 31	IT Manager, Operations Manager
Application Mailing	February 1	Operations Manager
Equipment replacement & upgrades	February 28	IT Manager, Network Manager
Notice of Appraised Value Mailing	March 22	Operations Manager
Certification Processing	July 19	IT Manager, Operation Manager
PTAD EARS Submission	September 1	IT Manager, Operation Manager
Division Priority Planning	September 15	IT Manager, Deputy Chief of Operations
NCOA/CASS Updates	Quarterly	Operations Manager, Network Manager
Supplement Processing	Monthly	Operations Manager, Help Desk Application Support
Subdivisions Plats	March 31	GIS Technicians
Condominiums Declarations	March 31	GIS Technicians
Annexations, De-annexations	March 31	GIS Technicians
Entity Records	July 10	GIS Technicians
Division Priority Planning	September 15	Deputy Chief of Operations
Splits/Merges	Year Round	GIS Technicians, Deed Clerks
Future Year Layer Updates	Year Round	GIS Technicians, Deed Clerks

Information Technology Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Information Technology	Convert physical tape media to Amazon Web Services for backup retention and storage	Successful deployment of services and configuration.	Increased flexibility to restore backups and ability to manage large workloads. Minimize potential downtime.
	Switch to Veeam Enterprise Backup solution.	Successful deployment of software and configuration.	Ability to perform image level VMBackups. Create secondary storage snapshots. Supports unlimited capacity.
	Updating ARB apps to be more responsive and stable.	Successful update to code and improved processing time.	Quicker program response time with fewer errors. Reduced need to programmer intervention.
	Create digital decision sheets for ARB.	Successful deployment of hardware and software configuration.	Improved accuracy and efficiency when processing ARB decision sheets.
	Update department based application utilities.	Successful deployment of software and configuration.	Increased usability to improve workloads.

Information Technology Accomplishments

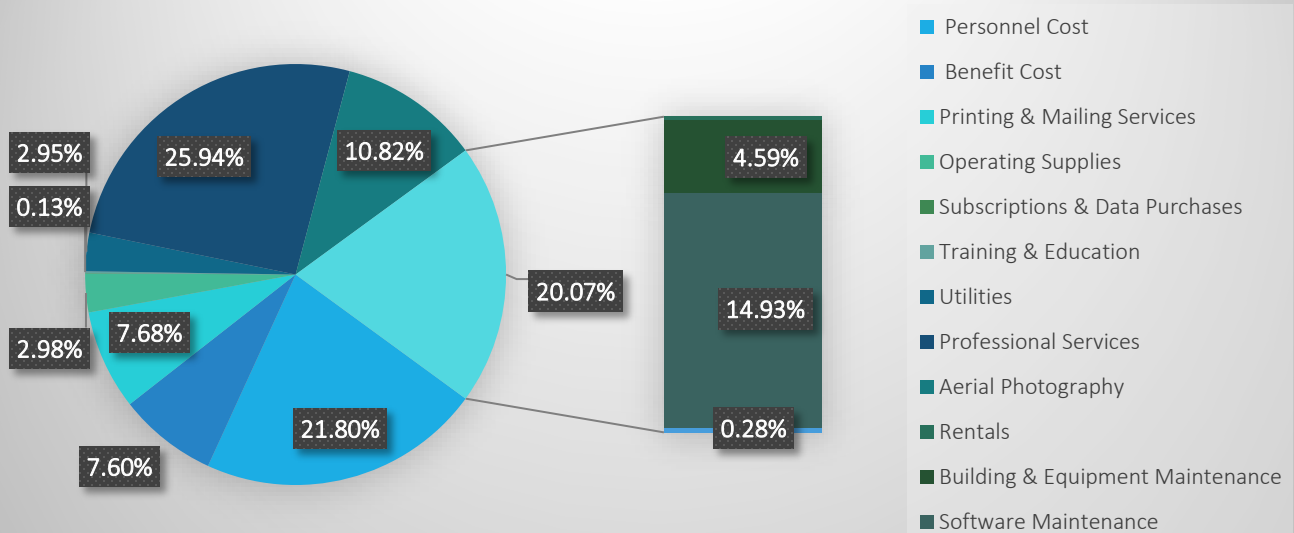
- 1 Virtualized Physical PACS Servers.
- 2 Project Canceled
- 3 Installed additional Cisco Switch to allow more port availability and load balancing.
- 4 Document GIS processing and streamlined deed processing.

Information Technology

GL Code	Description	GL Total	Budget Category Total
	Personnel Costs		891,050
40101	Salaries	881,050	
40107	Overtime	10,000	
	Benefit Costs		310,622
40111	Retirement (TCDRS)	76,475	
40128	Retirement (401(a) Plan)	44,052	
40127	Deferred Compensation (457(b) Matching Funds)	22,026	
40112	Health Insurance	139,252	
40113	Dental Insurance	5,442	
40114	Life Insurance	5,117	
40115	Disability Insurance	2,999	
40124	Long Term Care Insurance	2,484	
40110	Medicare	12,775	
	Printing & Mailing Services		313,750
40210	Printing	161,750	
40213	Postage & Freight- Special Services	152,000	
	Operating Supplies		121,800
40220	Operating Supplies	57,500	
40222	Operating Supplies- Equipment	42,800	
40223	Operating Supplies- Software	21,500	
	Subscription & Data Purchases		1,040
40231	Books, Publications, Subscriptions & Databases	1,040	
	Training & Education		5,500
40330	Training & Education	5,500	
	Utilities		120,579
40440	Internet	120,579	
	Professional Services		1,060,516
40540	Professional Services	1,060,516	
	Aerial Photography		442,297
40741	Aerial Photography	442,297	
	Rentals		11,000
40611	Rental Storage Space	11,000	
	Building & Equipment Maintenance		187,535
40620	Repair & Maintenance- Equipment	187,535	

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Software Maintenance		610,347
40640	Software Maintenance	610,347	
	Other Services		90
40310	Dues & Memberships	90	
	TDLR Registrations & Renewals		
	Capital Equipment		11,520
40910	Capital Expenditures	11,520	
	<u>Total</u>	<u>\$ 4,087,646</u>	<u>\$ 4,087,646</u>

2021 Budget by Expenditure Category

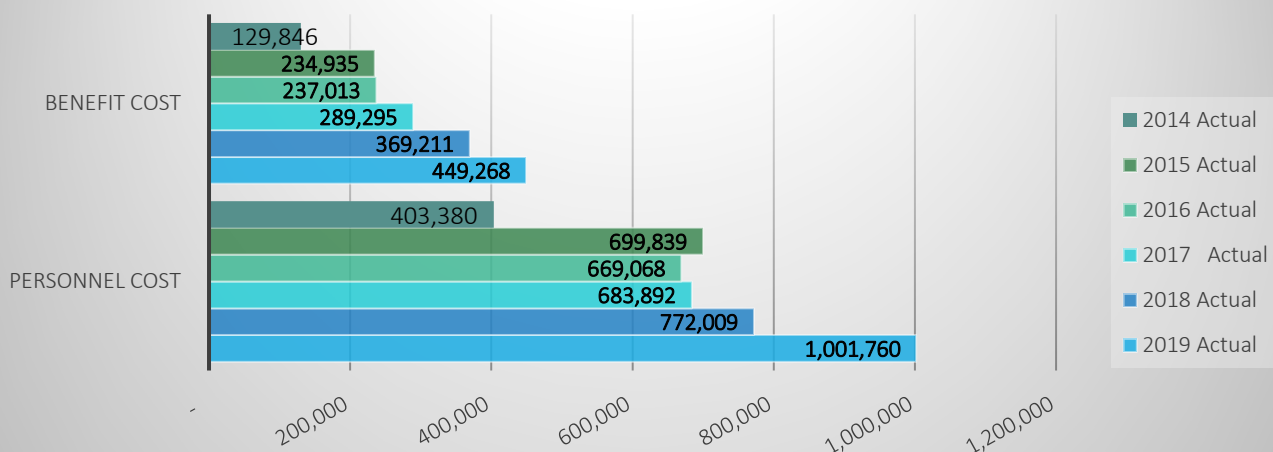


Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change (2020-2021)	% Change (2020-2021)	% of Total Budget
Personnel Cost	891,050	986,077	1,001,760	(95,027)	-9.64%	21.80%
Benefit Cost	310,622	344,050	449,268	(33,427)	-9.72%	7.60%
Printing & Mailing Services	313,750	267,750	292,120	46,000	17.18%	7.68%
Operating Supplies	121,800	116,600	165,800	5,200	4.46%	2.98%
Subscriptions & Data Purchases	1,040	1,040	790	-	0.00%	0.03%
Training & Education	5,500	5,500	20,500	-	0.00%	0.13%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	120,579	79,475	80,245	41,104	51.72%	2.95%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	1,060,516	1,315,521	1,082,730	(255,005)	-19.38%	25.94%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	442,297	524,594	442,297	(82,297)	-15.69%	10.82%
Rentals	11,000	11,000	10,800	-	0.00%	0.27%
Building & Equipment Maintenance	187,535	154,101	82,513	33,434	21.70%	4.59%
Software Maintenance	610,347	573,938	557,328	36,409	6.34%	14.93%
Other Services	90	90	135	-	0.00%	0.00%
Capital Equipment	11,520	211,788	402,795	(200,268)	-94.56%	0.28%
	<u>4,087,646</u>	<u>4,591,523</u>	<u>4,589,079</u>	<u>(503,877)</u>	<u>-10.97%</u>	<u>100%</u>
\$ Increases from Previous Year	(503,877)	2,444	409,753			
% Increase from Previous Year	-10.97%	0.05%	9.80%			

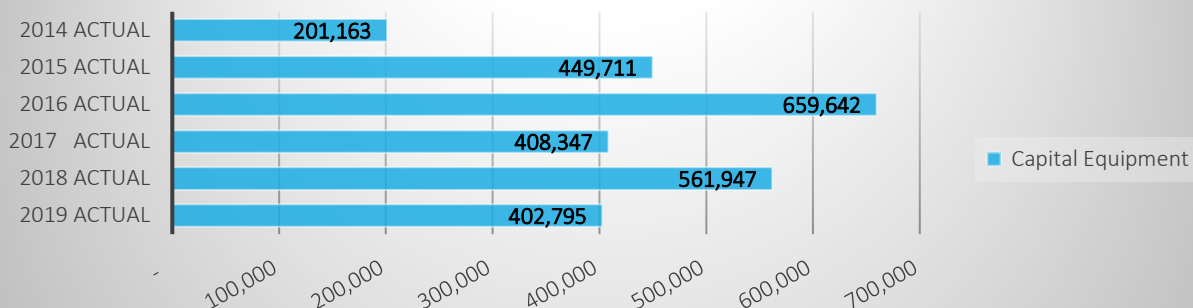
Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,001,760	772,009	683,892	669,068	699,839	403,380
Benefit Cost	449,268	369,211	289,295	237,013	234,935	129,846
Printing & Mailing Services	292,120	313,620	255,035	262,524	263,969	265,874
Operating Supplies	165,800	166,610	142,112	554,287	159,020	65,603
Subscriptions & Data Purchases	790	910	63	-	386	300
Training & Education	20,500	32,000	6,072	31,320	6,704	3,489
Travel Expenditures	-	-	-	-	-	-
Utilities	80,245	32,300	30,619	29,907	29,554	29,481
Legal Services	-	-	-	-	-	-
Professional Services	1,082,730	290,000	113,103	91,234	51,004	71,101
Insurance	-	-	-	-	2,926	-
Aerial Photography	442,297	460,000	-	833,120	185,837	75,740
Rentals	10,800	10,800	10,308	10,077	9,437	9,664
Building & Equipment Maintenance	82,513	256,500	52,094	105,075	63,414	63,181
Software Maintenance	557,328	913,284	1,206,626	1,332,497	617,689	552,623
Other Services	135	135	45	135	90	158
Capital Equipment	402,795	561,947	408,347	659,642	449,711	201,163
	<u>4,589,079</u>	<u>\$ 4,179,326</u>	<u>\$ 3,197,610</u>	<u>\$ 4,815,899</u>	<u>\$ 2,774,515</u>	<u>\$ 1,871,603</u>
\$ Increase (Decrease) from Prior Yr.	409,753	981,716	(1,618,289)	2,041,384	902,912	116,031
% Increase (Decrease) from Prior Yr.	9.80%	30.70%	-33.60%	73.58%	48.24%	6.61%

Position	2021 Budget	2020 Budget	Net Change
Information Technology Director	0	1	(1)
Information Technology Manager	1	0	1
Network Manager	1	1	-
Data Visualization Analyst	1	1	-
Database Programmer	2	2	-
CAMA Operations Manager	1	1	-
GIS Coordinator	0	1	(1)
Network Engineer	0	1	(1)
Help Desk Application Support	1	1	-
Sr. Help Desk Technician	1	0	1
Help Desk Technician	1	2	(1)
GIS/PACS Technician	1	3	(2)
Deed Clerk	2	0	2
Total Net Change			(2)

Personnel & Benefits Historical Actuals



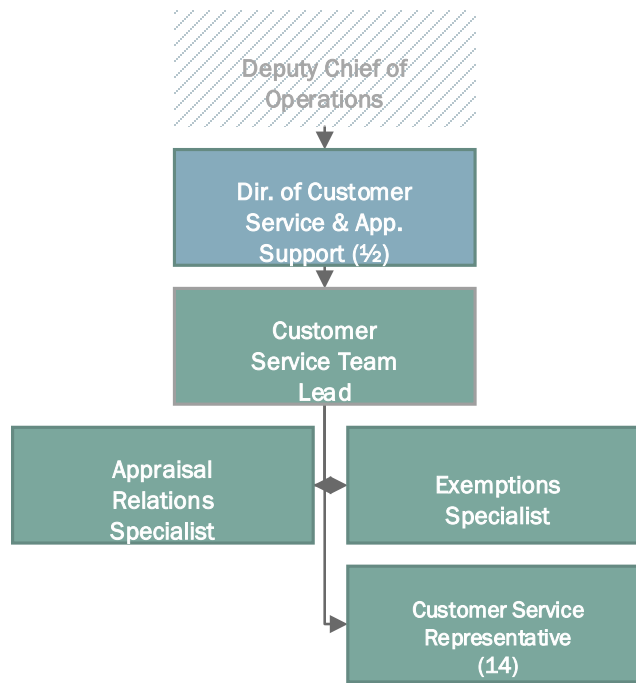
Capital Equipment Historical Actuals





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Customer Service



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance	
Director of Customer Service & Appraisal Support	0.5	19	\$ 98,529.60	\$ 137,966.40	\$ 31,244.67	\$ 37,265.38	\$	-
Customer Service Team Lead	1	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$	-
Appraisal Relations Specialist	1	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$	-
Exemptions Specialist	1	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$	-
Customer Service Representative	14	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$	-

Mission Statement

The mission of the Customer Service department is to provide assistance to the public in a professional and courteous manner in addition to ensuring that exemptions are fairly and consistently granted.

Key Responsibilities

The Customer Service department is responsible for representing the District in frequent contact with the public. This department assists property owners, property tax professionals, attorneys and the general public with any request. The customer service department administers homestead, disable veteran and over-65 exemptions, as well as answering general questions received primarily from walk-in and telephone inquiries. This department is responsible for ensuring that exemptions are fairly and consistently granted per the Texas Property Tax Code.

Key Tasks & Deadlines

Tasks	Deadline	Key Players
Homestead Reset	January 31	Customer Service Director, IT Director
Homestead Processing	February - April	Customer Service Representatives
Exemption Audits	December – February	Customer Service Representatives
Division Priority Planning	September 15	Customer Service Director
Deed Processing	Year Round	Deed Clerks
Mailing Address Corrections	Year Round	Deed Clerks
Customer Contact (phone calls, walk-ins)	Year Round	Customer Service Representatives

Customer Service Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

	2020 Goals	Output Measure	Efficiency Measure
Customer Service	Enter Exemption (EX) applications	7/hr. Homestead 6/hr. OV65/DP/Tax Deferral 5/hr. Disabled Veteran 2/hr. Absolute 7/hr. Historic	Error rate below 1.5% to meet standards
	Public Contact	7/hr. Counter 16/hr. Phone queue 15/hr. CS email inbox TBD /hr. Notary Services *new*	Error rate below 1.5% to meet standards
	Training: applications & public contact	Crosstrain on phone queue, counter, notary service and the various types of applications: homestead, disabled person, disabled veteran, over-65 and absolutes.	Reduce lead time on application processing. Limited queue in lobby and on phones.
	Appeals	Exemption hearings	100% resolution
	Audit Exemptions	15/hr. Obit report (2018) 11/hr. Different Mail Address (DMA) Report 11/hr. Corelogic Exemption Report Field check absolute exemptions	Error rate below 1.5% to meet standards
	Ownership /Deeds	Back Appraisal Support as project transitions 12/hr. Entry Ownership	Error rate below 1.5% to meet standards

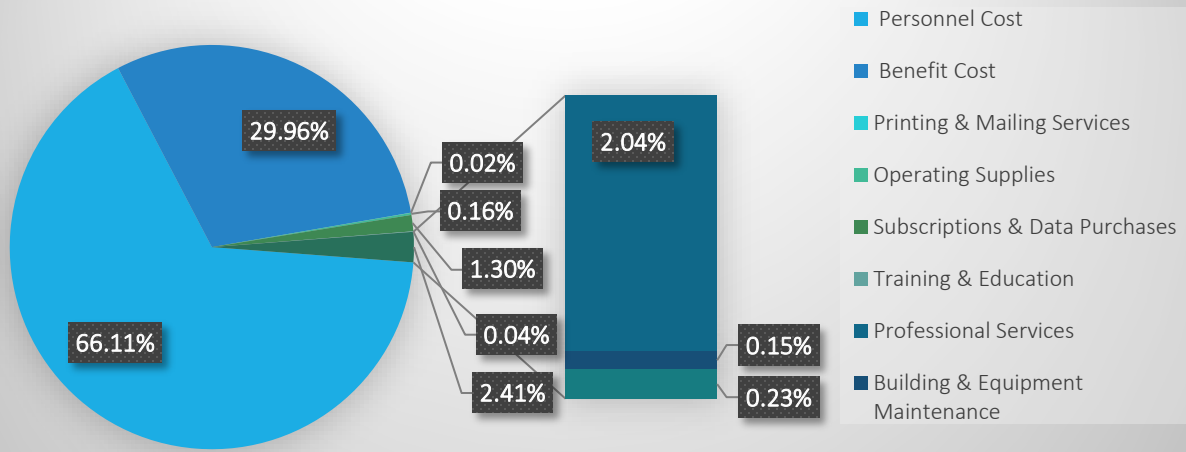
Customer Service Accomplishments

- 1 Process 24,000 deeds. Assist Appraisal Support with training and quality review.
- 2 Process 37,000 exemption applications.
- 3 Update 6,500 mail addresses.
- 4 Assist 58,500 tax payers via phone, in-person and email including formal hearing reschedules.
- 5 Completed 2016 & 2017 Obit reports.
- 6 Complete missing image audit of 11,472 homestead properties.
- 7 Reviewed 7,600 DMA (different mail address)

Customer Service

GL Code	Description	GL Total	Budget Category Total
	Personnel Costs		812,066
40101	Salaries	661,799	
40107	Overtime	18,667	
40108	Seasonal & Temporary	125,000	
40119	Auto Allowance	6,600	
	Benefit Costs		367,994
40111	Retirement (TCDRS)	68,294	
40128	Retirement (401(a) Plan)	39,340	
40127	Deferred Compensation (457(b) match)	19,670	
40112	Health Insurance	208,877	
40113	Dental Insurance	8,162	
40114	Life Insurance	4,571	
40115	Disability Insurance	3,944	
40124	Long Term Care Insurance	3,727	
40110	Medicare	11,409	
	Printing & Mailing Services		225
40210	Printing	225	
	Operating Supplies		2,000
40220	Operating Supplies	2,000	
	Subscription & Data Purchases		15,939
40231	Books, Publications, Subscriptions & Databases	15,939	
	Training & Education		500
40330	Training & Education	500	
	Professional Services		25,000
40540	Professional Services	25,000	
	Building & Equipment Maintenance		1,800
40620	Repair & Maintenance- Equipment	1,800	
	Other Services		2,855
40310	Dues & Memberships	355	
40750	Deed Copies	2,500	
Total		\$ 1,228,379	\$ 1,228,379

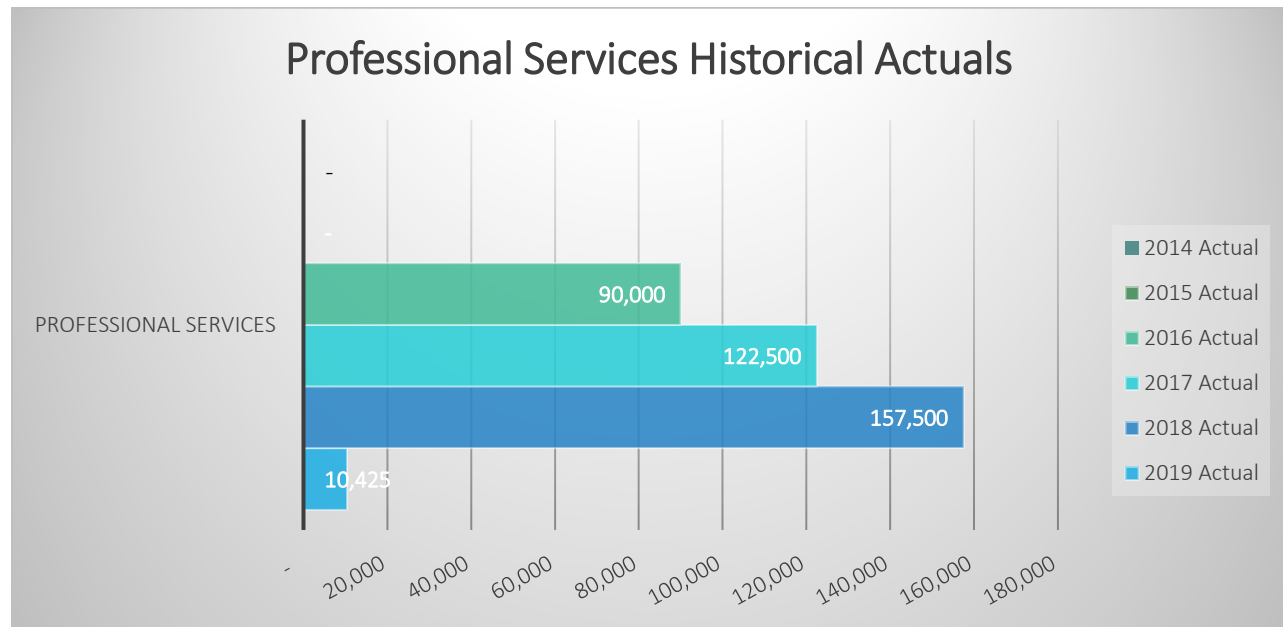
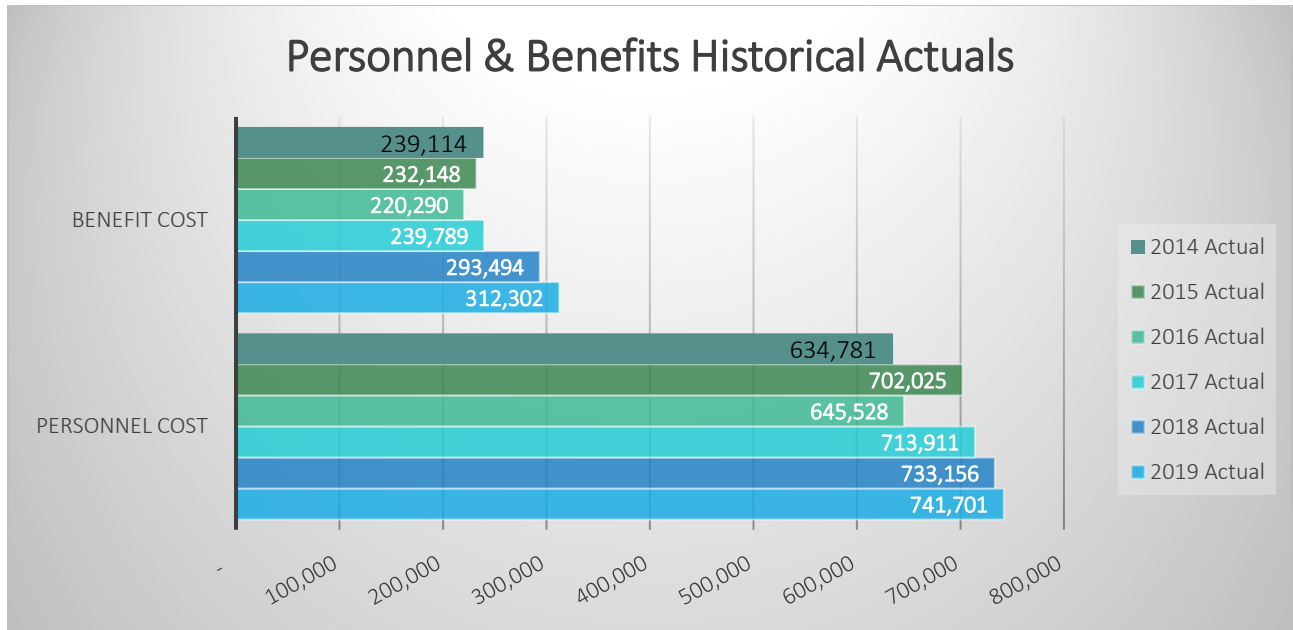
2021 Budget by Expenditure Category



Budget Category	2021 Proposed Budget	2020 Adopted Budget	2019 Adopted Budget	\$ Change (2020-2021)	% Change (2020-2021)	% of Total Budget
Personnel Cost	812,066	819,926	752,311	(7,860)	-0.96%	66.11%
Benefit Cost	367,994	350,597	421,187	17,396	4.96%	29.96%
Printing & Mailing Services	225	225	225	-	0.00%	0.02%
Operating Supplies	2,000	3,500	3,500	(1,500)	-42.86%	0.16%
Subscriptions & Data Purchases	15,939	15,208	14,780	731	4.81%	1.30%
Training & Education	500	500	500	-	0.00%	0.04%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	25,000	25,000	135,000	-	0.00%	2.04%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	1,800	1,834	1,516	(34)	-1.87%	0.15%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	2,855	2,855	2,855	-	0.00%	0.23%
Capital Equipment	-	-	-	-	0.00%	0.00%
	<u>1,228,379</u>	<u>1,219,646</u>	<u>1,331,874</u>	<u>8,733</u>	<u>0.66%</u>	<u>100%</u>
\$ Increases from Previous Year	8,733	(112,228)	(21,711)			
% Increase from Previous Year	0.72%	-8.43%	-1.60%			

Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	741,701	733,156	713,911	645,528	702,025	634,781
Benefit Cost	312,302	293,494	239,789	220,290	232,148	239,114
Printing & Mailing Services	88	217	210	200	39	653
Operating Supplies	2,150	1,836	5,966	6,500	2,622	2,189
Subscriptions & Data Purchases	15,083	15,286	14,491	14,833	16,072	7,497
Training & Education	1,225	475	200	250	-	-
Travel Expenditures	-	-	-	-	-	99
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	10,425	157,500	122,500	90,000	-	-
Insurance	-	-	-	3,893	5,102	3,056
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	2,065	1,573	1,346	1,516	1,176	1,444
Software Maintenance	-	-	-	-	-	-
Other Services	3,573	2,645	2,855	2,000	-	274
Capital Equipment	-	-	-	-	-	3,162
	<u>1,088,613</u>	<u>1,101,269</u>	<u>1,101,269</u>	<u>985,011</u>	<u>959,184</u>	<u>892,268</u>
\$ Increase (Decrease) from Prior Yr.	(12,656)	-	116,258	25,826	66,916	298,304
% Increase (Decrease) from Prior Yr.	-1.15%	0.00%	11.80%	2.69%	7.50%	50.22%

Position	2021 Budget	2020 Budget	Net Change
Director of Customer Service & Appraisal Support	0.5	0.5	-
Customer Service Team Lead	1	1	-
Appraisal Relations Specialist	1	1	-
Exemptions Specialist	1	1	-
Receptionist	0	1	(1)
Customer Service Representative	14	13	1
<u>Total Net Change</u>	<u>17.5</u>	<u>17.5</u>	<u>-</u>

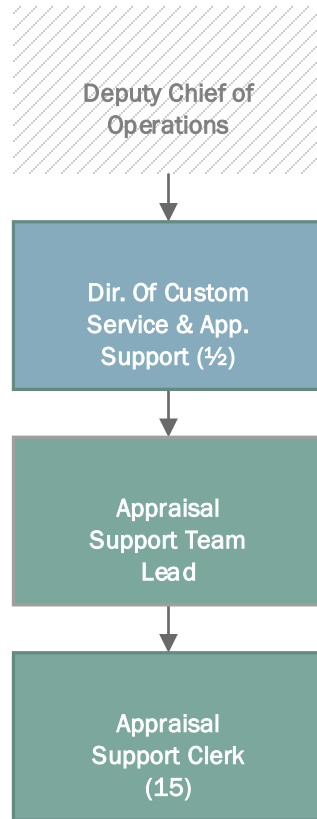


The District began using an outsourced call center in 2016 to cover more routine calls during high volume periods. In 2019, the District did not outsource any calls to a call center.



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Appraisal Support



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Director of Customer Service & Appraisal Support	0.5	19	\$ 98,529.60	\$ 137,966.40	\$ 31,244.67	\$ 37,265.38	\$ -
Appraisal Support Team Lead	1	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ -
Appraisal Support Clerk	15	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

Mission Statement

The Appraisal Support Division endeavors to ensure data gathered supporting appraised values are entered accurately into district records and facilitate communication with customers during the protest season.

Key Responsibilities

The Appraisal Support Division is responsible for entering data accurately, ensuring protests are entered timely, and verifying all required forms are executed appropriately, scheduling protest hearings and ensuring that customers receive prompt attention and accurate information.

Key Tasks & Deadlines

Tasks	Deadline	Key Players
Drawing and entering plans	All year long	Appraisal Support
Appointment of Agent	All year long	Appraisal Support
Fieldwork Inspection Data Entry for all Appraisal Divisions	February 1	Appraisal Support
Rendition Data Entry	May 23	Appraisal Support
Protest – Entry	May 15	Appraisal Support
Penalty Waivers	August 1	Appraisal Support
Protest – Hearings	July 13	Appraisal Support
Protest - ARB Records	July 23	Appraisal Support
Sketch Verification	October 5	Appraisal Support
Entering Mechanic Liens and Permits	November 1	Appraisal Support

Appraisal Support Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Appraisal Support	Draw all plans on system before Appraisers go to the field	1/hr. New 3/hr. Remodel 9/hr. Copy 8/hr. My Permit Now 1/hr. Master plan	Error rate below 1.5% to meet standards
	Research and enter building permits, mechanic liens & sales	28/hr. Building Permits 13/hr. Mechanic Liens 35/hr. Sales	Error rate below 1.5% to meet standards
	Complete BPP field work	8/hr. New 31/hr. Changes	Error rate below 1.5% to meet standards
	Complete BPP Renditions	5/hr. Entry 35/hr Scan 50/hr. Extension Request	Error rate below 1.5% to meet standards
	Enter Special Inventory Tax Statements & Declarations	20/hr. Special Inventory Tax Statements	Error rate below 1.5% to meet standards
	Transition Ownership/Deed processing from Customer Service	12/hr. Entry Ownership	Error rate below 1.5% to meet standards
	Assist Customer Service with Homestead applications	7/hr. Homestead	Error rate below 1.5% to meet standards
	Complete Appeals Season	10/hr. ARB hearing data entry 40/hr. Hearing by Affidavit (topline) 95/hr. Certified letters 40/hr. Appointment of agent	Error rate below 1.5% to meet standards

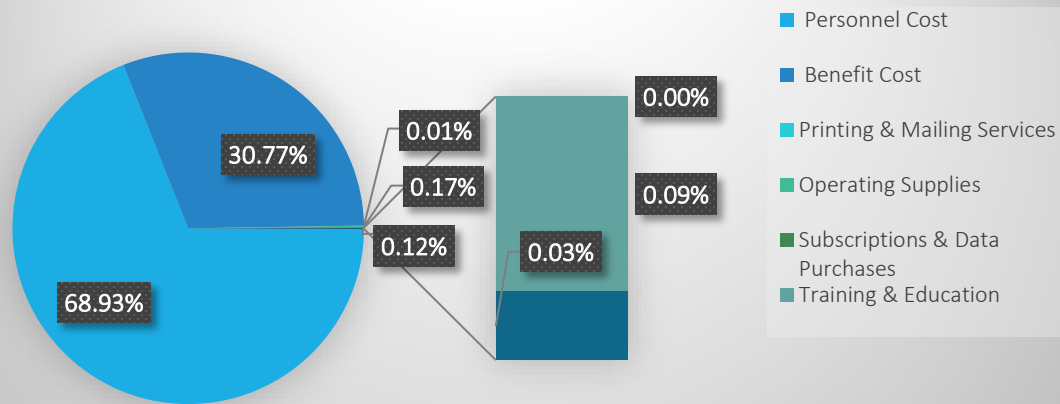
Appraisal Support Accomplishments

- 1 Complete 14,000 plans & my permit now and 513 master plans
- 2 Research & enter 18,800 building permits and mechanic liens. Enter 26,800 sales
- 3 Enter 3200 new set ups for BPP and 44,000 changes/updates
- 4 Enter 7000 BPP renditions, 5,700 extension request and scan 26,000 BPP renditions
- 5 Enter 3,500 Special Inventory Tax Statements & Declarations
- 6 Enter 17,250 deeds and 2,300 homestead applications
- 7 Enter 28,000 protests, 12,600 land informals, 6,700 hearings, 13,875 topline & 48,000 appointment of agent

Appraisal Support

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Personnel Costs		790,449
40101	Salaries	618,369	
40107	Overtime	22,080	
40108	Seasonal & Temporary	150,000	
	Benefit Costs		352,846
40111	Retirement (TCDRS)	66,694	
40128	Retirement (401(a) Plan)	38,418	
40127	Deferred Compensation (457(b) match)	19,209	
40112	Health Insurance	197,273	
40113	Dental Insurance	7,709	
40114	Life Insurance	4,463	
40115	Disability Insurance	4,419	
40124	Long Term Care Insurance	3,520	
40110	Medicare	11,141	
	Printing & Mailing Services		125
40210	Printing	125	
	Operating Supplies		2,000
40220	Operating Supplies	2,000	
	Training & Education		1,000
40330	Training & Education	1,000	
	Professional Services		145,800
40540	Professional Services	145,800	
	Other Services		350
40310	Dues & Memberships	350	
Total		\$ 1,292,570	\$ 1,292,570

2021 Budget by Expenditure Category

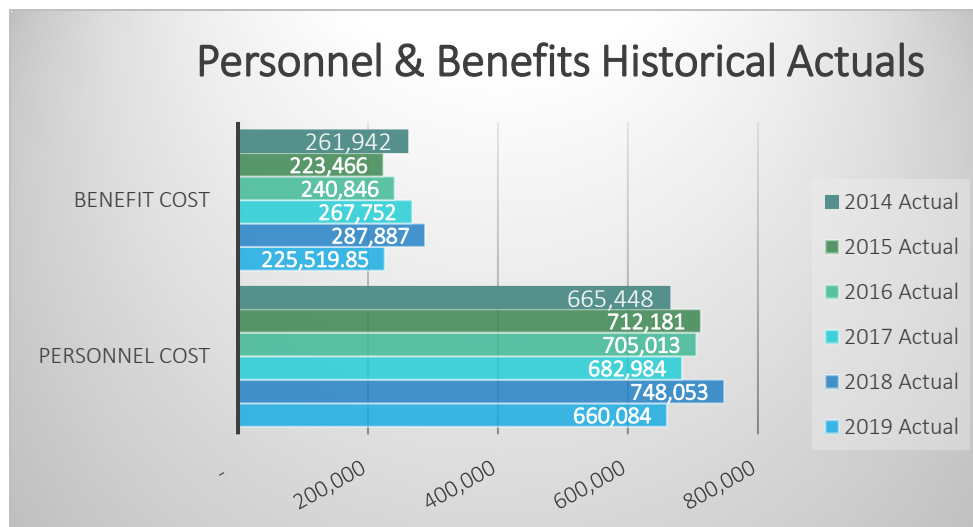


Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	790,449	622,959	728,893	167,490	26.89%	61.15%
Benefit Cost	352,846	269,715	408,367	83,131	30.82%	27.30%
Printing & Mailing Services	125	125	125	-	0.00%	0.01%
Operating Supplies	2,000	2,500	2,500	(500)	-20.00%	0.15%
Subscriptions & Data Purchases	-	-	-	-	0.00%	0.00%
Training & Education	1,000	1,000	1,000	-	0.00%	0.08%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	145,800	1,000	-	144,800	14480.00%	11.28%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	350	350	350	-	0.00%	0.03%
Capital Equipment	-	-	-	-	0.00%	0.00%
Total	<u>1,292,570</u>	<u>897,649</u>	<u>1,141,235</u>	<u>394,921</u>	<u>34.60%</u>	<u>100%</u>
\$ Increases from Previous Year	394,921	(243,585)	(144,010)			
% Increase from Previous Year	44.00%	-21.34%	-11.20%			

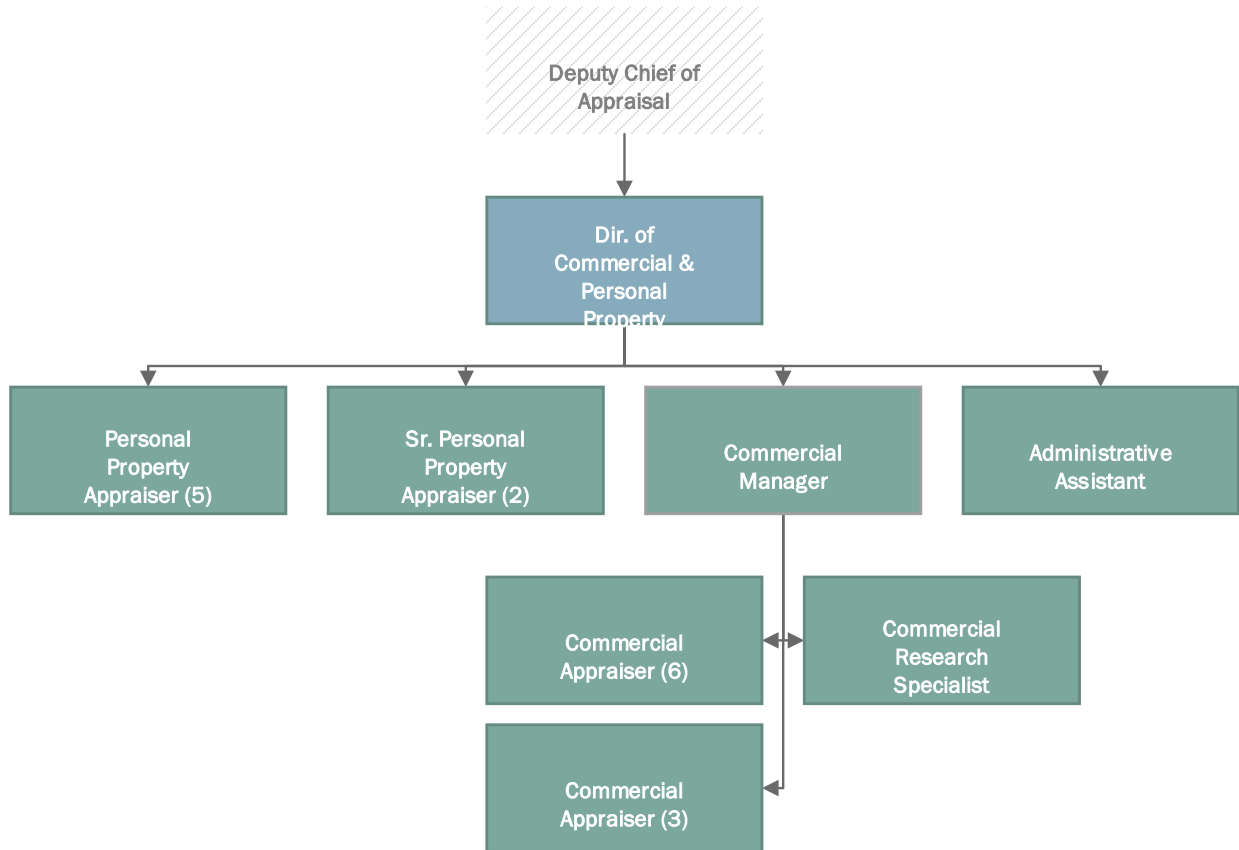
Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	660,084	748,053	682,984	705,013	712,181	665,448
Benefit Cost	225,519.85	287,887	267,752	240,846	223,466	261,942
Printing & Mailing Services	30.40	116	120	68	38	91
Operating Supplies	506.20	437	890	669	1,108	2,383
Subscriptions & Data Purchases	-	-	-	-	60	-
Training & Education	-	-	100	596	1,610	1,790
Travel Expenditures	-	-	-	-	333	-
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	1,368.25	706	-	-	-	-
Insurance	-	-	-	-	-	8,756
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	282.63	204	334	158	90	190
Capital Equipment	-	-	-	-	-	-
	<u>887,791.71</u>	<u>1,037,403</u>	<u>952,180</u>	<u>947,351</u>	<u>938,886</u>	<u>940,599</u>
\$ Increase (Decrease) from Prior Yr.	(149,612)	85,223	4,829	8,465	(1,714)	940,599
% Increase (Decrease) from Prior Yr.	-14.42%	8.95%	0.51%	0.90%	-0.18%	0.00%

Position	2021 Budget	2020 Budget	Net Change
Director of Customer Service & Appraisal Support	0.5	0.5	-
Appraisal Support Team Lead	1	1	-
ARB Support Clerk	0	0	-
QC Specialist	0	0	-
Appraisal Support Clerk	15	12	3
Total Net Change	16.5	16.5	3.0

The 3 positions added to the Appraisal Support department were previously classified in the Admin Department as ARB Support Clerks



Commercial & Personal Property Appraisal



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Director Commercial & Personal Property Appraisal	1	20	\$ 108,784.00	\$ 152,318.40	\$ 32,869.95	\$ 40,063.76	\$ 6,600
Commercial Manager	1	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ 6,600
Commercial Research Specialist	1	10	\$ 61,464.00	\$ 86,070.40	\$ 25,037.83	\$ 28,971.57	\$ 6,600
Commercial Appraiser	6	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ 6,600
Commercial Appraiser	3	6	\$ 48,672.00	\$ 68,161.60	\$ 22,840.07	\$ 25,882.67	\$ 6,600
Sr. Personal Property Appraiser	1	7	\$ 52,395.20	\$ 73,361.60	\$ 23,697.12	\$ 27,044.86	\$ 6,600
Sr. Personal Property Appraiser	1	7	\$ 52,395.20	\$ 73,361.60	\$ 23,697.12	\$ 27,044.86	\$ -
Personal Property Appraiser	5	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$ 6,600
Administrative Assistant	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -

Mission Statement

The mission of the Commercial Appraisal department of the Travis Central Appraisal District is to provide accurate appraisals of all commercial properties in Travis County at one hundred percent of market value, equally and uniformly, in a professional and ethical manner, according to the Texas Property Tax Code, USPAP, and generally adhered to IAAO standards but for jurisdictional exceptions. The mission of the Business Personal Property Appraisal department is to discover, value and resolve disputes of all business personal property within Travis County following Uniform Standards of Professional Appraisal Practice (USPAP) Standard 6 for mass appraisal; To treat all businesses fairly and uniformly as they relate to others in their industry; To comply with the Texas Comptrollers' guidelines and work in unison with all other departments to convey an accurate and fair representation of market value for the local taxing jurisdictions.

Key Responsibilities

The Commercial Appraisal department is responsible for appraising all commercial properties within Travis County, including all multi-family properties of five units and larger, retail, office, industrial and lodging properties. This department must gather data pertaining to quality, classification and value of complex commercial properties. They are responsible for scheduling that allows for the systematic processing of commercial protests in a timely manner that will allow the District to certify timely as well as perform appraisals, data collection, sales analysis and estimates for construction costs for various types of commercial properties. The Business and Personal Property (BPP) Appraisal department is responsible for the fair and equitable appraisal of all business and personal property in Travis County. This department is responsible for valuing all personal property accounts, including equipment, inventory, furniture, fixtures and vehicles; they are also responsible for administering abatements, special inventory and Freeport exemptions. Additionally, they oversee contract appraisals for utilities, transportation and minerals.

Key Tasks & Deadlines

Tasks	Deadline	Key Players
Fieldwork Inspections	February 1	Commercial Appraisers
Sales Verification	March 1	Commercial Appraisers
Valuation – Schedule building	April 11	Commercial Director & Managers
Valuation – Calibration	April 11	Commercial Appraisers
Property Value Study Prep	April 1	Commercial Director
Protest – Evidence Preparation	May 15	Commercial Appraisers
Protest – Hearings	July 19	Commercial Appraisers
Division Priority Planning	September 15	Commercial Director
Dealer Inventory & Aircraft	February 1	VIT Appraiser
Field Inspections	March 15	BPP Appraisers
Depreciation & Schedule Building	March 15	BPP Director
Rendition Processing	June 1	BPP Appraisers
Property Value Study Prep	April 1	BPP Director
Protest – Evidence Preparation	May 15	BPP Appraisers
Protest – Hearings	July 19	BPP Appraisers
Division Priority Planning	September 15	BPP Director
Arbitrations	Year Round	Director, Manager & Appraisers

Commercial & Personal Property Appraisal Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Commercial & Personal Property Appraisal	Work with the litigation department to enhance the efficiency in which commercial litigation is processed through scheduling of settlement conferences and mediation.	How many lawsuits are active at the end of March.	Working litigation in the year it was filed will allow for the taxing units to lower their exposure to refunds and interest payments to property owners that litigate. It also reduces the number of "multiple year" lawsuits.
	Continue to foster cross portfolio training of Commercial Appraisers and BPP staff.	Number of appraisers qualified to perform cross-departmental functions.	Reduces the organizational exposure if some personnel leave the district by having qualified employees ready to take on additional work responsibilities. Minimal shuffling in Commercial ARB panels.
	Streamline the creation of arbitration evidence and evenly distribute workload between appraisal staff.	Staff hours spent preparing and presenting commercial evidence for arbitration hearings.	Staff is available to dedicate more time to field work and special projects which will make the commercial values and data more accurate.
	Fill open Commercial and BPP positions.	Additional staff.	Maintain accurate and equitable values while managing the increased volume of ARB hearings, arbitrations, litigation and field work.
	Begin field work in early October.	Field work start date.	Earlier start date will allow for more properties to be inspected and more data to be collected for use during valuation.
	Substantially complete the scanning and imaging of all "paper file" documents into electronic format for easier retrieval and use during	Remaining number of unscanned files.	Reduce the number and need of filing cabinets required to store data and it will make retrieving the data much more efficient and productive.
	Create excel spreadsheets for tracking new commercial construction projects.	Enhance data collection of new commercial properties.	This will help appraisers to identify new projects to be inspected during the field work season potentially adding more value to the appraisal roll.
	Create and maintain excel database of new market leases.	More accurate and supportable market based models.	Use market trends and "actuals" to more accurately and efficiently build income based commercial models.
	Continue to enhance maps to identify trends, property comps, protested properties, etc.	Refine Ezra maps or utilize existing online sources that allow for property level analysis.	This will allow staff and managers the ability to visually analyze and compare different market segments resulting in more accurate valuations.
	Have commercial staff attend local, state and national real estate/appraisal conferences/training events.	Attendance at various commercial real estate/appraisal conferences/training events.	Staff will obtain a more global perspective of real estate and industry players. Appraisers will see firsthand what makes Austin an attractive place to invest versus other national cities.
	Work in cooperation with True Prodigy to develop a more user friendly and functional CAMA system.	Attend meetings as necessary with True Prodigy.	A new CAMA system utilizing the newest technology and enhanced data visualization. This will help appraisers in tracking, analyzing and visualizing property data.

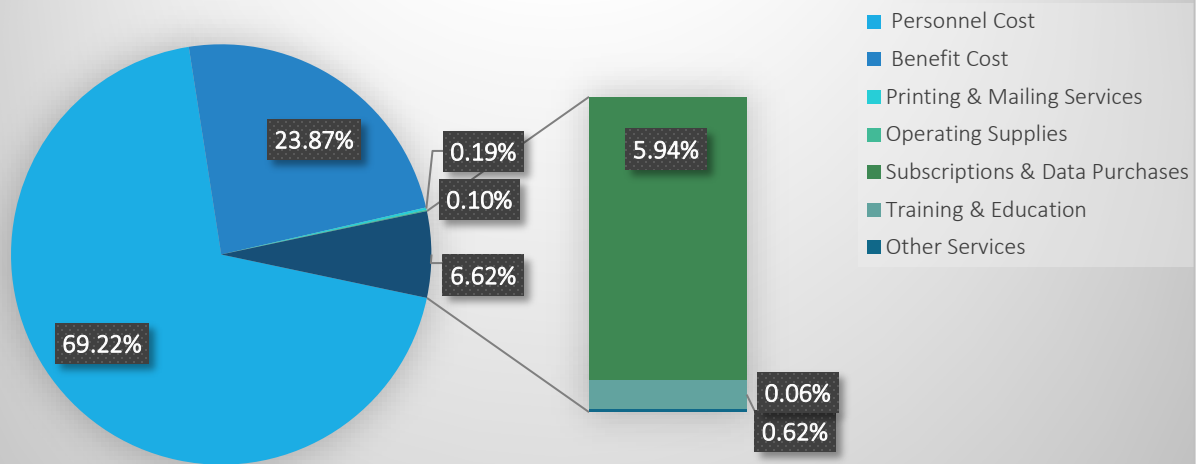
Commercial & Personal Property Appraisal Accomplishments

- 1 Published the industry leading Commercial Evidence Book for the fourth year in a row. The Commercial Evidence Book proved highly beneficial in defending property values during informal and formal hearings.
- 2 Settled 665 lawsuits totaling nearly \$22.3 Billion in lawsuit volume with an average value change of 6.9%.
- 3 Completed a record number of 234 arbitrations.
- 4 Continued to cross train BPP staff to assist with Commercial informal and formal meetings for the fourth year in a row.
- 5 Spoke or presented at several industry events and conferences to educate and inform the public and other appraisal districts.
- 6 The Commercial team worked together to complete thousands of formal hearings and certified on time despite being understaffed.
- 7 Successfully utilized the online agent portal during informal meetings to settle over \$30.0 Billion in commercial value.

Commercial & Personal Property Appraisal

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Personnel Costs		1,399,593
40101	Salaries	1,275,293	
40107	Overtime	5,500	
40119	Auto Allowance	118,800	
	Benefit Costs		482,718
40111	Retirement (TCDRS)	110,695	
40128	Retirement (401(a) Plan)	63,765	
40127	Deferred Compensation (457(b) match)	31,882	
40112	Health Insurance	232,086	
40113	Dental Insurance	9,069	
40114	Life Insurance	7,407	
40115	Disability Insurance	5,181	
40124	Long Term Care Insurance	4,141	
40110	Medicare	18,492	
	Printing & Mailing Services		3,750
40210	Printing	3,750	
	Operating Supplies		2,000
40220	Operating Supplies	2,000	
	Subscription & Data Purchases		120,200
40231	Books, Publications, Subscriptions & Databases	120,200	
	Training & Education		12,500
40330	Training & Education	12,500	
	Other Services		1,200
40310	Dues & Memberships	1,200	
Total		\$ 2,021,961	\$ 2,021,961

2021 Budget by Expenditure Category

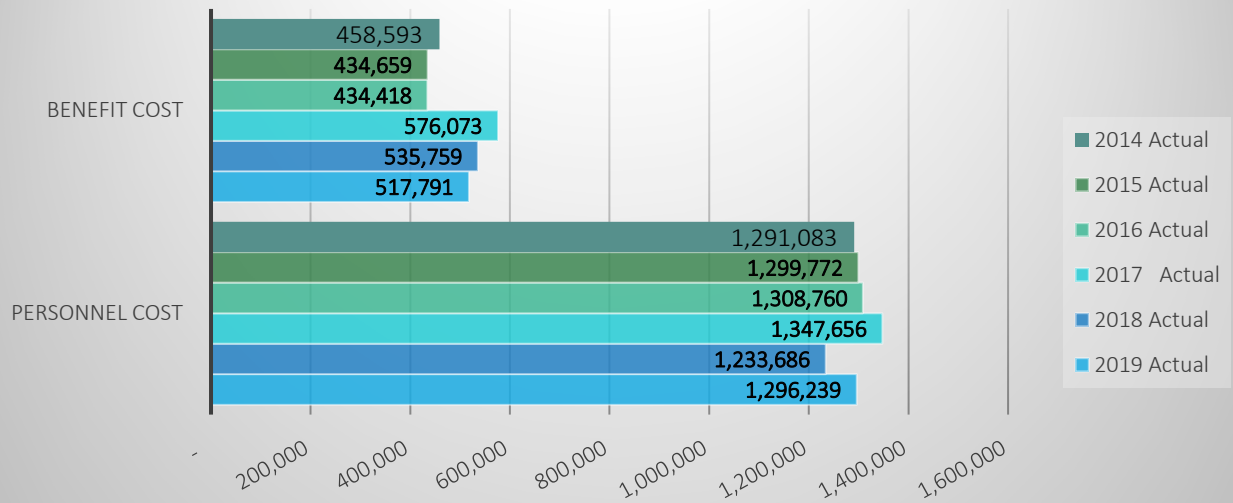


Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	1,399,593	1,496,766	1,377,238	(97,173)	-6.49%	69.22%
Benefit Cost	482,718	507,491	626,724	(24,773)	-4.88%	23.87%
Printing & Mailing Services	3,750	5,000	5,000	(1,250)	-25.00%	0.19%
Operating Supplies	2,000	2,000	2,500	-	0.00%	0.10%
Subscriptions & Data Purchases	120,200	130,351	117,487	(10,152)	-7.79%	5.94%
Training & Education	12,500	12,500	12,500	-	0.00%	0.62%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	-	-	-	-	0.00%	0.00%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	1,200	1,200	1,200	-	0.00%	0.06%
Capital Equipment	-	-	-	-	0.00%	0.00%
Total	<u>2,021,961</u>	<u>2,155,309</u>	<u>2,142,649</u>	<u>(133,348)</u>	<u>-6.22%</u>	<u>100%</u>
\$ Increases from Previous Year	(133,347)	12,660	13,785			
% Increase from Previous Year	-6.19%	0.59%	0.65%			

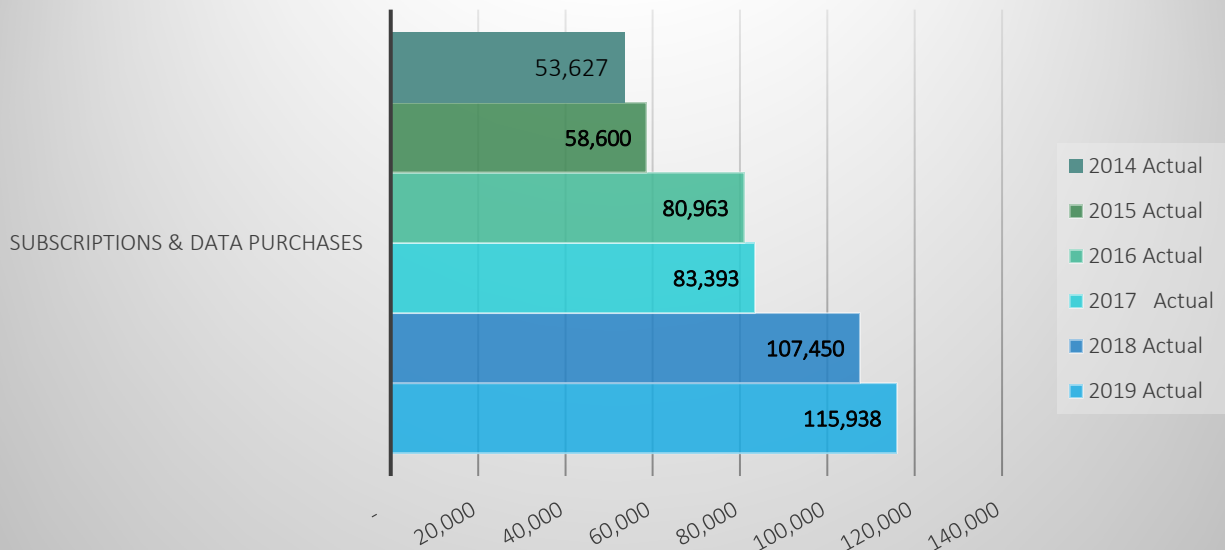
Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,296,239	1,233,686	1,347,656	1,308,760	1,299,772	1,291,083
Benefit Cost	517,791	535,759	576,073	434,418	434,659	458,593
Printing & Mailing Services	5,726	3,678	4,866	195	701	415
Operating Supplies	370	1,526	2,314	1,221	1,487	1,788
Subscriptions & Data Purchases	115,938	107,450	83,393	80,963	58,600	53,627
Training & Education	6,528	9,619	12,100	4,776	7,654	4,762
Travel Expenditures	-	-	615	-	-	-
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-
Insurance	-	-	-	3,353	-	-
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	975	1,138	923	1,322	935	998
Capital Equipment	-	-	-	-	-	-
	<u>1,943,567</u>	<u>1,892,856</u>	<u>2,027,938</u>	<u>1,835,007</u>	<u>1,803,809</u>	<u>1,811,265</u>
\$ Increase (Decrease) from Prior Yr.	50,711	(135,082)	192,931	31,198	(7,456)	(392,866)
% Increase (Decrease) from Prior Yr.	2.68%	-6.66%	10.51%	1.73%	-0.41%	-17.82%

Position	2021 Budget	2020 Budget	Net Change
Director Commercial & Personal Property Appraisal	1	1	-
Commercial Manager	1	1	-
Research Specialist	1	1	-
Commercial Appraiser	9	9	-
Sr. Personal Property Appraiser	2	2	-
Commercial Appraisal Support Specialist	0	1	(1)
Personal Property Appraiser	5	6	(1)
Administrative Assistant	1	1	-
Total Net Change	20	22	(2.0)

Personnel & Benefits Historical Actuals



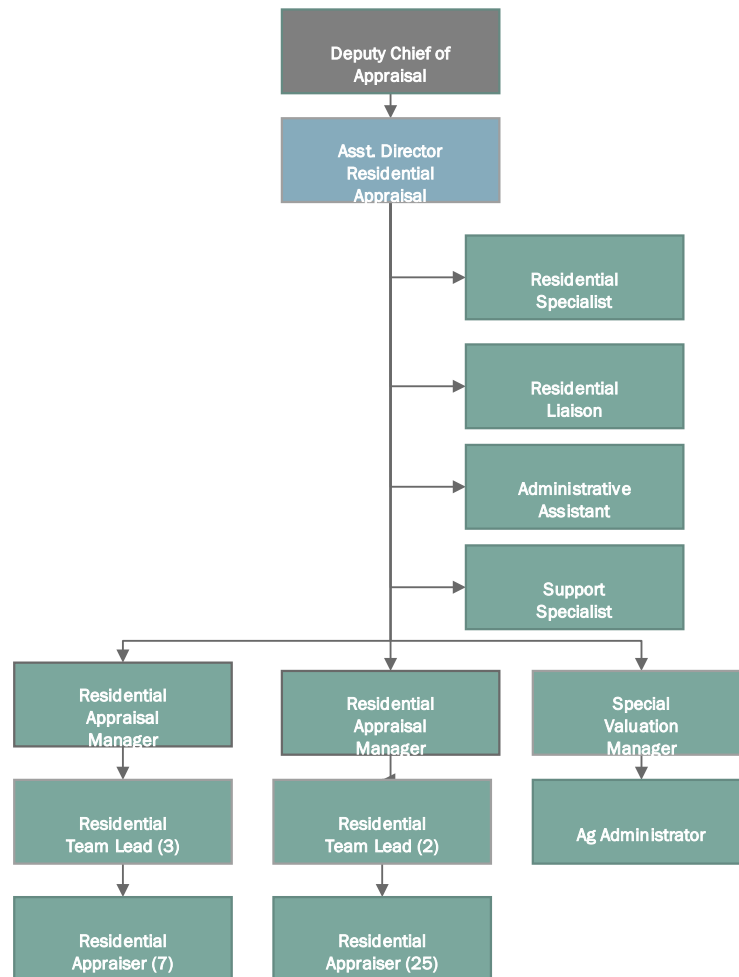
Subscription & Data Historical Actuals





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Residential Appraisal



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Deputy Chief of Appraisal	1	21	\$ 143,540.80	\$ 200,990.40	\$ 38,661.18	\$ 47,486.08	\$ 6,600
Asst. Director Residential Appraisal	1	18	\$ 93,246.40	\$ 130,561.60	\$ 30,303.40	\$ 35,997.19	\$ 6,600
Residential Manager	2	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ 6,600
Special Valuation Manager	1	10	\$ 61,464.00	\$ 86,070.40	\$ 25,037.83	\$ 28,971.57	\$ 6,600
Residential Specialist	1	10	\$ 61,464.00	\$ 86,070.40	\$ 25,037.83	\$ 28,971.57	\$ 6,600
Residential Liaison	1	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ 6,600
Residential Team Lead	5	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ 6,600
Residential Appraiser	32	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$ 6,600
Administrative Assistant	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -
Ag Administrator	1	3	\$ 39,395.20	\$ 55,161.60	\$ 21,308.38	\$ 23,851.41	\$ -
Support Specialist	1	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

Mission Statement

The mission of the Residential Appraisal department of the Travis Central Appraisal District is to incorporate best practices to provide accurate appraisals of all residential properties in Travis County at market value, equally and uniformly in a professional and ethical manner within the framework of the Texas Property Tax Code and USPAP, subject to jurisdictional exceptions, and within the guidelines and standards of IAAO. The residential department is also responsible for the appraisals of all taxable land parcels and determining if the property is qualified for open space valuation in Travis County.

Key Responsibilities

The Residential Appraisal department is responsible for the fair and equitable appraisal of all residential property in Travis County, including houses, mobile homes, duplexes, triplexes, fourplexes and residential condominiums. This department is responsible for applying the generally accepted appraisal methods to estimate the value of all residential property in Travis County and producing an accurate residential appraisal roll. This department is also responsible for the scheduling that allows for the systematic processing of residential protests in a timely manner that will allow the District to certify timely. This department values all land, builder's inventory and places productivity (usually call Ag) values on properties.

Key Tasks and Deadlines

Tasks	Deadline	Key Players
Fieldwork Inspections	February 1	Residential Appraisers
Agricultural Applications	February 1	Land-Residential Manager, Ag Administrator
Sales Verification	March 1	Residential Appraisers
Fieldwork Inspections- Agricultural	March 31	Residential Appraisers
Valuation – Schedule building	April 11	Residential Director & Managers
Valuation – Calibration	April 11	Residential Appraisers
Valuation- Schedule Building	April 11	Residential Appraisers
Property Value Study Prep	April 1	Residential Director
Protest – Evidence Preparation	May 15	Residential Appraisers
Protest – Hearings	July 19	Residential Appraisers
Division Priority Planning	September 15	Residential Director
Arbitrations	Year Round	Residential Specialist, Director, Managers, Team Leads

Residential Appraisal Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Residential Appraisal	Prepare for software conversion: test on-line platforms, software applications, guidelines, etc. that True Prodigy has made available and review property records for accuracy.	Thorough beta testing will be performed on new CAMA software. Current TCAD error reports will be utilized to correct property records.	The elimination of bugs will allow for a smoother software conversion.
	Expand on card-by-card appraisal to parcels without images and not field checked within the last three years. Appraisal areas to be reviewed M, R, P, and F.	Progress will be monitored through the PACS Mobile QC module, PACS permit tracking and current "No Image" spreadsheet.	A valuation model with current data provides a more accurate, fair and equitable appraisal roll.
	Collect/record builder information, plans, etc. and verify information in CAMA database is accurate.	Properties to be identified in PACS (recent enhancement).	Minimize discrepancies in homogeneous market segments; ensuring equitable valuation.
	Complete site development analysis to other appraisal areas within the city of Austin; study market data for site valuation model.	Properties to be identified by a zoning code (ex: SF-1) in PACS. Additional information to be included in valuation manual and/or nbhd write-ups.	Ensure TCAD reflects current local market conditions.
	Cross-train appraisers on all types of residential properties.	Monitor progression through one-on-one training with specialist(s).	Multi-skilled team with an even work load.

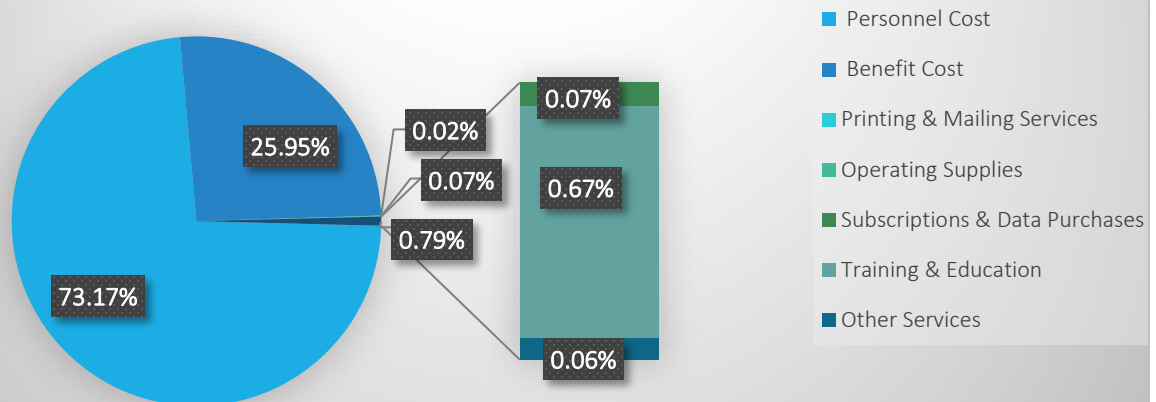
Residential Appraisal Accomplishments

- 1 Comprehensive condition (CDU) audit of approximately 16,000 parcels, encompassing entire county.
- 2 Implemented new procedures for residential inventory properties. Approximately 98% of inventory properties were noticed at special inventory value; providing a more accurate appraisal roll.
- 3 Adjusted 01 cost tables to reflect current market trends.
- 4 Analysis was performed to identify site development standards (min 5,750 lot size) properties in appraisal areas X, Y, Z, E, D, F, K and L.
- 5 An average of 1,800 e-files worked per day, resulting in over 55,000 informals over 31 working days (7 weeks).
- 6 An effective new formal process was implemented which included all appraisers completing dockets in a timely manner.

Residential Appraisal

GL Code	Description	GL Total	Budget Category Total
	Personnel Costs		3,025,792
40101	Salaries	2,655,392	
40107	Overtime	80,000	
40119	Auto Allowance	290,400	
	Benefit Costs		1,072,973
40111	Retirement (TCDRS)	231,061	
40128	Retirement (401(a) Plan)	133,100	
40127	Deferred Compensation (457(b) match)	66,550	
40112	Health Insurance	545,402	
40113	Dental Insurance	21,312	
40114	Life Insurance	15,461	
40115	Disability Insurance	11,758	
40124	Long Term Care Insurance	9,730	
40110	Medicare	38,599	
	Printing & Mailing Services		750
40210	Printing	750	
	Operating Supplies		3,000
40220	Operating Supplies	3,000	
	Subscription & Data Purchases		2,725
40231	Books, Publications, Subscriptions & Databases	2,725	
	Training & Education		27,500
40330	Training & Education	27,500	
	Other Services		2,500
40310	Dues & Memberships	2,500	
Total		\$ 4,135,240	\$ 4,135,240

2021 Budget by Expenditure Category

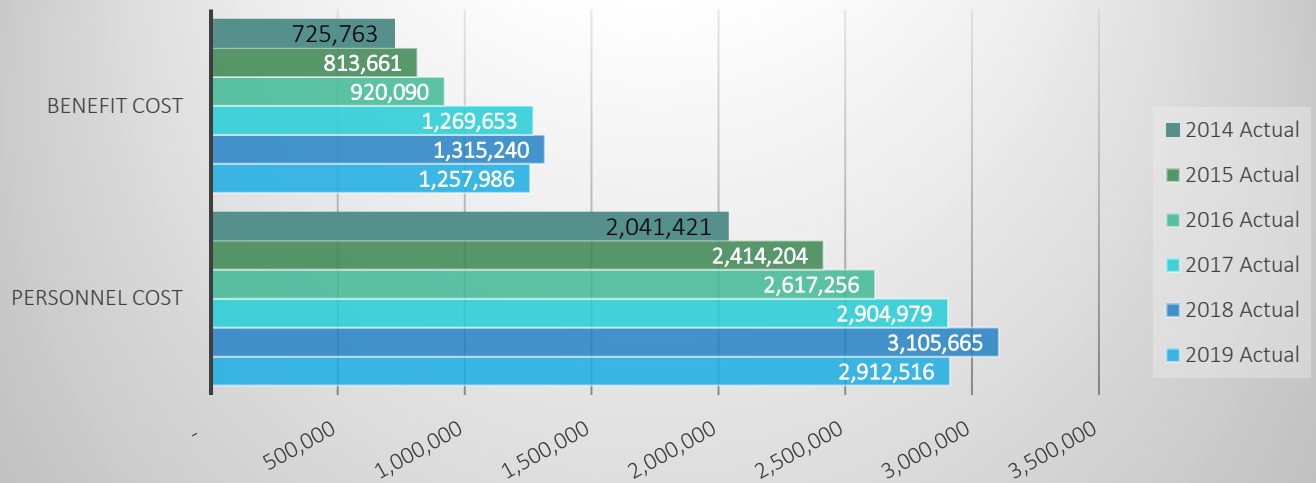


Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	3,025,792	3,066,547	3,018,919	(40,755)	-1.33%	73.17%
Benefit Cost	1,072,973	1,051,110	1,399,937	21,864	2.08%	25.95%
Printing & Mailing Services	750	1,200	1,200	(450)	-37.50%	0.02%
Operating Supplies	3,000	5,000	5,000	(2,000)	-40.00%	0.07%
Subscriptions & Data Purchases	2,725	3,725	2,725	(1,000)	-26.85%	0.07%
Training & Education	27,500	27,500	27,500	-	0.00%	0.67%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	-	-	-	-	0.00%	0.00%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	2,500	2,500	2,500	-	0.00%	0.06%
Capital Equipment	-	-	-	-	0.00%	0.00%
Total	<u>4,135,240</u>	<u>4,157,582</u>	<u>4,457,781</u>	<u>(22,341)</u>	<u>-0.50%</u>	<u>100%</u>
\$ Increases from Previous Year	(22,341)	(300,200)	40,824			
% Increase from Previous Year	-0.54%	-6.73%	0.92%			

Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	2,912,516	3,105,665	2,904,979	2,617,256	2,414,204	2,041,421
Benefit Cost	1,257,986	1,315,240	1,269,653	920,090	813,661	725,763
Printing & Mailing Services	12,554	572	665	970	1,123	1,120
Operating Supplies	2,234	2,685	3,657	4,956	3,628	4,369
Subscriptions & Data Purchases	1,260	820	1,878	1,217	2,148	1,518
Training & Education	14,586	21,427	26,040	13,533	9,415	9,393
Travel Expenditures	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-
Insurance	-	-	-	299	299	-
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	2,460	2,223	2,133	2,358	2,360	2,650
Capital Equipment	-	-	-	-	-	-
	<u>4,203,596</u>	<u>4,448,631</u>	<u>4,209,004</u>	<u>3,560,679</u>	<u>3,246,838</u>	<u>2,786,234</u>
\$ Increase (Decrease) from Prior Yr.	(245,034)	239,626	648,326	313,841	460,605	(603,281)
% Increase (Decrease) from Prior Yr.	-5.51%	5.69%	18.21%	9.67%	16.53%	-17.80%

Position	2021 Budget	2020 Budget	Net Change
Deputy Chief of Appraisal	1	0	1.0
Director Residential Appraisal	0	1	(1.0)
Assistant Director Residential Appraisal	1	1	-
Residential Manager	2	2	-
Special Valuation Manager	1	1	-
Residential Specialist	1	1	-
Condo Specialist	0	1	(1)
Residential Liaison	1	1	-
Residential Team Lead	5	4	1
Sr. Residential Appraiser	0	0	-
Residential Appraiser	32	33	(1)
Administrative Assistant	1	1	-
Ag Administrator	1	1	-
Support Specialist	1	1	-
Total Net Change	47	48	(1.0)

Personnel & Benefits Historical Actuals



Appraisal Review Board (ARB)

Independent Review Body- Not a TCAD Department

Appraisal Review Board (ARB)

When the Texas Legislature enacted the Texas Property Tax Code, they realized the need to have an administrative remedy, outside of district court, for property owners to address concerns relating to the appraisal district's determination of market values. The answer was the establishment of Appraisal Review Boards (ARB). The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district.

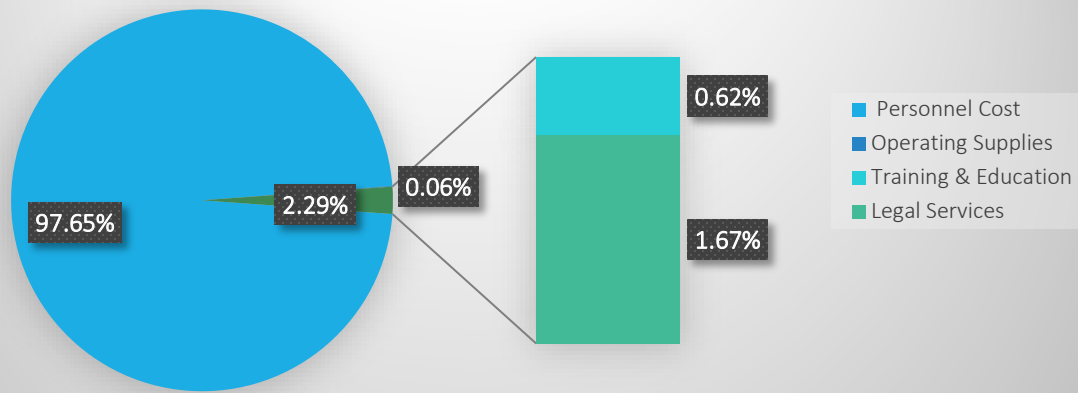
ARB members are appointed by the Local Administrative District Judge for two- year terms. At the end of their term, and ARB member may reapply for another period of two years for a total of three consecutive two-year terms. To qualify for service on the ARB, an individual must be a resident of Travis County for at least two years before taking office. No employees or offices of the appraisal district or any taxing unit within Travis County, past or present, may sit on the ARB. The individuals cannot be closely related to any tax agent or tax appraiser within the appraisal district boundaries.

For cost savings purposes, the ARB meets at the appraisal district office; however, it is not controlled by the appraisal district and is a separate authoritative body. The ARB has no role in the day-to-day operations of the appraisal office or in appraising property. The ARB only has authority over protests submitted to it. Only in resolving taxpayer protests can the ARB make changes or set a value on its own. Such a change only affects the property in question and decisions are binding only for the year in question.

Appraisal Review Board (ARB)

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Personnel Costs		1,172,175
40101	Contract Wages	1,172,175	
	Operating Supplies		750
40220	Operating Supplies	750	
	Subscription & Data Purchases		900
40231	Books, Publications, Subscriptions & Databases	900	
	Training & Education		7,500
40330	Training & Education	7,500	
	Legal Services		20,000
40510	Attorney & Court Costs	20,000	
Total		\$ 1,201,325	\$ 1,201,325

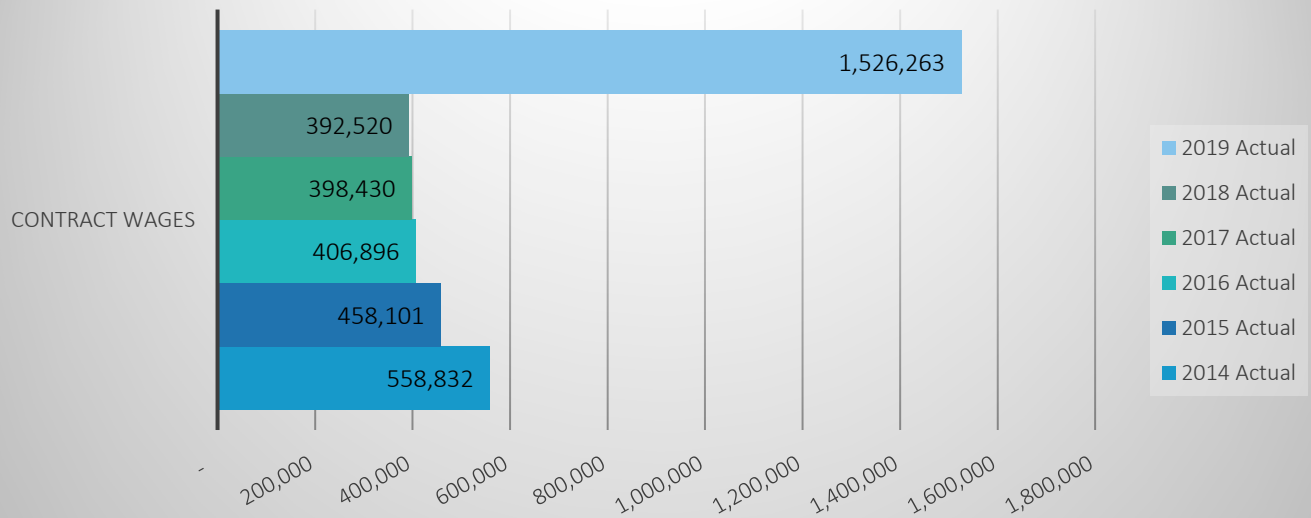
2021 Budget by Expenditure Category



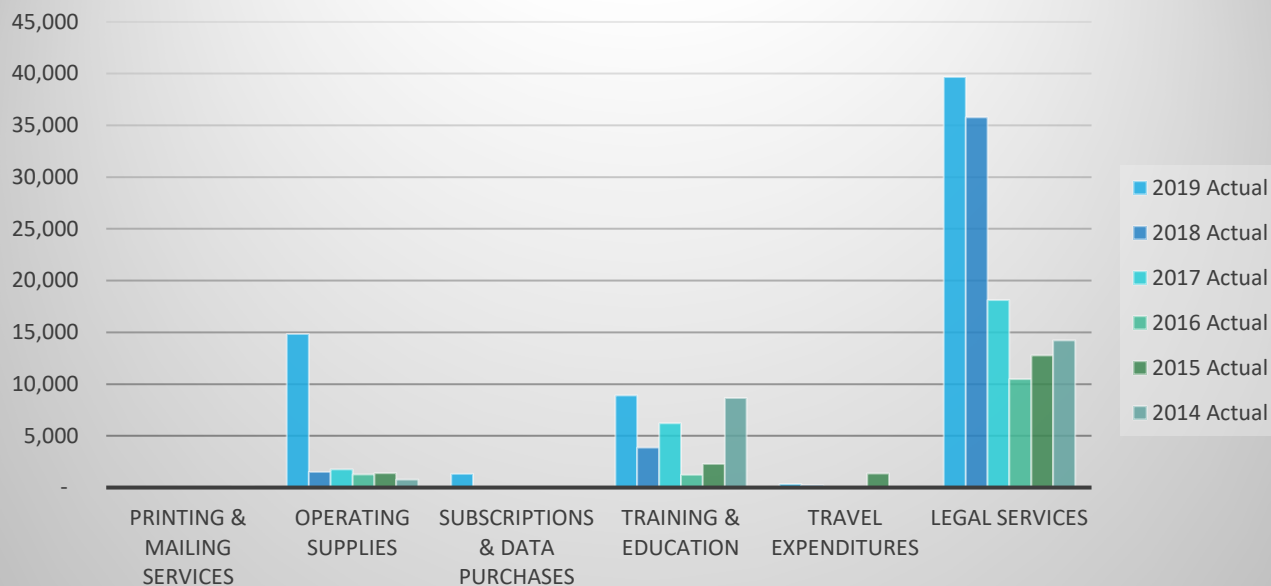
Budget Category	2021 Budget	2020 Budget	2019 Budget	2018 Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	1,172,175	1,172,175	235,675	235,675	-	0.00%	97.57%
Benefit Cost	-	-	-	-	-	0.00%	0.00%
Printing & Mailing Services	-	-	-	-	-	0.00%	0.00%
Operating Supplies	750	750	500	500	-	0.00%	0.06%
Subscriptions & Data Purchases	900	900	825	-	-	0.00%	0.07%
Training & Education	7,500	7,500	7,500	7,500	-	0.00%	0.62%
Travel Expenditures	-	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	-	0.00%	0.00%
Legal Services	20,000	20,000	12,750	12,750	-	0.00%	1.66%
Professional Services	-	-	-	-	-	0.00%	0.00%
Insurance	-	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	-	0.00%	0.00%
Other Services	-	-	-	-	-	0.00%	0.00%
Capital Equipment	-	-	-	-	-	0.00%	0.00%
	<u>1,201,325</u>	<u>1,201,325</u>	<u>257,250</u>	<u>256,425</u>	<u>944,075</u>	<u>366.99%</u>	<u>100%</u>
\$ Increases from Previous Year	-	944,075	825	(83,235)			
% Increase from Previous Year	0.00%	366.99%	0.32%	-24.51%			

Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,526,263	392,520	398,430	406,896	458,101	558,832
Benefit Cost	-	-	-	-	-	-
Printing & Mailing Services	-	-	-	-	-	100
Operating Supplies	14,845	1,514	1,756	1,252	1,375	772
Subscriptions & Data Purchases	1,320	-	-	-	-	-
Training & Education	8,890	3,850	6,220	1,225	2,295	8,670
Travel Expenditures	324	220	-	-	1,360	-
Utilities	-	-	-	-	-	-
Legal Services	39,674	35,780	18,105	10,472	12,765	14,210
Professional Services	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	-	-	-	-	-	144
Capital Equipment	-	-	-	-	-	-
	<u>1,591,315</u>	<u>433,884</u>	<u>424,511</u>	<u>419,845</u>	<u>475,896</u>	<u>582,727</u>
\$ Increase (Decrease) from Prior Yr.	1,157,432	9,373	4,666	(56,051)	(106,831)	82,506
% Increase (Decrease) from Prior Yr.	266.76%	2.21%	1.11%	-11.78%	-18.33%	16.49%

Total ARB Contract Wages



ARB Historical Expenditures



ARB Membership:

	2021 Proposed	2020 Actual	2019 Actual	2018 Actual	2017 Actual	2016 Actual
Regular Members	N/A	34	20	18	22	27
Auxiliary Members	N/A	116	130	57	18	8
Total Membership	150	150	150	75	40	35



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Statistical Information

Demographic & Economic Statistics

FY 2010-2019

Fiscal Year	Travis County Population ⁽¹⁾	Travis County Personal Income (In Thousands) ⁽²⁾	Travis County Per Capita Personal Income	Single Family Home Sales in the Austin Area ⁽³⁾	Average Home Price in the Austin Area ⁽³⁾	Travis County Un-employment Rate ⁽⁴⁾
2010	1,024,266	45,991,232	44,902	20,494	243,698	6.6%
2011	1,049,873	51,628,347	49,176	20,466	250,703	6.7%
2012	1,076,119	58,440,548	54,307	23,948	259,950	5.2%
2013	1,108,403	60,520,308	54,601	29,343	282,970	5.0%
2014	1,141,655	65,876,861	57,703	29,639	301,882	4.1%
2015	1,173,051	68,732,403	58,593	31,243	322,243	3.2%
2016	1,209,415	70,898,828	58,622	32,185	343,924	3.4%
2017	1,242,674	77,863,304	62,658	33,297	363,990	2.9%
2018	1,273,741	84,294,574	66,179	34,824	377,659	2.8%
2019	1,304,311	Data not available		35,838	388,151	2.5%

SOURCES: (1) City of Austin Demographer
 (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

Top Ten Travis County Ad Valorem Taxpayers FY 2019

Rank	Employer	Product or Service	Taxable Assessed Value
1	Samsung Austin Semiconductor	Electronics	\$ 1,667,794,283
2	CSHV Properties	Property Management	1,184,272,951
3	Columbia/St. David's Healthcare System LP	Health Care	568,263,394
4	Cousins Properties	Property Management	483,539,490
5	Apple, Inc.	Electronics	418,759,426
6	Finley Company	Real Estate Investments	394,900,014
7	HEB Grocery Co.	Supermarket	351,238,480
8	Domain Retail Property Owner LP	Property Management	343,763,509
9	BPP Alphabet MF Riata LP	Property Management	325,076,136
10	GW Block 23 Office LLC	Property Management	307,578,287

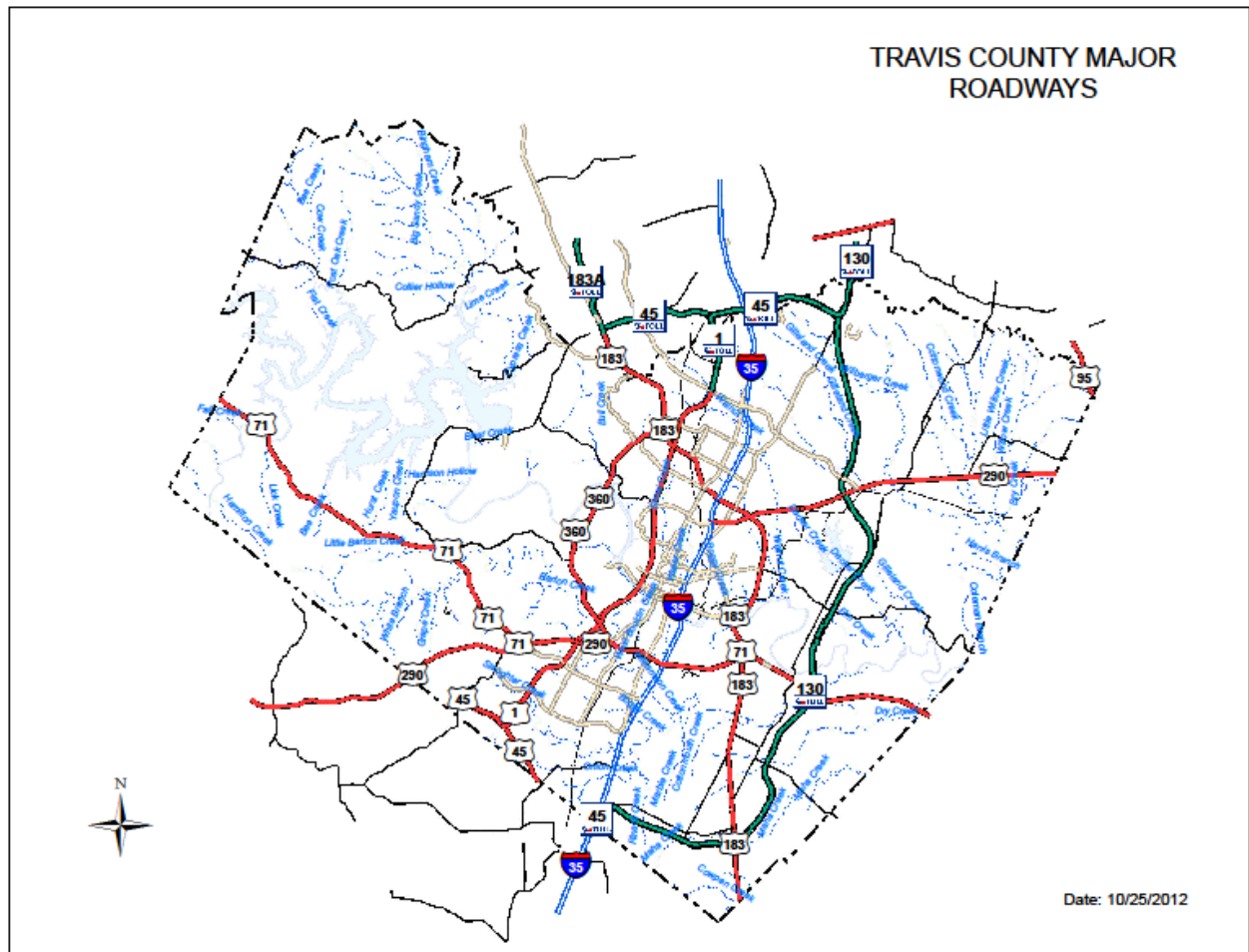
Top Ten Travis County Employers FY 2019

Rank	Employer	Product or Service	Employees	% of Total County Employment
1	State of Texas	Government	58,783	7.71%
2	The University of Texas/Austin	Education, Research	27,457	3.60%
3	City of Austin	Government	15,808*	2.07%
4	HEB Grocery Co.	Retail	13,901	1.82%
5	Dell, Inc.	Electronics	13,000	1.71%
6	Federal Government	Government	11,798	1.55%
7	Austin Independent School District	Education	11,384	1.49%
8	St. David's Healthcare	Health Services	10,665	1.40%
9	Ascension Seton	Health Services	10,513	1.38%
10	Wal-Mart Stores, Inc.	Retail	7,350	0.96%

Travis County Demographics

Travis County 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 also the capital of Texas.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1003	03	TRAVIS COUNTY	0.3079	0.0463	0.3542



Travis County Demographic

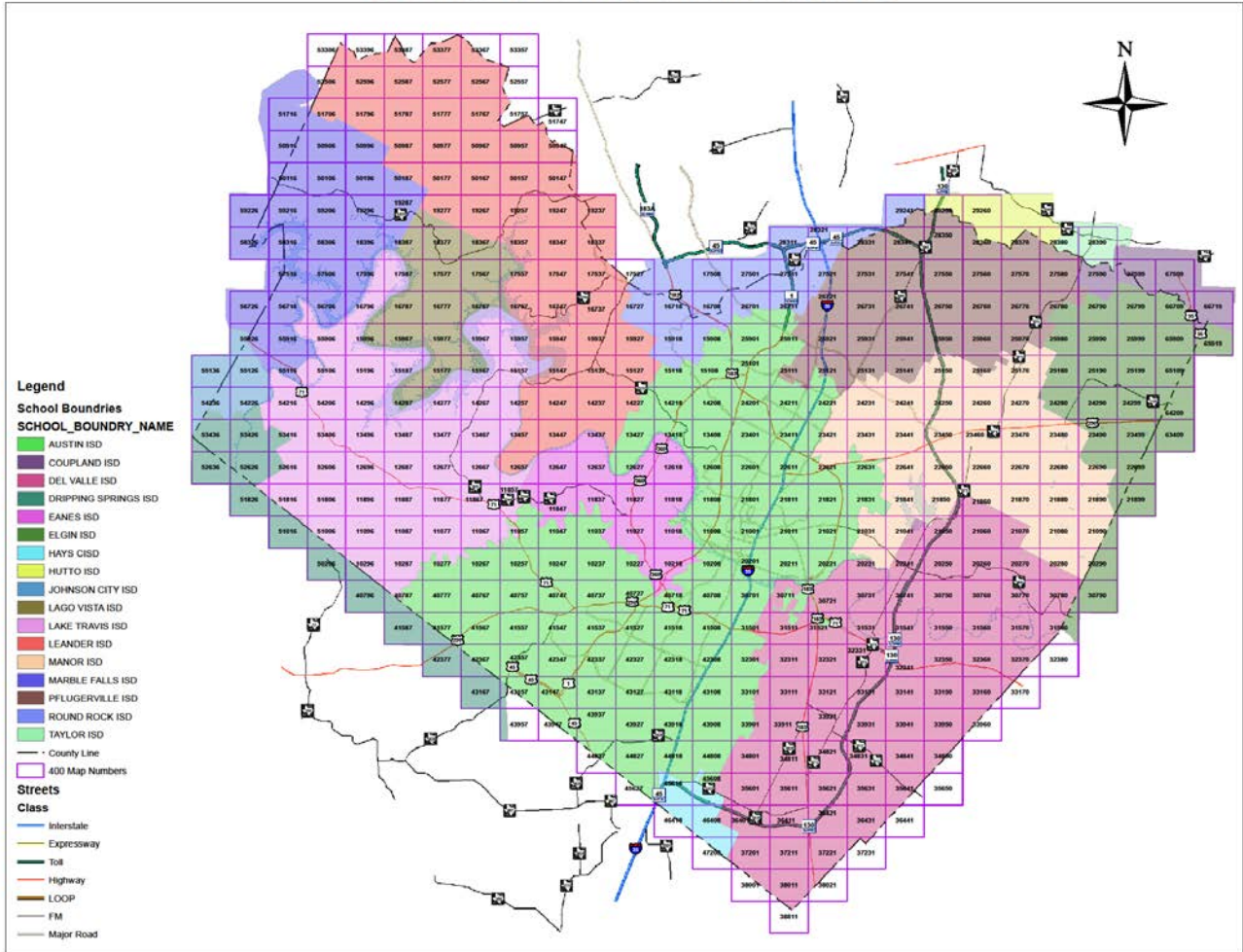
Established: January 25, 1840
 County Seat: Austin
 2010 Population: 790,390
 2016 Est Population: 1,223,816
 Square Miles: 1,023
 Jurisdictions: 15 Schools,
 21 Cities,
 89 Special Districts

Travis County School Districts

Travis County has 6 school districts wholly contained within its boundaries and 9 school districts which are shared across county lines. Austin ISD is the largest school district in Travis County and the third largest school district in the State.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1001	01	AUSTIN ISD		0.1130	1.1220
1005	06	DEL VALLE ISD	0.9700	0.3400	1.3100
1006	07	LAKE TRAVIS ISD	0.9900	0.3475	1.3375
1007	08	EANES ISD	0.9900	0.1400	1.1300
1009	1A	HAYS CONSOLIDATED ISD	1.0400	0.4977	1.5377
1023	16	LAGO VISTA ISD	0.9900	0.2600	1.2500
1026	19	PFLUGERVILLE ISD	0.9900	0.4600	1.4500
1027	2A	ELGIN ISD	1.0683	0.4500	1.5183
1037	22	COUPLAND ISD	0.9700	-	0.9700
1042	3A	MARBLE FALLS ISD	0.9833	0.2153	1.1986
1053	34	MANOR ISD	0.9700	0.5000	1.4700
1057	38	DRIPPING SPRINGS ISD	1.1700	0.3500	1.5200
1059	4A	JOHNSON CITY ISD	1.0400	0.0939	1.1339
1072	5A	ROUND ROCK ISD	0.9700	0.2648	1.2348
1098	69	LEANDER ISD	0.9700	0.4675	1.4375

SCHOOL BOUNDARIES

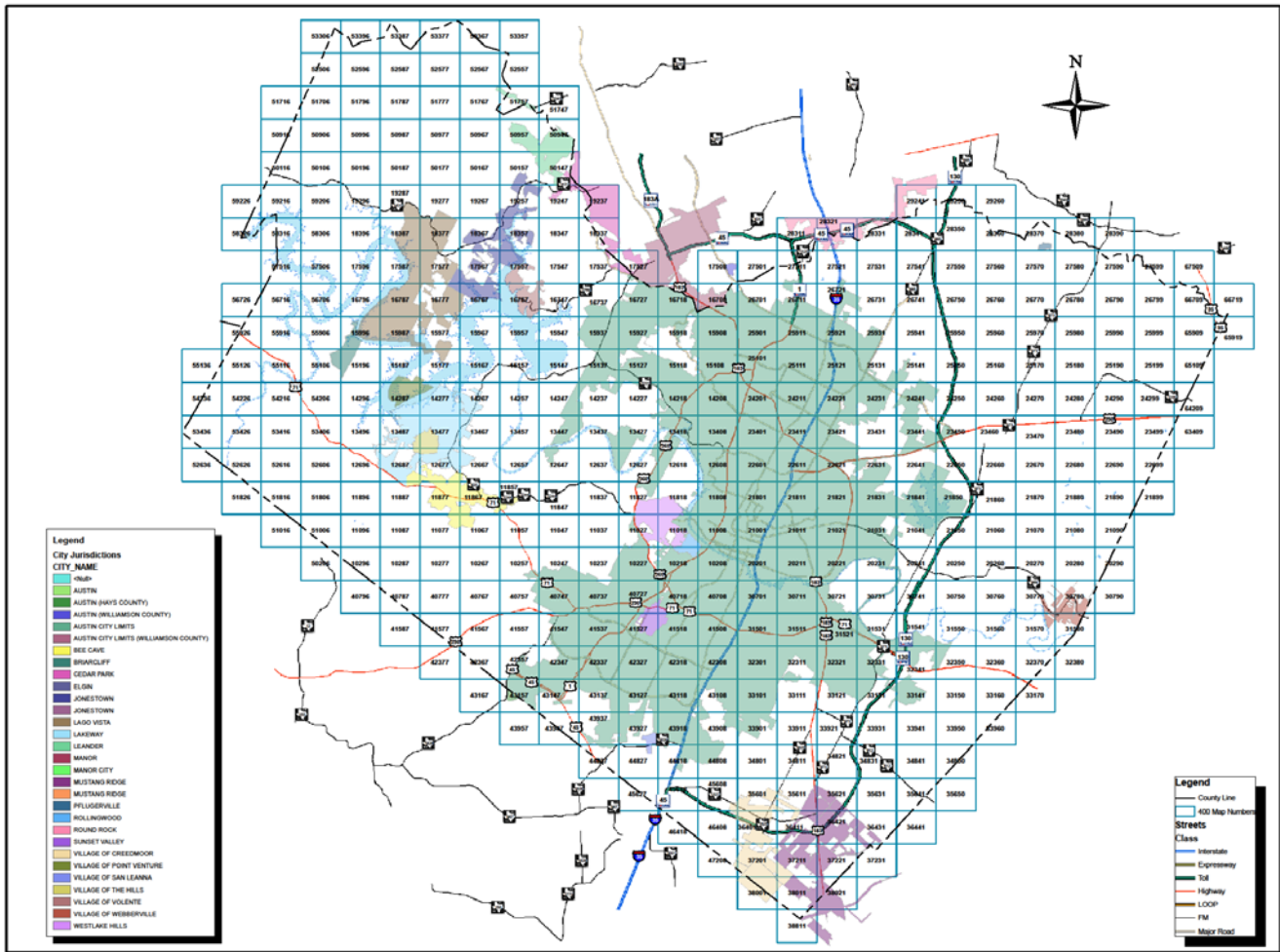


Travis County Cities

Travis County has 21 cities within its boundaries including the State capital Austin. Austin is the fourth largest city in the state and the 11th largest metropolitan statistical area in the United States. Residents of the area represent a diverse mixture of government employees, college students and staff, musicians, high-tech workers and business people.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1002	02	CITY OF AUSTIN	0.3337	0.1094	0.4431
1004	05	CITY OF MANOR	0.5845	0.2316	0.8161
1008	09	CITY OF WEST LAKE HILLS	0.0700	-	0.0700
1018	11	CITY OF ROLLINGWOOD	0.1196	0.0892	0.2088
1019	12	VILLAGE OF SAN LEANNA	0.2498	-	0.2498
1020	13	CITY OF SUNSET VALLEY	-	-	-
1031	2F	CITY OF ROUND ROCK	0.3135	0.1255	0.4390
1035	20	CITY OF PFLUGERVILLE	0.3104	0.1872	0.4976
1036	21	CITY OF LAKEWAY	0.1214	0.0431	0.1645
1046	3F	CITY OF CEDAR PARK	0.2393	0.2077	0.4470
1065	40	CITY OF CREEDMOOR	0.3160	-	0.3160
1071	49	CITY OF LAGO VISTA	0.3893	0.2607	0.6500
1075	5F	CITY OF ELGIN	0.4283	0.2286	0.6569
1076	5G	VILLAGE OF VOLENTE	0.0900	-	0.0900
1077	5H	VILLAGE OF WEBBERVILLE	0.0776	0.2297	0.3073
1078	50	CITY OF JONESTOWN	0.4705	0.0951	0.5656
1083	55	VILLAGE OF BRIARCLIFF	0.0542	0.0777	0.1319
1090	6F	CITY OF LEANDER	0.3199	0.2220	0.5419
1096	61	CITY OF MUSTANG RIDGE	0.4375	0.0317	0.4692
1102	7E	VILLAGE OF THE HILLS	0.1000	-	0.1000
1103	7F	VILLAGE OF POINT VENTURE	0.1220	-	0.1220
1122	83	CITY OF BEE CAVE	-	0.0200	0.0200

CITY BOUNDARIES



Property Taxes at Work

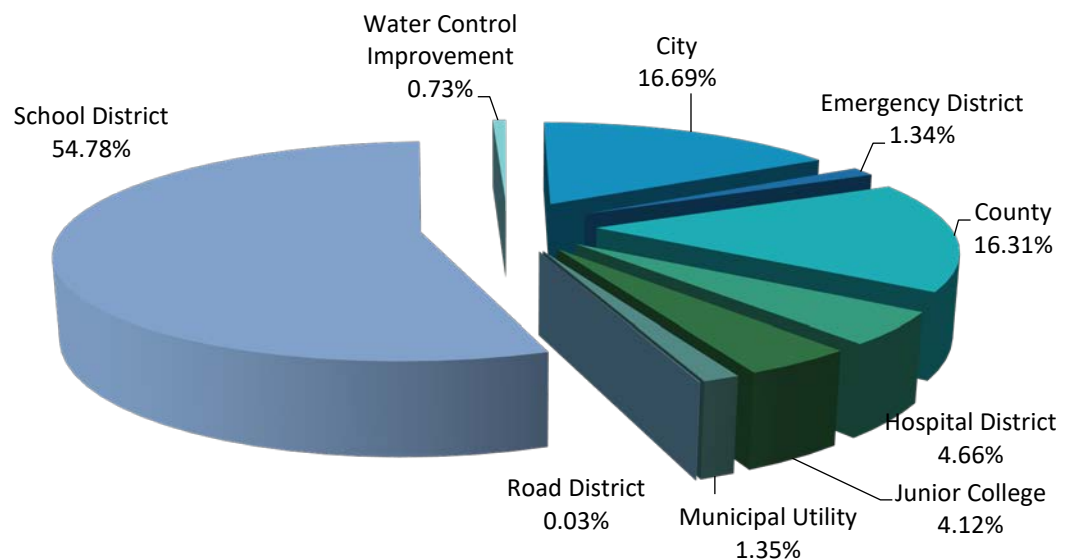
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals,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



In Travis County property taxes support 131 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 57 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2019 the projected tax levy for all taxing units in Travis County is \$4662,245,608.

DISTRIBUTION OF PROPERTY TAXES

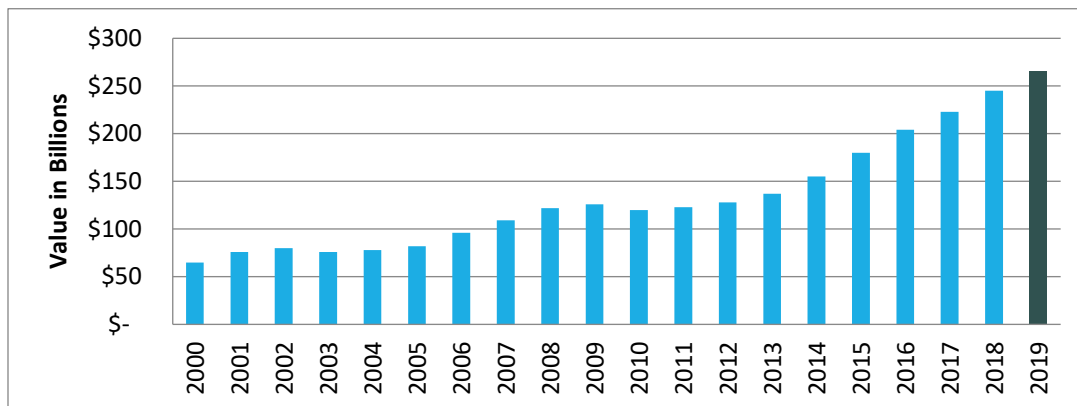
Budget by Taxing Unit Type



20 Year History of Appraisal Roll Values

2019 was the ninth consecutive year of appraisal roll growth. All sectors experienced growth.

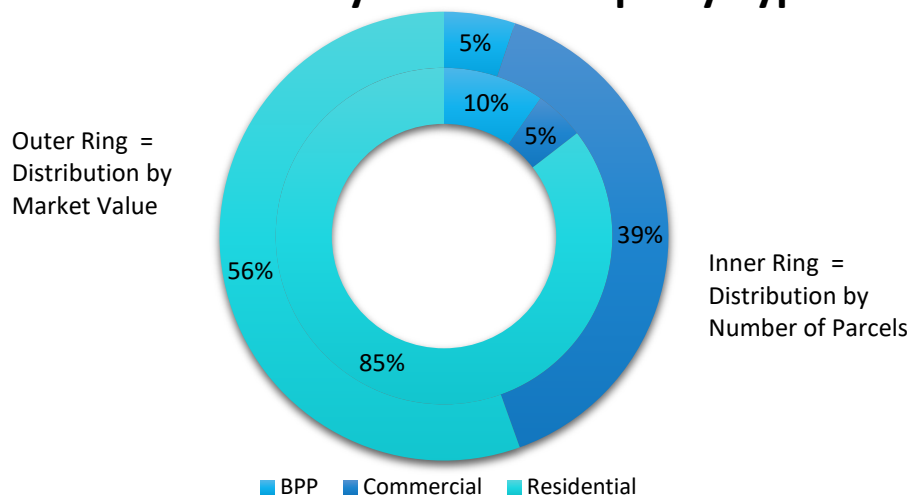
Year	Total Appraisal Roll	Travis Central Appraisal District Statistical Information
2000	\$ 64,972,923,504	
2001	\$ 76,239,434,155	
2002	\$ 79,727,220,411	
2003	\$ 76,468,299,684	
2004	\$ 77,780,497,021	
2005	\$ 82,376,017,030	
2006	\$ 95,938,443,366	
2007	\$ 108,849,163,598	
2008	\$ 121,880,175,682	
2009	\$ 125,920,708,866	
2010	\$ 120,247,416,959	
2011	\$ 123,196,201,548	
2012	\$ 128,176,409,480	
2013	\$ 136,609,794,659	
2014	\$ 154,513,882,900	
2015	\$ 179,776,622,324	
2016	\$ 203,900,582,596	
2017	\$ 223,147,520,227	
2018	\$ 245,338,206,315	
2019	\$ 266,184,989,892	
2000	\$ 64,972,923,504	
2001	\$ 76,239,434,155	



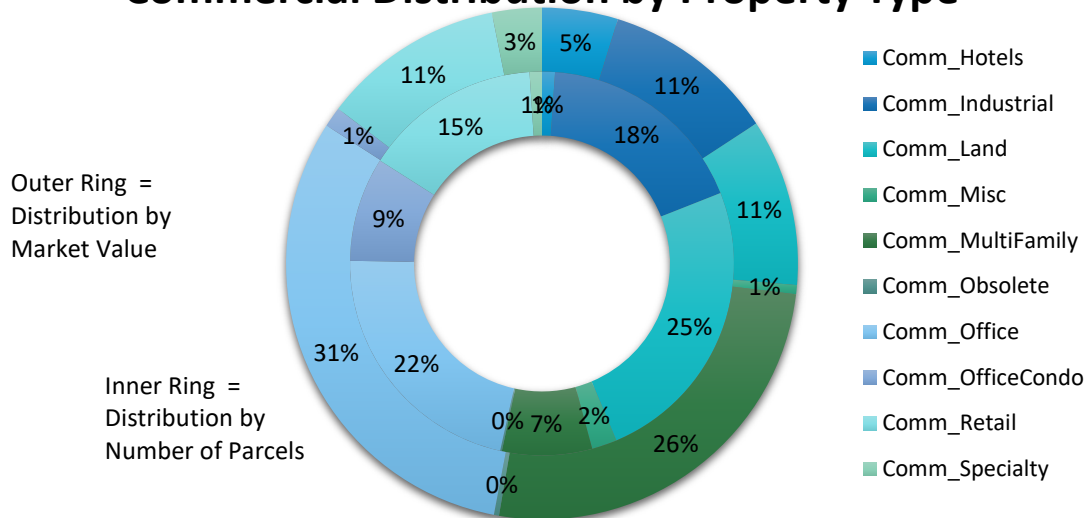
Value Distributions

Property Type	Count	Market Value
BPP	43,702	\$ 13,644,422,629
Commercial	21,499	\$ 104,837,772,966
Residential	383,858	\$ 147,658,594,297
	449,059	\$ 266,140,789,892

Distribution by General Property Type



Commercial Distribution by Property Type



2019 State Property Categories

State Cd	State Cd Desc	Prop Count	New Market	Market Val	Taxable Val
A	SINGLE FAMILY RESIDENCE	309,532	\$ 2,529,385,338	\$ 130,370,815,584	\$ 101,435,700,225
B	MULTIFAMILY RESIDENCE	12,999	\$ 658,502,289	\$ 31,906,944,824	\$ 31,649,909,666
C1	VACANT LOTS AND LAND TRACTS	30,116	\$ 860,271	\$ 3,303,478,069	\$ 3,303,127,892
D1	QUALIFIED OPEN-SPACE LAND	4,949	\$ -	\$ 3,040,132,335	\$ 29,355,707
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	383	\$ 56,244	\$ 30,582,468	\$ 30,397,774
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	5,905	\$ 7,940,601	\$ 1,326,716,331	\$ 1,193,790,431
F1	COMMERCIAL REAL PROPERTY	14,526	\$ 1,379,806,815	\$ 54,402,857,966	\$ 54,070,620,188
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ -	\$ 804,225,175	\$ 793,978,075
G1	OIL AND GAS	5	\$ -	\$ 270,148	\$ 270,148
J1	WATER SYSTEMS	29	\$ -	\$ 13,835,866	\$ 13,835,866
J2	GAS DISTRIBUTION SYSTEM	10	\$ -	\$ 167,085,549	\$ 167,085,549
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	36	\$ -	\$ 200,092,153	\$ 200,092,153
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,353	\$ -	\$ 353,654,434	\$ 353,446,560
J5	RAILROAD	10	\$ -	\$ 29,824,181	\$ 29,824,181
J6	PIPELINE COMPANY	126	\$ -	\$ 32,961,844	\$ 32,890,702
J7	CABLE TELEVISION COMPANY	44	\$ -	\$ 167,388,365	\$ 167,388,365
J8	OTHER TYPE OF UTILITY	1	\$ -	\$ 16,000,000	\$ 16,000,000
J9	RAILROAD ROLLING STOCK	2	\$ -	\$ 5,427,176	\$ 5,427,176
L1	COMMERCIAL PERSONAL PROPERTY	37,892	\$ 21,433,134	\$ 7,823,086,702	\$ 7,542,273,520
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	794	\$ -	\$ 4,389,174,745	\$ 2,953,824,202
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,972	\$ 22,540,687	\$ 230,745,750	\$ 207,151,744
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	1	\$ 1,530	\$ 1,530	\$ 1,530
O	RESIDENTIAL INVENTORY	10,697	\$ 701,562,846	\$ 1,338,579,976	\$ 1,334,356,170
S	SPECIAL INVENTORY TAX	621	\$ -	\$ 334,510,839	\$ 334,510,839
X	TOTALLY EXEMPT PROPERTY	12,713	\$ 168,940,001	\$ 26,985,230,394	\$ -
		452,760	\$ 5,491,029,756	\$ 267,273,622,404	\$ 205,865,258,663

Operating Indicators FY 2010-2019

Function/Program	2010	2011	2012	2013
Appraisal				
Real property accounts	353,680	355,501	357,660	360,750
Business personal property accounts	39,085	40,132	41,503	42,475
Total property count	392,765	395,633	399,163	403,225
Total Appraisal Roll	120,255,387,890	123,199,084,492	128,174,279,725	136,619,670,013
Change from Prior Year	-4.50%	2.45%	4.04%	6.59%
Permits processed	16,035	18,611	20,728	21,135
New subdivisions added	185	163	204	225
New lots added	1,233	1,678	2,169	2,536
New condos added	371	357	350	424
New condo units added	917	1,218	616	1,198
New construction	4,212	3,660	4,251	5,197
Field inspections completed	55,794	79,589	74,252	75,753
Deed transactions processed	29,273	33,961	23,386	31,833
Sales transaction processed	12,746	13,181	15,140	15,281
Exemptions processed	17,849	16,218	12,744	14,154
Renditions processed	27,255	26,429	24,140	26,615
Notices of appraised value mailed	382,547	385,616	387,354	391,497
Support Services				
Homestead	200,929	201,598	202,948	202,600
Over age 65	39,707	41,403	44,225	46,200
Disabled Vet	6,715	6,610	6,794	6,909
Disabled Persons	3,510	3,492	3,619	3,730
Freeport inventory	350	360	384	344
Charitable/non-profit	11,078	11,381	11,842	12,270
Solar/wind power	3	24	217	1,017
Abatements	15	15	15	14
Low Income Housing				
Community Land Trust				
Historical site	558	570	483	506
Pollution control	71	72	68	72
Average Market Value of HS Property	N/A	N/A	N/A	N/A
Average HS Exemption Amount	N/A	N/A	N/A	N/A
Average Taxable Value of HS Property	N/A	N/A	N/A	N/A

2014	2015	2016	2017	2018	2019
365,563	370,513	380,837	388,005	396,129	405,423
42,216	43,061	43,265	43,325	43,668	43,704
407,779	413,574	424,102	431,330	439,797	449,127
154,502,836,192	179,794,932,074	204,158,535,687	223,114,031,705	245,118,608,413	267,787,699,367
13.09%	16.37%	13.55%	9.28%	9.86%	9.25%
23,985	24,274	23,615	25,383	28,193	29,276
276	306	282	318	317	270
4,297	6,470	6,283	5,881	5,344	10,130
444	603	544	872	1,325	1,357
980	2,664	2,382	2,253	3,808	3,826
6,110	7,503	7,404	7,817	8,065	9,516
89,905	100,980	124,909	149,829	170,128	206,592
30,885	32,125	22,565	20,928	20,471	21,678
12,159	16,575	17,470	19,181	18,725	19,265
19,611	19,548	22,565	22,565	22,429	22,623
25,651	26,889	26,722	26,540	26,272	25,586
395,956	404,922	412,268	418,339	426,432	341,382
205,281	205,776	210,285	215,509	218,470	221,638
48,899	50,682	53,457	56,236	58,764	61,357
7,182	7,136	7,365	7,629	7,944	8,417
3,872	3,916	3,909	3,931	3,945	3,939
386	343	324	239	267	261
12,879	12,474	12,733	12,817	12,783	13,213
1,666	1,875	2,258	2,570	3,102	4,007
18	18	4	4	2	-
66	70	69	76	85	72
6	8	1	1	2	1
548	543	521	541	499	550
77	75	140	142	139	144
315,801	349,962	380,231	402,715	432,310	452,650
75,525	87,097	95,164	97,003	105,090	105,627
240,276	262,865	285,067	305,712	327,220	347,023

Function/Program	2010	2011	2012	2013
Administration:				
Accounts payable check payments	964	1,072	1,159	1,048
Accounts payable ACH payments	-	-	-	-
Accounts payable credit card payments	N/A	N/A	N/A	N/A
Accounts payable cash disbursements	N/A	N/A	N/A	N/A
Number of New Hires	17	22	10	18
Number of Promotions	8	15	4	2
Number of Terminations	N/A	N/A	N/A	N/A
Lawsuits Filed	122	116	127	135
Lawsuits Filed- Property County	624	554	481	517

SOURCE: Travis Central Appraisal District adopted budgets and various in-house reports

2014	2015	2016	2017	2018	2019
1,149	1,238	501	416	441	402
-	-	568	560	1,559	967
N/A	N/A	N/A	N/A	796	1,241
N/A	N/A	N/A	N/A	313	1,152
20	22	14	18	9	16
9	11	11	4	15	7
27	24	18	9	15	33
235	407	523	666	1,041	1,115
740	1,126	1,559	1,789	2,528	3,079

Exemptions

The general homestead exemption is for owner occupied residential properties. The exemption removes a portion of your value from taxation providing a lower tax amount for the homestead property.

If you qualify for the Over 65 exemption there is a property tax “Ceiling” that automatically limits School taxes to the amount you paid in the year that you first qualified for the Over 65 exemption.

100% Disabled veterans are eligible for 100% exemptions for their residence homestead. Documentation from the Department of Veterans Affairs must be submitted indicating 1) 100 percent disability compensation due to a service connected disability; and 2) a rating of 100 percent disabled or a determination of individual unemployability from the VA.

Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
ACC DIST - WMSN CO		1.00		\$ 75,000		\$ 75,000
ANDERSON MILL LIMITED DISTRICT		20.00		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1.00		\$ 160,000		\$ 160,000
AUSTIN ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
CITY OF AUSTIN		10.00		\$ 88,000		\$ 88,000
CITY OF AUSTIN/HAYS CO				\$ 51,000		\$ 51,000
CITY OF AUSTIN/WMSN CO				\$ 51,000		\$ 51,000
CITY OF BEE CAVE		20.00		\$ 65,000		\$ 65,000
CITY OF CEDAR PARK		1.00		\$ 30,000		\$ 20,000
CITY OF ELGIN				\$ 15,000		\$ 15,000
CITY OF JONESTOWN		20.00		\$ 8,000		\$ 8,000
CITY OF LAGO VISTA		20.00				
CITY OF LAKEWAY				\$ 5,000		
CITY OF LEANDER				\$ 10,000		\$ 10,000
CITY OF MANOR				\$ 10,000		
CITY OF MUSTANG RIDGE				\$ 5,000		
CITY OF PFLUGERVILLE				\$ 35,000		\$ 35,000
CITY OF ROLLINGWOOD				\$ 3,000		
CITY OF ROUND ROCK				\$ 22,000		\$ 3,000
CITY OF SUNSET VALLEY		10.00		\$ 3,000		\$ 3,000
CITY OF WEST LAKE HILLS				\$ 4,000		
COTTONWOOD CREEK MUD NO 1				\$ 5,000		\$ 5,000
COUPLAND ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DEL VALLE ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		\$ 70,000
DRIPPING SPRINGS ISD	\$ 25,000		\$ 10,000		\$ 10,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EANES ISD	\$ 25,000		\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000
ELGIN ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HAYS CONSOLIDATED ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HURST CREEK MUD		20.00		\$ 10,000		\$ 10,000
HUTTO ISD	\$ 25,000		\$ 10,000		\$ 10,000	
JOHNSON CITY ISD	\$ 25,000		\$ 10,000		\$ 10,000	

Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
LAGO VISTA ISD	\$ 25,000	20.00	\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD	\$ 25,000	20.00	\$ 10,000		\$ 10,000	
LAKEWAY MUD				\$ 5,000		
LEANDER ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	\$ 3,000
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
MARBLE FALLS ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	
NORTH AUSTIN MUD NO 1				\$ 15,000		\$ 15,000
NORTHTOWN MUD		4.00				
PFLUGERVILLE ISD	\$ 25,000		\$ 10,000	\$ 9,100	\$ 10,000	
RIVER PLACE LIMITED DISTRICT		10.00		\$ 25,000		\$ 25,000
RIVER PLACE MUD		10.00		\$ 25,000		
RNCH @ CYPRSS CRK MUD 1				\$ 15,000		\$ 15,000
ROUND ROCK ISD	\$ 25,000		\$ 10,000		\$ 10,000	\$ 3,000
SOUTHEAST TRAVIS COUNTY MUD NO 1						
SOUTHEAST TRAVIS COUNTY MUD NO 2						
TANGLEWD FOREST LTD DIST		10.00		\$ 50,000		\$ 15,000
TRAVIS CO BCCP		20.00		\$ 65,000		\$ 65,000
TRAVIS CO ESD NO 9				\$ 4,000		
TRAVIS CO MUD NO 10		15.00		\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 15				\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 2				\$ 5,000		\$ 5,000
TRAVIS CO RFP DIST NO 6				\$ 3,000		\$ 3,000
TRAVIS CO WCID NO 10				\$ 4,000		
TRAVIS CO WCID NO 15		30.00		\$ 15,000		
TRAVIS CO WCID NO 17		10.00		\$ 15,000		\$ 15,000
TRAVIS CO WCID NO 18				\$ 30,000		
TRAVIS COUNTY		20.00		\$ 85,500		\$ 85,500
TRAVIS COUNTY HEALTHCARE DISTRICT		20.00		\$ 85,500		\$ 85,500
VILLAGE OF POINT VENTURE		10.00				
VILLAGE OF SAN LEANNA				\$ 25,000		
VILLAGE OF THE HILLS		20.00		\$ 10,000		\$ 10,000
VILLAGE OF VOLENTE				\$ 45,000		\$ 45,000
VILLAGE OF WEBBERVILLE		5.00				
WELLS BRANCH MUD		20.00				
WMSN-TR CO WCID NO 1F				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1G				\$ 15,000		\$ 15,000

Non-profit organizations that are eligible for property tax exemptions include but are not limited to: certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, charitable hospitals, cemeteries and veterans' organizations.

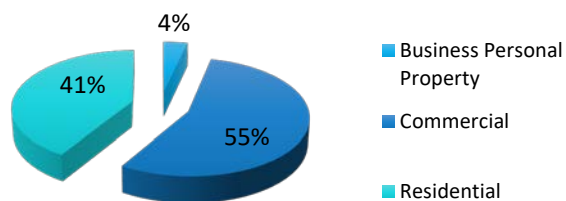
Property owners with mineral property or business personal property worth less than \$500 are exempt from property taxes. No exemption application is required.

Taxpayer Appeals

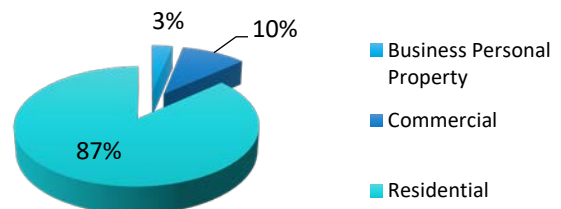
Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.



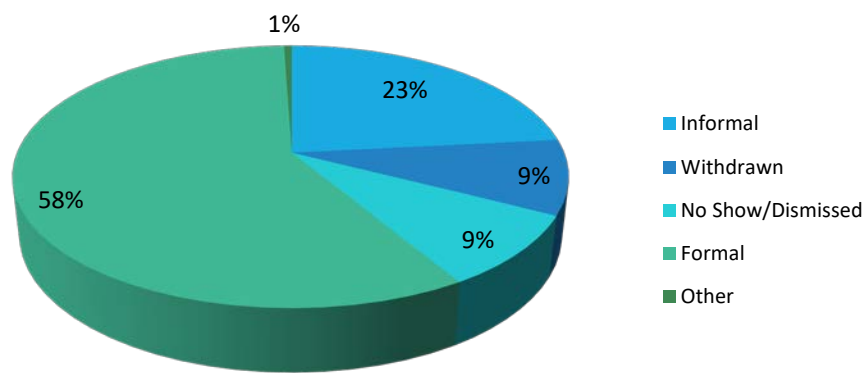
Distribution of 2019 Appeals by Market Value



Distribution of 2019 Appeals By Number of Appeals Filed

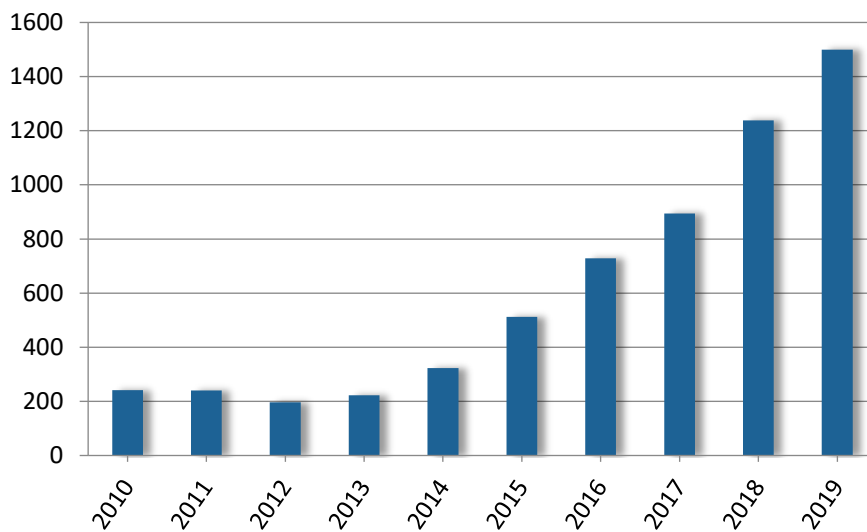


Taxpayers that file an appeal are first given an opportunity to meet “Informally” with an appraiser. The majority of protests filed are resolved at an informal level. If the property owner is unable to reach a value agreement with the appraiser they are then able to carry their protest to the Appraisal Review Board for a “Formal” hearing.



Taxpayers dissatisfied with the Appraisal Review Board “Formal” hearing determination may appeal the decision to: Arbitration, SOAH, or District Court.

10 Year History of Property Lawsuits



Comptroller PTAD Studies

Annually the Comptroller's Property Tax Assistance Division performs either a Property Value Study (PVS) or Methods and Assistance Program (MAP) review of each appraisal district.

Travis CAD received its most recent PVS review in 2018. The purpose of the PVS is to determine the median level of appraisal for the appraisal district; and, determine the taxable value for each ISD for school funding purposes.

2018 Property Value Study

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	8243	121,832,855,984	1.00	7.33	75.87	94.19	1.02
B. MULTI-FAMILY RESIDENCES	318	28,870,478,393	0.98	5.22	83.69	94.35	1.01
C1. VACANT LOTS	407	3,062,417,821	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	29,282,589	*	*	*	*	*
E. RURAL-NON-QUAL	47	1,235,172,304	*	*	*	*	*
F1. COMMERCIAL REAL	239	49,916,179,443	0.97	3.02	92.25	95.05	1.00
F2. INDUSTRIAL REAL	0	744,464,874	*	*	*	*	*
G. OIL, GAS, MINERALS	0	287,886	*	*	*	*	*
J. UTILITIES	7	983,099,408	*	*	*	*	*
L1. COMMERCIAL PERSONAL	209	7,330,031,386	1.00	14.48	66.64	84.50	1.10
L2. INDUSTRIAL PERSONAL	0	4,639,282,815	*	*	*	*	*
M. OTHER PERSONAL	0	210,908,552	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	811,089,883	*	*	*	*	*
S. SPECIAL INVENTORY	0	320,260,328	*	*	*	*	*
OVERALL	9470	219,985,811,666	0.99	8.09	74.89	92.47	1.02

Travis CAD received its most recent MAP review in 2019. The review is designed to determine whether appraisal districts are meeting minimum requirements for appraisal duties and reviews specifically for governance, taxpayer assistance, operating procedures, and appraisal standards and methodology. Travis CAD passed all mandatory requirements and received exceeds rating in all areas of review.

2019 Methods and Assistance Program Review

Glenn Hegar
Texas Comptroller of Public Accounts
2018-19 Final Methods and Assistance Program
Review

Travis Central Appraisal District

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets

Appraisal District Ratings:

Meets All – The total point score is 100

Meets – The total point score ranges from 90 to less than 100

Needs Some Improvement – The total point score ranges from 85 to less than 90

Needs Significant Improvement – The total point score ranges from 75 to less than 85

Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	15	15	100
Taxpayer Assistance	11	11	100
Operating Procedures	23	23	100
Appraisal Standards, Procedures and Methodology	31	30	97



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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Governmental Activities				
Net investment in capital				
assets	\$ 3,749,926	\$ 4,423,085	\$ 4,094,873	\$ 5,290,153
Unrestricted	<u>1,895,825</u>	<u>1,640,950</u>	<u>1,431,888</u>	<u>2,005,592</u>
Total Governmental Activities				
Net Position	<u><u>5,645,751</u></u>	<u><u>6,064,035</u></u>	<u><u>5,526,761</u></u>	<u><u>7,295,745</u></u>
Total Primary Government				
Net Position	<u><u>\$ 5,645,751</u></u>	<u><u>\$ 6,064,035</u></u>	<u><u>\$ 5,526,761</u></u>	<u><u>\$ 7,295,745</u></u>

SOURCE: Audited Financial Statements 2010
 Comprehensive Annual Financial Report (CAFR) 2011-2019

<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
\$5,290,153	\$3,863,065	\$ 3,890,995	\$ 4,198,586	\$ 3,966,782	\$ 3,629,947
<u>2,005,592</u>	<u>5,685,923</u>	<u>6,940,385</u>	<u>8,505,792</u>	<u>10,471,157</u>	<u>12,835,145</u>
<u>7,295,745</u>	<u>9,548,988</u>	<u>10,831,380</u>	<u>12,704,378</u>	<u>14,437,939</u>	<u>16,465,092</u>
<u>\$7,295,745</u>	<u>\$9,548,988</u>	<u>\$10,831,380</u>	<u>\$12,704,378</u>	<u>\$14,437,939</u>	<u>\$16,465,092</u>

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Expenses				
Governmental Activities				
Appraisal services	\$ 11,527,480	\$ 11,702,337	\$ 12,278,520	\$ 11,693,736
Interest on long-term debt	-	35,233	-	11,116
	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
Total Governmental Activities Expenses				
	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
Total Primary Government Expenses				
	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
Program Revenues				
Governmental Activities				
Fees, fines, and charges for services	11,872,153	12,151,322	11,735,080	13,468,605
	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
Total Governmental Activities Program Revenues				
	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
Total Primary Government Program Revenues				
	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
Net Revenue (Expense)				
Interest income	344,673	413,752	(543,440)	1,763,753
	<u>747</u>	<u>4,532</u>	<u>6,166</u>	<u>5,231</u>
Change in net position	345,420	418,284	(537,274)	1,768,984
Net position- beginning of year	5,300,331	5,645,751	6,064,035	5,526,761
Net position restatement	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Adjusted net position, beginning of year	5,300,331	5,645,751	6,064,035	5,526,761
Net position- end of year	<u>\$ 5,645,751</u>	<u>\$ 6,064,035</u>	<u>\$ 5,526,761</u>	<u>\$ 7,295,745</u>

SOURCE: Audited Financial Statements 2010
Comprehensive Annual Financial Report (CAFR) 2011-2019

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 12,032,932	\$ 13,048,016	\$ 15,741,400	\$ 16,151,994	\$ 17,052,753	\$ 20,279,111
-	-	-	-	-	250,191
<u>12,032,932</u>	<u>13,048,016</u>	<u>15,741,400</u>	<u>16,151,994</u>	<u>17,052,753</u>	<u>20,529,302</u>
<u>12,032,932</u>	<u>13,048,016</u>	<u>15,741,400</u>	<u>16,151,994</u>	<u>17,052,753</u>	<u>20,529,302</u>
14,283,508	17,245,865	17,598,826	17,791,989	18,827,658	19,486,627
<u>14,283,508</u>	<u>17,245,865</u>	<u>17,598,826</u>	<u>17,791,989</u>	<u>18,827,658</u>	<u>19,486,627</u>
<u>14,283,508</u>	<u>17,245,865</u>	<u>17,598,826</u>	<u>17,791,989</u>	<u>18,827,658</u>	<u>19,486,627</u>
2,250,576	4,197,849	1,857,426	1,639,995	1,774,905	(1,042,675)
<u>2,667</u>	<u>4,993</u>	<u>15,572</u>	<u>93,566</u>	<u>252,248</u>	<u>332,979</u>
2,253,243	4,202,842	1,872,998	1,733,561	2,027,153	(709,696)
7,295,745	9,548,988	10,831,380	12,704,378	14,437,939	9,986,658
-	(2,920,450)	-	-	(6,478,434)	-
7,295,745	6,628,538	10,831,380	12,704,378	7,959,505	9,986,658
<u>\$ 9,548,988</u>	<u>\$ 10,831,380</u>	<u>\$ 12,704,378</u>	<u>\$ 14,437,939</u>	<u>\$ 9,986,658</u>	<u>\$ 9,276,962</u>

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Governmental Funds				
Reserved	\$ 82,376	\$ -	\$ -	\$ -
Unreserved	2,340,265	-	-	-
Nonspendable	-	101,849	174,147	377,866
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	2,135,141	1,933,761	2,302,068
	<hr/>	<hr/>	<hr/>	<hr/>
Total Governmental Funds	<u>\$ 2,422,641</u>	<u>\$ 2,236,990</u>	<u>\$ 2,107,908</u>	<u>\$ 2,679,934</u>

SOURCE: Audited Financial Statements 2010
Comprehensive Annual Financial Report (CAFR) 2011-2019

NOTE: The District implemented GASB Statement No. 54 during the fiscal year ended December 31, 2011. This statement eliminated the previous fund balance categories (reserved and unreserved), and replaced them with the five new categories (nonspendable, restricted, committed, assigned and unassigned). Fund balance amounts for fiscal year ended December 31, 2011 and thereafter reflect the new categories; however, all previous fiscal years are presented using the old categories.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
311,360	1,243,778	893,474	751,287	667,721	541,218
-	-	-	-	-	1,477,431
1,250,000	3,419,849	3,164,814	4,164,814	6,228,423	6,070,049
-	-	-	-	-	-
<u>1,935,393</u>	<u>1,478,066</u>	<u>3,516,402</u>	<u>4,947,830</u>	<u>4,751,356</u>	<u>4,582,374</u>
<u>\$ 3,496,753</u>	<u>\$ 6,141,693</u>	<u>\$ 7,574,690</u>	<u>\$ 9,863,931</u>	<u>\$ 11,647,500</u>	<u>\$ 12,671,072</u>

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

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Revenues				
Assessments	\$ 12,591,285	\$ 12,689,611	\$ 12,914,797	\$ 13,375,023
Less: Refunds	<u>(789,802)</u>	<u>(612,738)</u>	<u>(1,259,667)</u>	<u>-</u>
	11,801,483	12,076,873	11,655,130	13,375,023
Investment earnings	747	4,532	6,166	5,231
Charges for services	19,171	19,474	20,424	23,673
Miscellaneous income	<u>51,499</u>	<u>54,975</u>	<u>59,526</u>	<u>69,909</u>
Total Revenue	11,872,900	12,155,854	11,741,246	13,473,836
Expenditures				
Appraisal Services				
Payroll and related expenses	9,148,307	9,120,313	9,053,018	10,553,042
Data processing	187,233	106,912	440,591	354,679
Transportation	12,663	7,296	20,074	11,843
Operating supplies	-	-	371,123	180,563
Rentals	40,234	34,433	39,291	44,724
Legal & professional	406,230	684,615	759,231	363,566
Utilities and telephone	150,150	138,279	143,741	174,140
Building and equipment maintenance	211,398	117,758	127,552	98,024
Insurance				
Other services	916,974	916,028	658,387	716,010
Debt Service				
Principal	-	743,612	-	23,588
Interest	-	35,233	-	11,116
Capital outlay	<u>1,236,996</u>	<u>437,026</u>	<u>257,319</u>	<u>370,516</u>
Total Expenditures	<u>12,310,185</u>	<u>12,341,505</u>	<u>11,870,327</u>	<u>12,901,811</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(437,285)	(185,651)	(129,081)	572,025
Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	<u>\$ (437,285)</u>	<u>\$ (185,651)</u>	<u>\$ (129,081)</u>	<u>\$ 572,025</u>
Ratio of Debt Service Expenditures to total noncapital expenditures	0.00%	6.54%	0.00%	0.28%

SOURCE: Audited Financial Statements 2009-2010
Comprehensive Annual Financial Report (CAFR) 2011-2018

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 14,246,848	\$ 17,149,799	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627
(89,434)	(26,908)	-	(311,528)	-	-
14,157,414	17,122,891	17,492,994	17,791,989	18,827,658	19,486,627
2,667	4,993	15,572	93,566	252,248	332,979
24,444	31,707	28,886	30,583	30,611	15,710
101,650	89,267	76,946	87,590	75,852	104,398
14,286,175	17,248,858	17,614,398	18,003,728	19,186,369	19,939,714
10,283,671	10,735,612	9,833,785	11,146,348	11,253,473	12,257,122
552,623	617,689	1,332,497	1,206,626	551,025	511,294
17,566	11,031	22,351	53,916	51,919	32,332
90,473	189,457	585,281	169,475	192,446	285,192
57,161	59,672	64,227	65,424	143,982	487,706
895,228	988,761	1,256,519	1,310,221	2,339,462	2,726,782
178,163	188,981	199,302	212,177	223,916	354,890
159,497	152,316	192,145	139,863	235,734	364,224
857,625	1,092,679	1,753,409	910,437	1,660,001	28,551
-	-	-	-	-	159,600
-	-	-	-	-	214,819
377,349	569,720	941,885	500,000	425,422	9,615,447
13,469,356	14,605,918	16,181,401	15,714,487	17,077,380	28,916,142
816,819	2,642,940	1,432,997	2,289,241	2,108,989	(8,976,428)
-	2,000	-	-	-	10,000,000
<u>\$ 816,819</u>	<u>\$ 2,644,940</u>	<u>\$ 1,432,997</u>	<u>\$ 2,289,241</u>	<u>\$ 2,108,989</u>	<u>\$ 1,023,572</u>
0.00%	0.00%	0.00%	0.00%	0.00%	1.94%

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	-	-	-	50
ANDERSON MILL MUD	53	49	49	-
AUSTIN COMMUNITY COLLEGE DIST.	430,066	424,202	434,627	442,411
AUSTIN ISD	3,951,673	3,930,700	3,962,546	4,041,606
BASTROP-TRAVIS CO ESD NO 1	558	487	490	460
BELLA VISTA MUD	2,752	2,653	2,664	2,557
BELVEDERE MUD	1,280	1,342	1,353	1,681
CITY OF AUSTIN	1,827,479	1,898,893	1,947,818	2,073,085
CITY OF AUSTIN/HAYS CO	-	-	-	-
CITY OF AUSTIN/WMSN CO	-	-	-	-
CITY OF BEE CAVE	835	866	871	984
CITY OF CEDAR PARK	1,366	1,493	1,504	7,881
CITY OF CREEDMOOR	503	557	587	805
CITY OF ELGIN	1,561	1,401	1,408	1,544
CITY OF JONESTOWN	11,703	11,172	11,290	11,526
CITY OF LAGO VISTA	21,925	20,825	21,112	19,766
CITY OF LAKEWAY	25,648	25,645	25,796	24,561
CITY OF LEANDER	6,808	7,257	7,297	8,907
CITY OF MANOR	9,573	9,464	9,547	9,977
CITY OF MUSTANG RIDGE	960	967	973	1,029
CITY OF PFLUGERVILLE	91,270	89,352	89,892	88,434
CITY OF ROLLINGWOOD	3,247	3,447	3,468	5,232
CITY OF ROUND ROCK	5,180	5,034	5,053	5,438
CITY OF WEST LAKE HILLS	3,588	3,448	3,470	3,581
COTTONWOOD CREEK MUD NO 1	2,773	2,517	2,525	2,377
COUPLAND ISD	195	188	189	188
CYPRESS RANCH WCID NO 1	1,671	1,886	1,897	2,183
DEL VALLE ISD	236,555	235,486	237,835	241,495
DRIPPING SPRINGS ISD	764	798	802	782
EANES ISD	596,039	588,084	591,994	606,528
ELGIN ISD	13,880	12,961	13,114	12,582
HAYS CONSOLIDATED ISD	585	562	565	579
HURST CREEK MUD	9,463	9,734	9,785	8,156
HUTTO ISD	-	-	-	-
JOHNSON CITY ISD	615	590	593	577
KELLY LANE WCID NO 1	2,253	2,493	2,517	2,576
KELLY LANE WCID NO 2	98	124	150	71
LAGO VISTA ISD	82,182	78,228	79,386	84,123
LAKE POINTE MUD NO 3 (DA)	-	-	-	-

(1 OF 4)

2014	2015	2016	2017	2018	2019
53	63	60	63	68	68
-	-	-	-	-	-
462,549	565,661	645,863	697,721	723,196	785,461
4,279,407	5,225,594	5,483,736	5,851,086	6,172,691	6,434,518
495	649	670	754	831	866
2,597	3,072	-	-	-	-
2,057	2,935	3,519	3,507	3,411	3,154
2,169,602	2,554,094	2,557,717	2,615,589	2,765,969	2,846,278
-	-	-	-	-	-
-	-	-	-	-	-
1,071	1,362	1,625	1,778	1,810	2,001
8,171	9,560	21,788	22,101	21,640	20,857
861	917	907	1,005	931	900
1,403	1,700	1,829	2,382	2,538	2,617
11,011	12,180	11,850	11,641	11,751	14,371
19,941	23,468	23,642	23,980	24,734	26,845
25,283	30,107	31,447	30,820	35,032	34,363
11,539	16,667	19,974	22,335	24,530	27,142
10,725	13,245	14,808	18,723	22,074	27,078
1,100	1,410	1,385	1,398	1,450	1,484
88,492	103,871	110,580	117,662	125,370	124,444
5,917	6,880	7,218	8,035	8,739	8,844
5,785	7,018	7,769	8,041	8,263	8,426
3,742	4,585	5,067	5,239	6,114	6,729
2,476	2,527	3,037	3,838	4,721	6,396
182	216	202	221	216	219
2,874	4,323	5,413	6,080	6,177	6,683
263,268	311,561	336,258	332,264	354,531	384,833
804	940	835	811	783	739
633,685	768,916	788,285	817,087	814,255	818,475
12,840	16,006	16,129	17,471	18,155	19,832
601	734	646	860	693	646
7,833	8,741	8,529	7,824	7,351	7,111
-	-	-	-	-	-
652	649	601	584	539	516
3,090	4,183	5,313	6,588	7,448	7,594
117	400	1,228	2,445	4,277	6,515
80,035	92,667	88,503	88,449	89,130	95,209
-	-	-	-	-	1,888

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
LAKE POINTE MUD NO 5 (DA)	-	-	-	-
LAKE TRAVIS ISD	431,380	429,518	433,167	475,741
LAKESIDE MUD NO 3	1,608	1,836	1,796	2,586
LAKESIDE WCID NO 1	5,181	4,993	5,014	5,093
LAKESIDE WCID NO 2A	10	9	9	9
LAKESIDE WCID NO 2B	3,574	3,434	3,450	3,370
LAKESIDE WCID NO 2C	2,960	3,048	3,059	3,119
LAKESIDE WCID NO 2D	1,859	2,362	2,665	2,635
LAKEWAY MUD	10,633	10,370	10,454	10,036
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	-	39
LEANDER ISD	431,100	439,069	442,123	459,992
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	5,597	5,609	5,637	4,237
MANOR ISD	210,335	213,755	255,789	255,198
MARBLE FALLS ISD	36,283	32,150	32,418	31,470
MOORES CROSSING MUD	3,480	3,572	3,590	3,482
NE TRAVIS CO UTILITY DISTRICT	7,233	7,305	7,336	7,216
NORTH AUSTIN MUD NO 1	1,587	1,495	1,501	1,431
NORTHTOWN MUD	17,340	16,774	16,753	16,553
NW AUSTIN MUD NO 1	-	-	-	-
NW TRAVIS CO RD DIST-3 GLDN TRI	3,105	3,198	3,222	2,934
ONION CREEK METRO PARK DISTRICT	-	-	-	-
PFLUGERVILLE ISD	563,272	553,466	557,578	582,770
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO. 3	-	-	-	-
PRESIDENTIAL GLEN MUD	142	167	170	170
RANCH @ CYPRESS CREEK MUS NO 1	2,598	2,500	2,513	2,160
RIVER PLACE MUD	8,138	7,790	7,821	7,693
ROUND ROCK ISD	382,925	361,071	364,029	374,993
SENNA HILLS MUD	5,710	5,657	5,697	6,200
SHADY HOLLOW MUD	684	646	649	639
SUNFIELD MUD NO 1	-	-	-	-
SUNFIELD MUD NO 2	-	-	-	-
SUNFIELD MUD NO 3	-	-	-	-
SOUTHEAST TRAVIS CO. MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
TANGLEWOOD FOREST LTD DIST	2,872	2,775	2,791	2,555
TRAVIS COUNTY	2,389,775	2,456,872	2,513,095	2,633,598
TRAVIS CO BEE CAVE RD DIST 1	5,717	6,161	6,187	5,763
TRAVIS CO ESD NO 1	11,410	10,984	11,108	11,119

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<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
-	-	-	-	-	2,756
501,785	614,702	649,336	675,961	703,025	743,923
3,147	4,624	5,331	6,418	7,125	7,755
4,910	5,588	5,713	5,369	5,436	5,268
8	9	73	515	1,185	2,035
3,537	4,606	5,175	5,563	5,963	5,904
3,556	4,692	5,451	6,500	7,889	8,955
3,440	5,118	6,526	7,169	7,864	8,200
9,828	10,822	9,001	7,871	7,405	6,819
-	-	-	-	19	805
1,385	4,015	7,616	9,012	10,998	13,256
486,629	598,991	614,235	634,294	645,444	659,877
-	-	-	2,447	2,296	2,078
4,140	3,466	3,464	-	-	-
244,206	359,452	312,248	349,444	348,699	361,507
30,597	33,487	32,554	31,920	30,640	31,990
3,432	4,379	4,872	5,361	5,758	6,064
7,842	9,992	10,449	10,029	9,097	8,089
1,329	1,560	1,517	1,450	1,428	1,458
19,187	21,477	22,160	22,810	23,471	21,750
-	-	-	-	-	-
2,914	-	-	-	-	-
-	-	-	14	52	292
609,532	759,459	784,596	829,177	890,178	959,436
-	-	-	-	105	87
-	150	345	653	2,431	3,667
367	691	1,039	1,011	1,407	1,982
1,857	1,927	1,650	1,635	1,624	1,506
7,752	8,828	6,587	5,962	2,149	-
378,110	468,599	467,606	487,937	495,127	509,959
6,525	7,820	7,937	7,719	7,706	7,264
633	757	766	613	793	332
-	-	11	7	5	8
-	-	-	-	-	-
-	-	-	-	-	-
-	-	1	1	1	87
-	-	-	-	4	3
2,445	2,874	2,893	2,977	3,357	3,516
2,720,660	3,102,063	3,032,476	2,955,445	2,976,196	2,986,659
5,731	6,392	5,890	5,517	4,377	4,139
10,735	12,351	12,108	12,012	12,089	12,813

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
TRAVIS CO ESD NO 2	31,978	30,950	31,181	31,244
TRAVIS CO ESD NO 3	10,952	10,592	10,660	10,629
TRAVIS CO ESD NO 4	7,710	7,473	7,525	7,256
TRAVIS CO ESD NO 5	4,688	4,494	4,528	4,527
TRAVIS CO ESD NO 6	46,155	45,765	46,040	47,948
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	7,761	7,637	7,695	7,551
TRAVIS CO ESD NO 9	23,668	23,242	23,390	23,308
TRAVIS CO ESD NO 10	6,751	6,745	6,780	6,824
TRAVIS CO ESD NO 11	3,745	3,720	3,751	3,662
TRAVIS CO ESD NO 12	5,363	5,185	5,235	5,398
TRAVIS CO ESD NO 13	252	248	251	254
TRAVIS CO ESD NO 14	5,349	5,258	5,302	3,877
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO HEALTHCARE DISTRICT	369,415	399,721	408,849	416,081
TRAVIS CO MUD NO 2	6,298	5,722	5,749	5,481
TRAVIS CO MUD NO 3	13,060	12,208	12,270	13,713
TRAVIS CO MUD NO 4	2,120	2,025	2,034	2,199
TRAVIS CO MUD NO 5	3,833	3,624	3,639	3,284
TRAVIS CO MUD NO 6	3,834	3,681	3,696	3,536
TRAVIS CO MUD NO 7	83	81	81	80
TRAVIS CO MUD NO 8	2,460	2,313	2,322	2,265
TRAVIS CO MUD NO 9	164	161	162	156
TRAVIS CO MUD NO 10	3,918	3,890	3,952	3,814
TRAVIS CO MUD NO 11	4,175	4,737	5,002	5,267
TRAVIS CO MUD NO 12	38	45	360	335
TRAVIS CO MUD NO 13	35	53	360	685
TRAVIS CO MUD NO 14	3,662	3,428	3,448	3,197
TRAVIS CO MUD NO 15	2,832	3,015	3,031	3,207
TRAVIS CO MUD NO 16	24	693	699	2,074
TRAVIS CO MUD NO 17	-	-	-	-
TRAVIS CO MUD NO 18	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	-
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
VILLAGE OF BRIARCLIFF	1,044	1,168	1,178	1,157
VILLAGE OF POINT VENTURE	825	813	818	775
VILLAGE OF SAN LEANNA	579	560	564	550
VILLAGE OF THE HILLS	680	519	521	458

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<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
32,442	39,828	41,606	46,546	49,490	53,379
10,645	12,163	12,540	14,350	14,628	14,213
7,277	8,704	8,297	9,347	9,598	9,912
4,518	5,721	5,024	5,729	5,985	6,225
50,410	61,952	65,804	68,195	70,273	69,529
-	-	-	-	11,901	11,864
7,662	8,855	9,028	9,252	9,439	10,487
22,983	25,780	26,228	24,504	25,589	26,821
7,027	8,494	8,689	8,795	8,988	9,140
3,861	4,333	4,499	4,639	5,183	5,605
5,769	7,082	7,449	7,959	8,493	9,808
256	308	300	299	300	354
3,879	4,570	2,255	2,233	2,404	2,465
-	-	-	-	5,300	5,698
710,288	860,529	857,215	851,559	866,335	887,072
5,713	6,868	7,437	7,626	8,031	8,157
13,756	15,645	14,964	15,043	15,298	14,872
2,443	3,002	4,472	4,644	4,247	2,581
3,530	4,885	5,603	7,040	7,221	7,387
3,683	4,221	4,164	3,781	3,568	3,463
79	87	240	74	70	66
2,378	2,851	2,925	3,130	3,617	3,587
153	174	157	149	144	141
3,480	4,342	4,214	3,982	3,604	3,436
6,331	8,802	9,685	9,074	8,177	8,038
569	1,356	3,293	3,883	4,463	5,286
1,096	1,858	2,642	3,240	4,845	5,842
3,268	3,918	4,000	4,109	4,229	4,069
3,882	5,292	6,159	6,992	9,159	9,443
3,083	5,253	6,878	7,510	8,273	8,869
10	302	1,021	2,237	2,801	3,402
54	238	1,430	2,639	4,312	6,039
-	-	-	-	-	46
-	26	563	1,484	2,128	3,575
-	-	-	-	-	96
-	-	-	-	2	74
-	-	-	-	6	7
1,221	2,094	2,100	2,116	1,967	1,951
855	1,002	997	1,021	1,098	1,172
563	680	695	695	676	734
440	527	526	1,237	1,241	2,041

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
VILLAGE OF VOLENTE	1,038	1,013	1,023	990
VILLAGE OF WEBBERVILLE	248	247	249	251
WCID 17 COMANCHE TRAILS (DA)	-	-	-	-
WCID 17 FLINTROCK (DA)	4,499	4,901	4,924	5,545
WCID 17 SERENE HILLS (DA)	1	26	26	26
WCID 17 STEINER RANCH (DA)	40,945	40,793	40,982	41,862
WCID NO 10	3,352	3,474	3,494	3,724
WCID NO 17	11,070	11,498	11,299	12,398
WCID NO 18	5,043	4,949	4,976	5,026
WCID NO 19	2,425	2,357	2,367	2,333
WCID NO 20	5,671	5,494	5,521	5,438
WCID POINT VENTURE	3,227	3,185	3,203	3,229
WELLS BRANCH MUD	17,657	17,176	17,347	17,317
WEST TRAVIS CO MUD NO 3	2,398	2,505	2,516	2,521
WEST TRAVIS CO MUD NO 5	2,711	2,752	2,769	2,639
WEST TRAVIS CO MUD NO 6	5,123	4,743	4,789	5,245
WEST TRAVIS CO MUD NO 8	4,350	4,376	4,394	4,826
WILBARGER CREEK MUD NO 1	614	643	647	676
WILBARGER CREEK MUD NO 2	160	179	180	178
WILLIAMSON/TRAVIS MUD NO 1	3,169	3,064	3,138	2,954
WMSN CO WSID DIST 3	2,025	2,056	2,068	1,994
WMSN-TRAVIS CO WCID NO 1D	5,455	5,625	5,652	-
WMSN-TRAVIS CO WCID NO 1F	2,333	2,396	2,406	1,957
WMSN-TRAVIS CO WCID NO 1G	7,146	6,900	6,961	6,569
Total	\$ 12,595,720	\$ 12,689,610	\$ 12,914,797	\$ 13,375,023

SOURCE: Travis Central Appraisal District- Internal Management Reports

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<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
1,042	1,207	946	971	995	901
247	310	313	356	371	355
-	-	-	-	-	-
5,423	6,608	6,714	6,348	5,723	5,382
232	927	1,964	3,299	4,460	5,545
39,651	46,242	41,297	33,314	32,922	31,646
4,106	5,010	5,196	12,454	17,778	17,105
12,438	15,121	15,757	16,601	17,102	17,611
4,966	2,737	2,825	2,898	2,744	2,632
2,317	2,561	2,522	2,389	2,419	2,448
4,148	4,444	4,160	4,233	4,189	4,087
3,179	3,582	5,594	5,551	5,861	6,215
17,775	20,297	19,858	20,565	20,794	21,527
2,657	3,080	3,113	3,068	2,867	-
2,721	3,228	3,199	3,088	3,092	-
6,120	7,576	9,152	10,555	11,057	9,089
5,317	5,227	4,569	4,938	4,833	5,144
984	1,212	1,310	1,346	1,384	1,490
175	200	319	354	336	319
2,804	2,983	2,819	2,660	2,525	2,351
1,935	2,332	2,213	2,223	2,364	2,492
-	-	-	-	-	-
2,177	2,844	-	-	-	-
6,349	7,628	-	-	-	-
\$ 14,246,848	\$ 17,122,891	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627

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
2010	12,595,720	11,801,483	789,802	4,435	99.96%
2011	12,689,610	12,076,873	612,738	(1)	100.00%
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%

SOURCE: Travis Central Appraisal District- Internal Management Reports



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

Taxing Entity	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	\$ 9,754.37	\$ 9,326.67	\$ 9,824.28	\$ 10,400.10
AUSTIN COMM COLL DIST	79,270,644.23	80,479,302.14	84,594,058.89	89,750,735.66
AUSTIN ISD	693,849,164.01	707,651,458.72	731,406,693.50	784,470,518.75
BASTROP-TRAVIS COUNTIES ESD NO 1	103,103.46	92,878.81	88,435.76	96,776.67
BELLA VISTA MUD	507,905.90	504,726.17	491,975.91	507,521.83
BELVEDERE MUD	236,348.19	253,824.96	321,319.59	402,014.83
CITY OF AUSTIN	336,752,293.48	360,373,342.27	395,751,478.21	421,013,842.78
CITY OF BEE CAVE	154,079.97	164,332.43	188,024.85	207,412.83
CITY OF CEDAR PARK	248,133.27	279,964.69	1,510,749.08	1,524,001.15
CITY OF CREEDMOOR	92,691.52	106,693.41	154,600.78	168,447.41
CITY OF ELGIN	288,236.41	266,865.69	296,027.46	272,565.03
CITY OF JONESTOWN	2,159,774.69	2,121,544.50	2,200,607.06	2,140,896.61
CITY OF LAGO VISTA	4,037,291.86	3,949,470.72	3,784,608.09	3,881,087.25
CITY OF LAKEWAY	4,731,631.43	4,875,929.75	4,681,432.61	4,917,074.84
CITY OF LEANDER	1,178,657.11	1,262,505.96	1,572,008.65	2,051,401.32
CITY OF MANOR	1,768,675.49	1,801,355.76	1,918,204.08	2,097,572.64
CITY OF MUSTANG RIDGE	177,769.78	184,490.06	199,152.76	214,039.02
CITY OF PFLUGERVILLE	16,820,809.45	16,979,911.16	16,937,557.03	17,252,568.15
CITY OF ROLLINGWOOD	599,365.46	654,846.23	1,007,175.52	1,155,931.09
CITY OF ROUND ROCK	956,244.76	955,824.27	1,047,321.71	1,130,729.20
CITY OF WEST LAKE HILLS	661,371.74	654,907.06	686,007.95	728,101.98
COTTONWOOD CREEK MUD NO 1	511,878.10	479,037.74	457,713.05	484,847.94
COUPLAND ISD	30,745.77	30,399.32	30,532.54	29,267.10
CYPRESS RANCH WCID NO 1	308,413.99	356,077.88	419,311.66	561,532.82
DEL VALLE ISD	42,691,362.53	43,717,816.80	44,756,438.22	47,771,677.79
DRIPPING SPRINGS ISD	114,506.83	122,362.02	120,832.38	125,026.96
EANES ISD	102,131,711.90	103,124,854.23	106,136,764.76	111,971,570.55
ELGIN ISD	2,423,758.29	2,307,791.49	2,255,162.97	2,326,380.78
HAYS CONSOLIDATED ISD	101,863.92	101,028.55	106,463.67	111,032.28
HURST CREEK MUD	1,746,882.17	1,857,133.33	1,568,694.21	1,515,601.58
JOHNSON CITY ISD	103,148.87	103,135.12	99,233.52	89,984.10
KELLY LANE WCID NO 1	415,816.75	474,398.13	500,063.10	603,741.31
KELLY LANE WCID NO 2	18,164.81	23,643.01	16,412.99	22,949.15
LAGO VISTA ISD	13,796,394.13	13,360,733.44	14,281,762.28	13,562,678.83
LAKE POINTE MUD NO 3 (DA)	442,726.30	476,560.67	485,369.78	519,246.81
LAKE POINTE MUD NO 5 (DA)	500,232.87	523,617.91	508,080.11	531,581.73
LAKE TRAVIS ISD	72,617,262.92	73,749,670.69	81,753,329.41	87,419,730.05
LAKESIDE MUD NO 3	296,722.19	349,207.66	497,429.47	615,825.24
LAKESIDE WCID NO 1	956,263.19	950,131.49	980,599.08	959,333.56
LAKESIDE WCID NO 2A	1,785.61	1,763.93	1,758.38	1,574.29
LAKESIDE WCID NO 2B	659,777.80	653,403.00	649,007.82	690,153.35
LAKESIDE WCID NO 2C	546,358.61	579,886.71	598,592.54	695,323.83
LAKESIDE WCID NO 2D	343,115.92	449,359.44	507,336.68	670,731.90
LAKEWAY MUD	1,962,675.09	1,972,698.43	1,928,989.67	1,903,421.38
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	5,636.83	270,827.50

2014	2015	2016	2017	2018	2019
\$ 11,052.21	\$ 11,267.58	\$ 12,560.27	\$ 13,983.17	\$ 15,385.92	\$ 16,398.92
98,902,408.36	120,646,887.56	139,422,136.37	152,370,131.41	175,492,855.69	193,198,657.29
862,972,835.96	968,815,231.24	1,104,950,660.58	1,228,080,439.61	1,362,712,110.08	1,503,539,657.51
114,421.44	126,538.92	151,864.10	175,609.67	194,637.84	204,607.24
541,489.76	-	-	-	-	-
517,411.94	664,767.41	707,315.32	725,276.63	710,059.03	664,758.82
446,689,705.33	477,428,504.96	522,234,723.67	582,489,240.95	637,311,329.05	704,220,640.93
237,494.60	302,574.79	352,390.91	378,983.39	441,843.94	474,447.52
1,602,406.86	4,003,112.21	4,305,364.74	4,397,537.81	4,471,663.04	4,920,086.46
161,393.56	170,978.12	202,791.42	197,633.76	203,977.22	238,872.35
295,993.37	344,518.97	479,332.13	533,180.59	587,895.98	635,616.60
2,137,970.15	2,226,233.83	2,347,369.99	2,494,774.70	2,667,020.87	2,865,178.70
4,120,074.17	4,410,001.51	4,803,436.73	5,230,685.15	6,010,930.45	6,868,440.18
5,276,408.55	5,919,450.95	6,203,232.89	7,415,467.97	7,705,146.26	8,282,751.43
2,677,365.34	3,431,895.17	4,079,534.10	4,662,526.19	5,415,775.61	7,319,532.70
2,325,119.45	2,766,881.72	3,741,706.80	4,648,193.14	6,098,905.79	7,931,123.04
250,749.49	262,121.78	280,337.63	307,987.94	335,027.72	408,568.98
18,253,020.33	20,751,969.22	23,592,234.01	26,484,733.70	27,801,992.85	31,378,958.15
1,206,719.98	1,357,223.34	1,616,088.69	1,846,840.24	1,987,898.40	2,166,099.47
1,228,525.52	1,388,073.63	1,611,271.28	1,746,203.92	1,897,116.72	2,243,514.36
804,244.01	956,620.48	1,050,492.05	1,285,702.03	1,512,067.78	1,621,798.20
454,134.77	573,721.59	775,626.13	1,003,292.54	1,441,010.08	1,785,359.13
31,584.89	32,216.04	38,978.74	40,261.16	43,585.68	46,105.27
763,184.95	1,022,551.65	1,228,615.80	1,313,498.82	1,506,768.77	1,596,247.33
49,306,438.72	58,835,943.37	65,687,729.77	73,191,294.19	84,240,548.55	95,987,722.99
133,843.98	115,185.19	126,784.61	126,589.89	127,770.77	169,346.37
122,414,707.46	134,421,382.76	147,425,051.90	153,612,478.49	163,517,640.11	184,225,243.76
2,595,805.75	2,847,062.99	3,325,102.87	3,585,399.33	4,122,936.22	4,673,085.62
122,010.19	115,801.71	131,367.33	143,667.37	141,438.74	182,147.68
1,531,188.62	1,604,300.17	1,576,868.21	1,556,748.29	1,592,376.51	1,643,444.36
95,833.03	95,162.79	97,887.02	89,934.29	89,181.69	131,493.49
736,742.58	1,001,277.92	1,329,817.90	1,583,309.77	1,689,342.09	1,805,067.21
70,545.66	231,699.35	493,652.61	908,235.25	1,458,429.16	1,541,653.19
14,006,344.86	14,334,135.74	15,313,166.92	16,092,966.75	18,372,408.82	22,444,133.41
543,389.55	588,064.28	618,823.66	607,601.27	424,992.64	452,315.20
569,642.71	604,236.07	623,512.15	657,390.83	620,676.51	651,684.21
96,059,328.83	109,269,572.37	121,093,657.73	131,811,918.52	148,156,335.91	170,914,653.87
814,007.93	1,004,677.19	1,293,789.40	1,512,540.78	1,744,938.53	1,830,187.29
984,792.72	1,077,628.45	1,083,726.60	1,154,476.04	1,187,221.46	1,226,428.70
1,547.71	13,806.01	104,110.70	253,444.91	456,272.85	695,718.44
817,179.38	977,370.91	1,123,589.26	1,267,820.40	1,328,838.73	1,406,664.25
829,348.32	1,037,434.82	1,315,712.69	1,677,594.05	2,014,651.86	2,370,825.16
903,214.69	1,230,158.94	1,457,317.75	1,670,433.27	1,843,118.58	2,038,742.52
1,907,091.97	1,692,212.18	1,590,107.54	1,570,240.90	1,524,862.85	1,455,303.14
-	-	-	3,951.58	181,513.56	185,687.14
710,808.27	1,419,511.33	1,813,883.65	2,328,576.76	3,008,216.80	3,796,926.42

TRAVIS CENTRAL APPRAISAL DISTRICT

Property Tax Levies by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
LEANDER ISD	75,086,543.34	78,291,076.61	82,083,074.12	87,906,569.03
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	1,033,030.08	1,066,848.93	814,753.93	808,682.83
MANOR ISD	34,099,518.84	32,775,042.15	34,762,584.70	36,658,022.57
MARBLE FALLS ISD	6,051,304.95	5,413,905.77	5,111,833.14	5,008,033.02
MOORES CROSSING MUD	642,387.51	679,589.13	669,495.24	670,390.26
NE TRAVIS CO UTILITY DIST	1,335,022.12	1,389,619.70	1,388,900.24	1,533,289.93
NORTH AUSTIN MUD NO 1	292,948.67	284,392.88	273,992.48	259,417.19
NORTHTOWN MUD	3,218,508.64	3,203,856.17	3,181,142.63	3,735,648.77
NW TR CO RD DIST 3 GLDN TRI	570,740.76	604,815.75	562,037.70	566,544.53
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	100,297,734.19	101,219,780.69	106,564,480.95	113,057,563.87
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	26,267.01	31,771.25	32,723.26	72,499.52
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	1,502,427.36	1,482,088.19	1,477,773.99	1,512,879.49
RNCH @ CYPRSS CRK MUD 1	479,512.00	475,325.42	415,461.35	362,682.77
ROUND ROCK ISD	66,820,051.32	64,499,745.83	67,589,009.74	68,698,587.56
SENNA HILLS MUD	1,051,470.61	1,074,672.71	1,193,665.63	1,274,275.29
SHADY HOLLOW MUD	126,288.37	122,850.55	122,957.42	123,576.19
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
SUNFIELD MUD NO 1	52.96	53.44	51.80	54.60
TANGLEWD FOREST LTD DIST	530,210.31	527,126.31	490,569.17	476,334.03
TRAVIS COUNTY	440,494,007.94	466,121,262.55	502,068,520.50	527,324,286.88
TRAVIS CO BEE CAVE ROAD DIST NO 1	1,051,551.32	1,168,464.38	1,104,791.60	1,129,562.76
TRAVIS CO ESD NO 1	2,102,140.26	2,085,917.02	2,133,420.99	2,092,417.03
TRAVIS CO ESD NO 2	5,899,764.79	5,886,124.93	5,987,703.01	6,323,230.99
TRAVIS CO ESD NO 3	2,023,098.21	2,014,971.01	2,045,173.53	2,075,362.87
TRAVIS CO ESD NO 4	1,426,212.24	1,423,738.88	1,395,515.49	1,420,433.81
TRAVIS CO ESD NO 5	865,452.87	855,173.12	869,582.92	883,019.63
TRAVIS CO ESD NO 6	8,514,052.63	8,708,686.46	9,186,345.04	9,828,238.46
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	1,430,846.96	1,452,683.65	1,449,229.46	1,492,854.38
TRAVIS CO ESD NO 9	4,366,663.16	4,418,915.25	4,473,324.96	4,485,611.68
TRAVIS CO ESD NO 10	1,245,452.76	1,282,006.61	1,310,522.10	1,372,195.50
TRAVIS CO ESD NO 11	690,703.30	706,938.66	702,908.63	751,846.39
TRAVIS CO ESD NO 12	990,315.88	986,734.21	1,037,332.99	1,128,563.38
TRAVIS CO ESD NO 13	46,486.94	47,114.76	48,644.93	50,019.02
TRAVIS CO ESD NO 14	986,383.64	999,926.80	740,551.23	755,899.82
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	1,164,220.63	1,090,311.31	1,056,790.62	1,113,954.27
TRAVIS CO MUD NO 3	2,410,203.91	2,322,021.63	2,638,821.82	2,667,326.74
TRAVIS CO MUD NO 4	391,251.49	385,325.12	423,499.37	477,393.83
TRAVIS CO MUD NO 5	707,450.21	689,157.76	631,958.95	673,323.02
TRAVIS CO MUD NO 6	707,768.15	700,367.84	673,987.57	719,576.58
TRAVIS CO MUD NO 7	15,358.29	15,335.55	15,381.87	15,401.12

2014	2015	2016	2017	2018	2019
97,358,666.11	107,143,387.90	117,394,996.41	125,173,211.38	134,374,508.46	150,799,433.88
-	-	492,522.95	487,090.86	468,183.72	472,590.26
610,763.98	652,667.56	-	-	-	-
55,824,956.76	46,559,677.26	61,637,344.38	65,857,713.01	73,650,185.21	85,327,524.38
4,848,894.32	4,974,107.42	5,216,076.94	5,314,649.06	5,809,177.31	6,981,285.59
772,890.83	917,308.20	1,044,183.00	1,223,294.44	1,366,712.60	1,440,709.78
1,763,005.16	1,968,094.25	2,024,781.62	1,932,770.01	1,820,118.27	1,908,174.73
271,335.11	283,124.48	292,973.24	301,834.40	329,066.59	359,243.80
3,785,216.55	4,181,567.57	4,587,437.49	4,971,585.81	4,879,620.24	5,070,932.29
-	-	-	-	-	-
-	-	2,992.56	11,049.80	65,718.68	113,954.11
126,969,029.26	140,100,601.26	158,807,462.57	179,729,586.76	205,481,987.13	229,441,240.36
-	-	-	22,225.44	19,513.55	28,449.56
26,493.26	65,111.94	131,074.64	510,676.12	824,918.97	1,111,523.10
121,501.40	196,193.89	207,875.49	302,151.64	443,560.39	657,822.61
-	-	-	-	483,733.24	-
1,552,460.21	1,242,464.95	1,202,268.64	456,168.02	-	-
340,094.65	311,598.17	330,165.83	345,222.08	339,141.74	383,937.97
76,291,770.76	81,927,475.42	91,444,219.98	97,686,360.75	107,270,366.58	116,774,478.60
1,378,239.49	1,499,161.73	1,559,399.11	1,638,768.10	1,636,669.15	1,481,194.94
133,547.58	144,685.64	123,826.03	168,774.09	74,740.95	450,481.20
-	237.12	228.42	3,618.97	19,561.99	134,442.48
-	-	-	763.79	782.61	791.29
53.01	2,111.44	1,470.90	995.98	1,838.27	1,541.90
504,968.10	538,829.33	589,633.42	698,632.38	786,449.61	864,151.83
541,805,385.97	565,972,512.50	589,830,930.21	626,387,203.90	668,470,104.81	765,957,038.60
1,126,097.40	1,112,580.31	1,113,452.97	930,824.50	932,646.82	1,289,896.26
2,163,585.98	2,277,939.29	2,419,375.83	2,567,185.67	2,873,219.26	3,165,065.11
6,996,246.18	7,808,410.91	9,344,805.93	10,468,235.62	11,957,888.58	13,352,193.14
2,143,854.55	2,347,665.14	2,866,852.47	3,087,305.34	3,199,640.10	2,815,074.59
1,532,101.13	1,563,026.39	1,884,705.23	2,030,419.13	2,228,910.38	2,428,929.78
1,008,550.06	948,063.36	1,151,404.50	1,268,501.11	1,399,229.66	1,581,466.88
10,885,476.85	12,388,755.30	13,712,682.66	14,878,576.15	15,597,860.84	16,647,010.33
-	-	-	2,228,638.07	2,560,416.65	2,805,785.32
1,564,789.38	1,705,316.34	1,872,073.91	2,009,238.56	2,348,293.32	2,526,598.56
4,536,820.64	4,942,366.85	4,898,331.49	5,405,442.50	6,027,867.83	6,386,571.26
1,498,572.77	1,638,333.05	1,775,955.64	1,911,718.84	2,058,225.38	2,229,395.01
760,753.72	847,426.44	928,152.03	1,101,183.36	1,263,176.74	1,610,500.94
1,238,033.24	1,393,711.57	1,601,744.24	1,796,940.00	2,206,071.81	2,606,275.76
53,608.53	56,448.07	60,422.05	63,280.52	77,364.41	84,530.39
811,234.85	425,587.92	449,235.22	497,480.69	554,297.66	589,416.52
-	-	-	1,126,236.03	1,284,188.82	1,632,519.94
1,210,609.46	1,404,486.17	1,538,407.23	1,703,601.90	1,833,830.82	2,111,205.42
2,757,330.24	2,823,385.21	3,039,140.26	3,248,426.68	3,345,548.85	3,402,449.20
529,450.13	690,669.53	724,834.87	757,169.94	581,664.28	895,929.01
840,651.49	1,047,885.10	1,421,236.34	1,530,094.87	1,663,920.55	1,769,865.92
744,763.56	782,458.59	758,545.09	757,015.46	779,648.33	697,180.24
15,420.10	45,346.98	14,897.92	14,890.07	14,966.17	14,971.67

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

Taxing Entity	2010	2011	2012	2013
TRAVIS CO MUD NO 8	454,003.94	440,034.46	435,040.36	461,525.59
TRAVIS CO MUD NO 9	30,205.53	30,654.66	29,972.73	29,935.91
TRAVIS CO MUD NO 10	723,248.87	740,025.68	710,383.43	678,312.93
TRAVIS CO MUD NO 11	769,609.13	904,721.07	1,012,004.02	1,227,213.29
TRAVIS CO MUD NO 12	6,938.92	8,488.95	64,508.76	111,150.98
TRAVIS CO MUD NO 13	6,419.64	10,175.79	131,920.44	213,630.97
TRAVIS CO MUD NO 14	675,855.75	653,286.13	614,301.58	638,625.77
TRAVIS CO MUD NO 15	522,720.61	570,950.28	613,288.06	757,275.39
TRAVIS CO MUD NO 16	4,401.32	131,934.08	399,195.88	602,142.44
TRAVIS CO MUD NO 17	-	-	-	2,014.10
TRAVIS CO MUD NO 18	-	-	-	10,502.43
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	6,268.24
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	830,120.60	931,733.80	1,066,640.84	1,058,479.15
TRAVIS CO WCID 17 SERENE HILLS (DA)	148.10	4,989.43	4,973.33	45,345.01
TRAVIS CO WCID 17 STEINER RANCH (DA)	7,557,619.13	7,743,105.20	8,012,165.50	7,735,845.42
TRAVIS CO WCID NO 10	618,302.99	660,312.95	713,106.74	800,734.51
TRAVIS CO WCID NO 17	2,042,195.17	2,182,232.68	2,361,230.91	2,424,624.17
TRAVIS CO WCID NO 18	930,911.70	940,971.54	963,683.51	968,832.27
TRAVIS CO WCID NO 19	447,670.01	448,474.95	448,953.35	452,571.61
TRAVIS CO WCID NO 20	1,046,623.78	1,042,777.54	1,045,201.49	810,585.73
TRAVIS CO WCID POINT VENTURE	595,498.77	605,319.32	621,546.09	619,607.38
TRAVIS COUNTY HEALTHCARE DISTRICT	68,092,375.72	75,832,714.41	79,322,274.23	137,654,800.48
VILLAGE OF BRIARCLIFF	192,662.74	222,185.84	222,272.30	238,062.65
VILLAGE OF POINT VENTURE	152,234.89	154,601.67	149,104.78	166,706.73
VILLAGE OF SAN LEANNA	106,855.59	106,459.03	105,689.15	108,549.75
VILLAGE OF THE HILLS	125,595.19	98,677.07	88,161.93	85,523.13
VILLAGE OF VOLENTE	191,139.40	192,349.79	185,058.36	203,133.95
VILLAGE OF WEBBERVILLE	45,804.90	47,110.83	48,184.04	48,257.97
WELLS BRANCH MUD	3,258,481.55	3,266,586.41	3,328,847.40	3,470,334.07
WEST TRAVIS CO MUD NO 6	938,831.17	905,010.64	1,005,112.02	1,196,336.57
WEST TRAVIS CO MUD NO 8	799,954.92	832,158.37	928,260.07	966,104.26
WILBARGER CRK MUD NO 1	113,282.18	122,205.82	130,073.88	192,198.75
WILBARGER CRK MUD NO 2	29,585.55	34,104.87	34,206.30	34,103.93
WILLIAMSON/TRAVIS MUD NO 1	584,956.89	583,085.01	568,553.21	547,928.23
WMSN CO WSID DIST 3	373,712.46	391,265.93	384,356.58	378,162.26
WMSN-TR CO WCID NO 1D	1,006,976.28	1,070,268.21	-	-
WMSN-TR CO WCID NO 1F	426,675.61	455,927.80	376,484.75	425,368.58
WMSN-TR CO WCID NO 1G	1,318,522.82	1,312,032.39	1,264,547.79	1,239,874.86
Total	\$ 2,253,039,061.56	\$ 2,329,568,884.01	\$ 2,461,630,571.78	\$ 2,663,563,919.05

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2014	2015	2016	2017	2018	2019
500,857.47	550,646.31	632,391.78	769,037.96	808,376.70	1,028,609.07
30,754.96	29,618.53	30,041.92	30,638.88	31,698.57	32,207.17
765,619.19	798,876.19	793,706.39	757,103.20	771,655.33	810,334.84
1,548,588.96	1,826,439.16	1,837,697.35	1,732,927.05	1,805,130.22	1,754,224.45
238,783.76	621,981.62	784,538.23	944,690.53	1,185,569.06	1,594,881.10
326,508.65	499,015.04	657,463.56	1,030,253.90	1,313,784.68	1,612,185.00
691,054.92	755,243.26	827,850.13	894,991.40	915,021.50	989,827.13
932,806.43	1,162,620.30	1,411,318.13	1,922,492.93	2,127,804.33	2,296,212.61
922,749.19	1,298,887.82	1,516,880.21	1,757,259.83	1,990,617.53	2,085,910.80
59,396.55	192,935.60	451,564.86	594,856.56	764,894.61	1,029,312.96
41,902.04	267,418.58	528,837.00	907,989.92	1,355,788.28	1,797,827.88
-	-	-	-	10,303.07	32,451.19
5,134.99	105,184.12	296,642.47	451,798.21	804,645.64	1,233,921.54
-	-	-	-	19,124.26	24,774.53
-	-	-	477.83	16,713.78	281,712.65
-	-	-	1,251.49	1,563.01	1,568.37
1,146,557.82	1,266,291.48	1,282,373.57	1,215,405.70	1,210,431.91	1,233,622.85
163,251.41	363,405.85	654,555.48	943,541.56	1,249,258.17	1,509,330.98
8,104,692.03	7,798,829.68	6,712,650.66	6,984,125.61	7,131,224.87	7,185,183.33
877,889.13	977,868.15	2,468,056.25	3,739,166.01	3,839,581.06	3,927,673.98
2,645,788.49	2,966,031.45	3,331,967.81	3,614,940.47	3,951,036.85	4,187,904.54
484,053.10	533,777.50	584,908.38	583,963.73	592,439.24	594,878.68
451,926.81	475,372.20	483,093.22	514,615.27	551,776.26	589,273.38
784,566.97	784,457.54	854,505.29	890,911.73	920,803.30	931,956.61
632,538.35	1,056,077.71	1,121,514.86	1,243,901.95	1,398,670.01	1,542,194.93
150,194,993.11	159,981,253.15	169,949,443.63	182,336,800.53	198,515,465.93	218,901,005.74
368,687.61	396,062.94	427,135.02	418,118.17	437,396.82	461,551.94
176,887.80	188,270.54	206,359.63	232,791.80	263,717.74	280,969.96
119,770.01	131,268.44	139,802.87	143,473.62	164,302.79	177,215.50
92,576.92	238,839.12	249,418.03	262,924.40	456,658.49	473,760.51
213,364.17	178,775.78	196,101.14	211,435.90	202,081.00	223,486.12
53,005.79	59,238.88	72,141.27	79,763.12	78,670.65	80,067.96
3,559,740.01	3,698,726.11	4,096,128.43	4,384,745.83	4,893,385.25	5,080,330.58
1,341,118.03	1,728,117.57	2,129,518.20	2,346,729.21	2,044,361.84	2,189,548.97
907,869.44	836,162.10	940,076.27	964,439.78	1,053,581.78	1,135,347.89
213,712.92	247,364.17	271,368.07	293,996.22	335,624.29	538,387.86
35,245.56	60,189.92	71,448.70	71,448.70	71,933.20	71,344.46
526,582.05	532,447.19	536,343.49	535,690.36	528,760.28	532,868.55
410,625.53	417,764.39	455,407.41	503,038.43	560,218.37	630,054.85
-	-	-	-	-	-
542,425.33	-	-	-	-	-
1,345,010.52	-	-	-	-	-
\$ 2,884,963,786.71	\$ 3,148,086,206.17	\$ 3,487,315,094.02	\$ 3,820,167,286.95	\$ 4,202,188,325.72	\$ 4,691,943,590.97

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
ANDERSON MILL LIMITED DISTRICT	0.13000	0.13000	0.13000	0.13000
AUSTIN COMM COLL DIST	0.09460	0.09510	0.09480	0.09510
AUSTIN ISD	1.20200	1.22700	1.24200	1.24200
BASTROP-TRAVIS COUNTIES ESD NO 1	0.09720	0.10000	0.09520	0.09540
BELLA VISTA MUD	0.50000	0.50420	0.50420	0.50420
BELVEDERE MUD	0.45000	0.45000	0.45000	0.45000
CITY OF AUSTIN	0.42090	0.45710	0.48110	0.50290
CITY OF BEE CAVE	0.02000	0.02000	0.02000	0.02000
CITY OF CEDAR PARK	0.48900	0.49350	0.49350	0.49350
CITY OF CREEDMOOR	0.27990	0.31090	0.31090	0.41900
CITY OF ELGIN	0.75880	0.77760	0.75390	0.75390
CITY OF JONESTOWN	0.53500	0.56000	0.56000	0.57500
CITY OF LAGO VISTA	0.57000	0.62000	0.63000	0.63000
CITY OF LAKEWAY	0.19290	0.19960	0.19960	0.18150
CITY OF LEANDER	0.60042	0.65042	0.67042	0.67042
CITY OF MANOR	0.67340	0.80260	0.82120	0.89450
CITY OF MUSTANG RIDGE	0.30650	0.33710	0.35780	0.38250
CITY OF PFLUGERVILLE	0.60900	0.60400	0.59900	0.59400
CITY OF ROLLINGWOOD	0.11160	0.13480	0.14460	0.21360
CITY OF ROUND ROCK	0.39661	0.41728	0.41728	0.42035
CITY OF WEST LAKE HILLS	0.05340	0.05340	0.05340	0.05340
COTTONWD CREEK MUD NO 1	0.89680	0.95000	0.97000	1.10000
COUPLAND ISD	1.04005	1.04005	1.04005	1.04005
CYPRESS RANCH WCID NO 1	0.90000	0.90000	0.90000	0.90000
DEL VALLE ISD	1.48000	1.53000	1.53000	1.53000
DRIPPING SPRINGS ISD	1.49000	1.49000	1.62000	1.49000
EANES ISD	1.20250	1.20250	1.21250	1.21250
ELGIN ISD	1.45000	1.54000	1.54000	1.54000
HAYS CONSOLIDATED ISD	1.46130	1.46130	1.46130	1.46130
HURST CREEK MUD	0.42000	0.44900	0.49900	0.42700
JOHNSON CITY ISD	1.18600	1.19360	1.19300	1.19230
KELLY LANE WCID NO 1	0.95000	0.95000	0.95000	0.95000
KELLY LANE WCID NO 2	0.95000	0.95000	0.95000	0.95000
LAGO VISTA ISD	1.18000	1.18000	1.18000	1.32000

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2013	2014	2015	2016	2017	2018	2019
0.13669	0.13000	0.12600	0.12336	0.11708	0.11708	0.11771
0.09490	0.09420	0.10050	0.10200	0.10080	0.10480	0.10490
1.24200	1.22200	1.20200	1.19200	1.19200	1.19200	1.12200
0.09440	0.09960	0.09330	0.09470	0.10000	0.10000	0.10000
0.50420	0.49900	-	-	-	-	-
0.45000	0.45000	0.42500	0.38950	0.37000	0.35000	0.32000
0.50270	0.48090	0.45890	0.44180	0.44480	0.44030	0.44310
0.02000	0.02000	0.02000	0.02000	0.02000	0.02000	0.02000
0.49250	0.48500	0.47950	0.47000	0.45750	0.44900	0.44700
0.38730	0.38730	0.38000	0.38000	0.38000	0.38000	0.31600
0.75390	0.75011	0.65692	0.65692	0.65692	0.65692	0.65692
0.57500	0.56560	0.56560	0.56560	0.56560	0.56560	0.56560
0.65000	0.65000	0.65000	0.65000	0.65000	0.65000	0.65000
0.17480	0.17000	0.17000	0.16120	0.17410	0.16450	0.16450
0.66792	0.65292	0.63292	0.59900	0.57787	0.55187	0.54187
0.80950	0.71180	0.71180	0.77380	0.77220	0.75220	0.81610
0.41880	0.49980	0.49500	0.47920	0.49980	0.49980	0.46920
0.57360	0.53360	0.54050	0.53990	0.53990	0.49760	0.49760
0.22640	0.20660	0.20210	0.20020	0.20890	0.20535	0.20880
0.41949	0.41465	0.41465	0.42500	0.43000	0.42000	0.43900
0.05340	0.05340	0.05720	0.05720	0.06500	0.07000	0.07000
1.09000	0.95000	0.91700	0.91700	0.85000	0.85000	0.85000
1.04005	1.04005	1.04005	1.04005	1.04005	1.04005	0.97000
0.90000	0.90000	0.90000	0.90000	0.90000	0.90000	0.90000
1.47000	1.47000	1.53000	1.52000	1.46000	1.39000	1.31000
1.49000	1.52000	1.52000	1.52000	1.52000	1.52000	1.52000
1.21250	1.21250	1.21250	1.21250	1.20000	1.20000	1.13000
1.54000	1.54000	1.54000	1.54000	1.54000	1.54000	1.51830
1.46130	1.53770	1.53770	1.53770	1.53770	1.53770	1.53770
0.39500	0.37100	0.36320	0.34210	0.32000	0.31470	0.31470
1.16000	1.14820	1.14580	1.14090	1.13390	1.13390	1.13390
0.95000	0.95000	0.95000	0.95000	0.95000	0.84180	0.76500
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.85000
1.32000	1.32000	1.32000	1.32000	1.32000	1.32000	1.25000

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
LAKE POINTE MUD NO 3 (DA)	0.17500	0.25000	0.27200	0.27200
LAKE POINTE MUD NO 5 (DA)	0.30000	0.28000	0.28000	0.26000
LAKE TRAVIS ISD	1.31590	1.31590	1.31590	1.40750
LAKESIDE MUD NO 3	0.90000	0.90000	0.90000	0.90000
LAKESIDE WCID NO 1	0.85000	0.90000	0.90000	0.88000
LAKESIDE WCID NO 2A	0.97000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2B	0.97000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2C	0.94000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2D	0.97000	0.97000	0.97000	0.97000
LAKEWAY MUD	0.19670	0.20520	0.20520	0.20520
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	-	1.01000
LEANDER ISD	1.42234	1.45480	1.49976	1.51187
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	0.17110	0.17110	0.17110	0.12500
MANOR ISD	1.51500	1.51500	1.51500	1.51500
MARBLE FALLS ISD	1.28500	1.29000	1.29000	1.28000
MOORES CROSSING MUD	0.75950	0.91000	0.91000	0.99000
NE TRAVIS CO UTILITY DIST	0.89930	0.89930	0.89930	0.89930
NORTH AUSTIN MUD NO 1	0.38010	0.38190	0.38190	0.37190
NORTHTOWN MUD	0.75000	0.75000	0.75000	0.75000
NW AUSTIN MUD NO 1	0.24270	-	-	-
NW TR CO RD DIST 3 GLDN TRI	0.12500	0.14500	0.15500	0.13000
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	1.46000	1.46000	1.48000	1.54000
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	0.50190	0.50190	0.50190	0.50190
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	0.33500	0.33500	0.33500	0.33500
RNCH @ CYPRSS CRK MUD 1	0.63040	0.70650	0.70650	0.63330
ROUND ROCK ISD	1.38000	1.38000	1.33500	1.38000
SENNA HILLS MUD	0.57740	0.57740	0.53260	0.54900
SHADY HOLLOW MUD	0.05000	0.05000	0.05000	0.05000

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2013	2014	2015	2016	2017	2018	2019
0.27200	0.27200	0.28200	0.28200	0.25500	0.17000	0.17000
0.26000	0.26000	0.26000	0.26000	0.25650	0.23000	0.22600
1.40750	1.40750	1.40750	1.40750	1.40750	1.40750	1.33750
0.90000	0.87750	0.84700	0.84000	0.84000	0.84000	0.84000
0.85000	0.80000	0.80000	0.75000	0.75000	0.75000	0.75000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.19630	0.18360	0.15360	0.13600	0.12580	0.11580	0.10580
-	-	-	-	1.00000	1.00000	1.00000
1.01000	1.01000	1.01000	1.01000	1.01000	1.01000	1.01000
1.51187	1.51187	1.51187	1.51187	1.51187	1.51000	1.43750
-	-	-	0.05250	0.04890	0.04500	0.04250
0.11500	0.08000	0.07600	-	-	-	-
1.51500	1.51500	1.51500	1.51500	1.51500	1.51500	1.47000
1.28000	1.28000	1.28000	1.28000	1.27860	1.26860	1.19860
0.99000	0.95800	0.93240	0.90700	0.85580	0.82750	0.79800
0.89930	0.87600	0.86100	0.78000	0.68000	0.60000	0.57800
0.34500	0.33990	0.31700	0.28900	0.28800	0.28300	0.28300
0.75000	0.73600	0.72200	0.70750	0.70750	0.63000	0.62500
-	-	-	-	-	-	-
0.12230	-	-	-	-	-	-
-	-	-	0.20000	0.20000	0.20000	0.20000
1.54000	1.54000	1.54000	1.54000	1.54000	1.52000	1.45000
-	-	-	-	0.95000	0.95000	0.95000
-	-	0.95000	0.95000	0.95000	0.95000	0.95000
0.50190	0.50190	0.50190	0.30000	0.29760	0.30000	0.30000
-	-	-	-	-	0.07500	-
0.33500	0.31290	0.23130	0.20700	0.07500	-	-
0.51280	0.43300	0.36500	0.35650	0.35250	0.34250	0.35350
1.36740	1.33750	1.33250	1.33250	1.30480	1.30480	1.23480
0.54900	0.54110	0.54110	0.54110	0.54110	0.51760	0.46510
0.05000	0.04930	0.04890	0.03800	0.04770	0.02000	0.11000

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
SUNFIELD MUD NO 1	0.90000	0.90000	0.90000	0.90000
SUNFIELD MUD NO 2	0.90000	-	-	-
SUNFIELD MUD NO 3	0.90000	-	-	-
TANGLEWD FOREST LTD DIST	0.21000	0.20300	0.20300	0.20300
TRAVIS COUNTY	0.42150	0.46580	0.48550	0.50010
TRAVIS CO BEE CAVE ROAD DIST NO 1	0.69840	0.89000	0.96000	0.70000
TRAVIS CO ESD NO 1	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 2	0.09970	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 3	0.10000	0.10000	0.10000	0.09890
TRAVIS CO ESD NO 4	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 5	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 6	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 9	0.08500	0.08500	0.08580	0.08450
TRAVIS CO ESD NO 10	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 11	0.10000	0.10000	0.09970	0.09780
TRAVIS CO ESD NO 12	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 13	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 14	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	0.88000	0.97000	0.97000	0.98000
TRAVIS CO MUD NO 3	0.49500	0.50000	0.48000	0.52000
TRAVIS CO MUD NO 4	0.72960	0.72960	0.72960	0.72960
TRAVIS CO MUD NO 5	0.85710	0.85710	0.85710	0.81200
TRAVIS CO MUD NO 6	0.46650	0.47500	0.47500	0.47500
TRAVIS CO MUD NO 7	0.90890	0.90890	0.90890	0.90890
TRAVIS CO MUD NO 8	0.72130	0.72130	0.72130	0.72130
TRAVIS CO MUD NO 9	0.87560	0.87560	0.87560	0.87560
TRAVIS CO MUD NO 10	0.74700	0.74700	0.74700	0.72700
TRAVIS CO MUD NO 11	0.77250	0.77250	0.77250	0.77250

2013	2014	2015	2016	2017	2018	2019
-	-	0.98000	0.98000	0.98000	0.98000	0.98000
-	-	-	-	0.98000	0.98000	0.98000
0.90000	0.90000	0.90000	0.90000	0.90000	0.90000	0.90000
-	-	-	-	-	-	-
-	-	-	-	-	-	-
0.19300	0.18300	0.17880	0.17540	0.19000	0.18860	0.19000
0.49460	0.45630	0.41690	0.38380	0.36900	0.35420	0.36929
0.62850	0.57060	0.32150	0.25990	0.21060	0.19620	0.28171
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.09820	0.09580	0.10000	0.10000	0.10000	0.10000
0.09640	0.09080	0.09000	0.10000	0.10000	0.09750	0.08000
0.09990	0.10000	0.09140	0.10000	0.10000	0.10000	0.10000
0.09780	0.10000	0.09180	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
-	-	-	-	0.09790	0.10000	0.10000
0.09980	0.09980	0.09980	0.09980	0.09980	0.10000	0.10000
0.08080	0.07510	0.07416	0.07299	0.07550	0.07810	0.07810
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.09810	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
-	-	-	-	0.10000	0.10000	0.10000
0.98000	0.97450	0.95850	0.93000	0.91730	0.87700	0.89000
0.50000	0.48410	0.48250	0.48150	0.48150	0.47520	0.46950
0.72960	0.72960	0.72960	0.72960	0.72960	0.72960	0.72960
0.81200	0.76930	0.74280	0.69750	0.60300	0.59000	0.58000
0.47100	0.46000	0.46000	0.46000	0.48480	0.46460	0.46460
0.90890	0.90890	0.90890	0.90890	0.90890	0.90890	0.90890
0.72130	0.72130	0.71450	0.71450	0.71450	0.71450	0.68000
0.87560	0.87560	0.85950	0.84350	0.82750	0.82750	0.82750
0.72700	0.78000	0.78000	0.75000	0.72000	0.76000	0.76000
0.77250	0.77250	0.73750	0.69250	0.61020	0.56750	0.52750

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
TRAVIS CO MUD NO 12	-	0.10000	0.10000	0.77250
TRAVIS CO MUD NO 13	-	0.10000	0.10000	0.77250
TRAVIS CO MUD NO 14	0.85000	0.95000	0.99030	1.07920
TRAVIS CO MUD NO 15	0.33250	0.33250	0.33250	0.33250
TRAVIS CO MUD NO 16	0.90000	0.95000	0.95000	0.95000
TRAVIS CO MUD NO 17	-	-	-	-
TRAVIS CO MUD NO 18	-	-	-	-
TRAVIS CO MUD NO 19	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	-
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	0.40000	0.42229	0.45000	0.49880
TRAVIS CO WCID 17 SERENE HILLS (DA)	-	0.65000	0.65000	0.65000
TRAVIS CO WCID 17 STEINER RANCH (DA)	0.52490	0.52480	0.52000	0.49260
TRAVIS CO WCID NO 10	0.03900	0.02600	0.02790	0.02880
TRAVIS CO WCID NO 17	0.05750	0.06000	0.06000	0.06000
TRAVIS CO WCID NO 18	0.20810	0.20810	0.20810	0.21560
TRAVIS CO WCID NO 19	0.22500	0.26000	0.26000	0.26000
TRAVIS CO WCID NO 20	0.32000	0.32000	0.32000	0.31250
TRAVIS CO WCID POINT VENTURE	0.36130	0.36130	0.36130	0.38510
TRAVIS COUNTY HEALTHCARE DISTRICT	0.06740	0.07190	0.07890	0.07895
VILLAGE OF BRIARCLIFF	0.09620	0.09620	0.11750	0.11750
VILLAGE OF POINT VENTURE	0.09000	0.09000	0.09000	0.09000
VILLAGE OF SAN LEANNA	0.24980	0.24980	0.24980	0.24980
VILLAGE OF THE HILLS	0.04000	0.03600	0.02980	0.02700
VILLAGE OF VOLENTE	0.12860	0.12860	0.12860	0.12150
VILLAGE OF WEBBERVILLE	0.30250	0.30250	0.30250	0.28190
WELLS BRANCH MUD	0.47000	0.47000	0.47000	0.47000
WEST TRAVIS CO MUD NO 6	0.45000	0.45000	0.45000	0.45000
WEST TRAVIS CO MUD NO 8	0.80000	0.88940	0.88940	0.88940
WILBARGER CRK MUD NO 1	0.95000	0.95000	0.95000	0.95000
WILBARGER CRK MUD NO 2	0.95000	0.95000	0.95000	0.95000
WILLIAMSON/TRAVIS MUD NO 1	0.71400	0.66400	0.66200	0.65700
WMSN CO WSID DIST 3	0.79990	0.81500	0.81500	0.81500
WMSN-TR CO WCID NO 1D	0.42100	0.42100	0.42100	-
WMSN-TR CO WCID NO 1F	0.90000	0.90000	0.90000	0.90000
WMSN-TR CO WCID NO 1G	0.56200	0.57580	0.55650	0.55620

SOURCE: Travis Central Appraisal District- Internal Management Reports

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2013	2014	2015	2016	2017	2018	2019
0.77250	0.77250	0.77250	0.77250	0.77250	0.77250	0.77250
0.77250	0.77250	0.77250	0.77250	0.77250	0.77250	0.77250
0.99000	0.94000	0.90500	0.90500	0.87810	0.81000	0.81000
0.33250	0.33250	0.33250	0.33250	0.40750	0.40750	0.40750
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.94000
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.95000
0.75000	0.75000	0.75000	0.75000	0.75000	0.75000	0.75000
-	-	-	-	-	-	0.36500
-	-	-	-	-	0.36500	0.36500
0.31250	0.31250	0.31250	0.31250	0.31250	0.32750	0.34500
-	-	-	-	-	0.85000	0.85000
-	-	-	-	0.41010	0.41010	0.41010
-	-	-	-	0.95000	0.95000	0.95000
0.46560	0.45260	0.45050	0.43200	0.39960	0.37200	0.34220
0.65000	0.65000	0.65000	0.62500	0.62500	0.62500	0.62500
0.44980	0.42850	0.37510	0.30000	0.29870	0.29490	0.28890
0.02970	0.02950	0.02940	0.06670	0.09460	0.09000	0.08600
0.05750	0.05750	0.05850	0.05990	0.05990	0.05990	0.05990
0.21130	0.09500	0.09520	0.09390	0.08550	0.07880	0.07500
0.26000	0.26000	0.24000	0.22500	0.23070	0.25750	0.25750
0.24000	0.23000	0.20720	0.20550	0.20000	0.20000	0.18750
0.39910	0.39910	0.62530	0.62530	0.62470	0.62590	0.64090
0.12900	0.12640	0.11778	0.11054	0.10739	0.10522	0.10557
0.11750	0.16050	0.16050	0.16050	0.14740	0.13650	0.13190
0.10500	0.10950	0.10950	0.11310	0.12160	0.12300	0.12200
0.24980	0.24980	0.24980	0.24980	0.24980	0.24980	0.24980
0.02480	0.02485	0.06000	0.06000	0.06000	0.10000	0.10000
0.13000	0.13000	0.10000	0.10650	0.10850	0.09000	0.09000
0.27740	0.27740	0.30510	0.34020	0.37420	0.33650	0.30730
0.46000	0.43000	0.39000	0.38730	0.37950	0.37300	0.37300
0.45000	0.45000	0.45000	0.45000	0.45000	0.35000	0.35000
0.84000	0.73000	0.61100	0.55100	0.52100	0.52100	0.52100
0.94840	0.92500	0.90800	0.88950	0.87800	0.87800	0.87800
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.95000
0.61500	0.54000	0.51000	0.46620	0.43160	0.40790	0.38500
0.81500	0.80820	0.73060	0.72300	0.72300	0.72300	0.74650
-	-	-	-	-	-	-
0.90000	0.90000	-	-	-	-	-
0.54010	0.53680	-	-	-	-	-

TRAVIS CENTRAL APPRAISAL DISTRICT

Appraised Value by Taxing Entity Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	\$9,274,862	\$8,860,065	\$9,045,437	\$9,088,168
AUSTIN COMM COLL DIST	95,915,173,699	98,747,519,613	103,377,730,841	110,328,598,913
AUSTIN ISD	70,587,722,547	72,338,399,782	74,712,826,079	80,504,658,069
AUSTIN MUD NO 1	232,974,301	308,694,516	-	-
AUSTIN MUD NO 2	165,388,726	160,827,331	-	-
AUSTIN MUD NO 3	131,498,865	125,770,511	-	-
BASTROP-TRAVIS COUNTIES ESD NO 1	136,122,927	130,331,869	126,465,173	136,649,389
BELLA VISTA MUD	101,100,197	100,867,600	98,278,999	101,553,199
BELVEDERE MUD	52,521,819	56,413,046	75,378,802	92,454,569
CITY OF AUSTIN	83,628,181,722	86,141,044,674	90,197,786,203	96,408,131,466
CITY OF BEE CAVE	861,836,148	924,755,064	1,060,456,270	1,176,798,252
CITY OF CEDAR PARK	60,889,014	67,040,296	323,771,405	354,377,368
CITY OF CREEDMOOR	31,656,907	35,977,820	38,723,633	45,265,672
CITY OF ELGIN	58,588,134	56,863,134	61,725,650	57,547,129
CITY OF JONESTOWN	417,910,681	409,917,975	413,109,478	402,631,731
CITY OF LAGO VISTA	756,804,361	733,965,536	700,874,308	693,220,570
CITY OF LAKEWAY	2,431,898,877	2,510,932,932	2,654,285,483	2,946,154,026
CITY OF LEANDER	201,038,334	214,131,180	265,016,022	351,891,826
CITY OF MANOR	234,915,146	234,956,820	231,374,904	289,568,519
CITY OF MUSTANG RIDGE	54,583,966	54,069,780	54,170,852	53,129,724
CITY OF PFLUGERVILLE	2,949,986,160	3,014,491,941	3,057,452,335	3,471,779,148
CITY OF ROLLINGWOOD	462,756,119	466,241,244	492,598,717	532,079,568
CITY OF ROUND ROCK	278,775,802	298,128,728	348,368,461	380,813,632
CITY OF SUNSET VALLEY	272,495,931	280,385,798	-	-
CITY OF WEST LAKE HILLS	1,298,150,519	1,275,987,363	1,342,992,496	1,439,280,771
COTTONWOOD CREEK MUD NO 1	55,203,994	50,175,224	42,197,555	44,991,637
COUPLAND ISD	4,042,645	4,002,906	3,972,805	3,942,300
CYPRESS RANCH WCID NO 1	34,613,721	40,289,430	47,314,575	63,566,923
DEL VALLE ISD	3,892,485,289	3,978,209,165	4,042,770,734	4,403,378,520
DOWNTOWN PUB IMP DIST	4,278,549,912	5,241,939,052	-	-
DRIPPING SPRINGS ISD	16,766,673	21,552,348	27,158,734	27,670,572
E SIXTH ST PUB IMP DIST	213,413,048	221,871,283	-	-
EANES ISD	10,007,649,496	10,056,198,736	10,477,787,157	11,190,309,405
ELGIN ISD	219,974,261	213,606,003	211,788,902	218,770,963
ELGIN TIRZ #1	-	-	-	4,093,604
HAYS CONSOLIDATED ISD	7,927,357	7,835,116	8,145,731	8,542,513
HURST CREEK MUD	474,648,248	454,741,453	448,015,786	485,904,812
JOHNSON CITY ISD	10,177,629	10,116,336	10,065,635	10,229,569
KELLY LANE WCID NO 1	43,982,446	50,150,907	52,844,983	63,978,693
KELLY LANE WCID NO 2	1,912,085	2,488,738	1,727,683	2,415,700
LAGO VISTA ISD	1,571,609,178	1,548,239,986	1,506,307,200	1,456,449,805
LAKE POINTE MUD	-	-	-	-
LAKE POINTE MUD NO 3 (DA)	182,335,632	180,442,683	184,021,287	197,260,525
LAKE POINTE MUD NO 5 (DA)	180,490,883	191,648,649	200,837,187	206,957,098
LAKE TRAVIS ISD	7,556,974,551	7,748,167,758	8,037,365,036	8,678,908,913
LAKESIDE MUD NO 3	33,099,882	39,345,768	56,433,393	69,456,609
LAKESIDE WCID NO 1	106,785,954	106,122,085	112,007,976	113,686,943
LAKESIDE WCID NO 2A	184,083	181,848	181,276	162,298
LAKESIDE WCID NO 2B	68,168,110	67,487,556	67,026,532	71,496,900
LAKESIDE WCID NO 2C	58,286,562	61,552,212	63,561,315	84,247,952
LAKESIDE WCID NO 2D	36,659,302	47,656,848	53,751,637	71,174,589
LAKEWAY MUD	970,263,045	973,446,786	952,071,290	992,956,579

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2014	2015	2016	2017	2018	2019
\$10,690,770	\$10,958,074	\$13,752,968	\$16,378,535	\$17,105,945	17,385,978
125,244,677,097	146,428,957,357	167,612,305,902	184,191,401,518	202,404,194,449	223,464,706,562
92,034,928,233	108,663,433,204	125,453,280,066	138,618,943,609	152,215,798,027	167,939,746,878
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
155,092,254	196,373,966	222,394,467	238,900,488	259,700,314	294,971,925
112,212,017	-	-	-	-	-
116,540,048	158,161,621	182,249,365	196,537,079	203,340,573	208,431,155
109,843,856,210	129,115,955,003	148,437,839,895	163,411,226,783	180,101,147,893	197,532,841,210
1,361,947,924	1,742,813,746	2,066,465,678	2,204,377,758	2,582,900,588	2,786,078,761
379,180,351	903,867,447	1,007,567,394	1,090,071,207	1,144,140,444	1,208,070,079
46,619,382	50,115,314	58,239,649	56,825,760	58,766,083	111,798,734
63,250,592	92,099,970	124,687,695	132,590,268	141,782,573	155,661,678
414,881,305	434,072,108	459,292,332	494,141,986	561,635,611	596,878,763
754,055,921	808,477,704	887,081,450	961,579,700	1,101,573,364	1,261,554,274
3,255,065,012	3,641,913,158	4,035,031,085	4,473,898,883	4,948,661,675	5,325,087,054
462,640,289	613,769,989	772,544,516	929,865,362	1,147,872,647	1,415,432,888
366,144,215	440,866,526	583,627,587	704,395,393	932,544,510	1,153,653,601
52,648,992	55,404,307	64,436,737	66,444,518	71,387,302	121,890,828
3,999,710,376	4,475,710,770	5,077,109,228	5,668,641,709	6,487,252,593	7,459,818,166
628,137,902	749,853,249	857,455,354	925,134,943	1,016,681,409	1,080,204,648
394,020,672	384,316,389	437,673,597	490,228,501	537,216,301	618,683,244
-	-	-	-	-	-
1,646,389,424	1,842,474,805	2,065,992,183	2,199,982,882	2,464,549,252	2,628,693,162
49,712,571	84,531,306	109,132,639	141,514,131	195,799,948	234,447,709
4,500,383	4,545,023	5,179,845	5,323,714	5,672,422	17,439,910
85,893,934	115,192,920	138,380,713	147,421,602	168,866,244	179,215,427
4,801,595,336	5,712,113,159	6,120,437,229	7,013,039,571	8,197,490,075	9,869,966,541
-	-	-	-	-	-
35,358,113	44,682,582	45,060,371	45,486,195	46,070,113	79,129,088
-	-	-	-	-	-
12,560,103,280	14,150,224,809	15,720,076,659	16,553,852,142	17,862,699,333	18,968,098,588
245,835,612	293,278,775	332,053,551	354,039,906	397,501,102	593,665,436
4,403,036	-	-	-	-	-
8,893,173	8,916,877	9,998,307	10,349,888	10,335,454	31,657,883
527,248,610	559,387,267	585,886,875	618,404,869	642,089,899	666,266,761
11,092,211	10,820,890	11,284,679	11,196,492	11,419,852	65,310,008
78,592,626	109,896,095	144,256,518	170,720,456	206,200,404	244,443,302
7,426,022	24,560,299	52,415,914	96,210,113	156,699,265	185,690,360
1,541,541,109	1,617,576,450	1,764,344,834	1,878,921,910	2,142,797,951	2,390,541,502
-	-	-	-	544,209,882	588,106,890
206,500,303	223,052,779	235,276,118	262,014,672	270,343,391	289,127,482
223,199,702	235,360,728	241,807,874	261,239,831	273,867,056	301,884,288
9,667,889,863	11,091,041,138	12,424,839,304	13,565,194,406	15,364,204,530	16,726,605,529
94,604,331	122,518,078	157,100,923	184,523,833	212,904,978	224,534,695
125,229,757	138,976,633	147,299,725	157,727,909	161,854,712	166,546,175
223,463	1,485,937	10,836,028	26,437,377	47,560,824	74,133,319
85,193,138	102,936,112	119,259,565	133,619,150	138,767,792	147,702,082
95,229,322	118,862,165	149,223,158	187,039,429	222,834,935	261,854,392
96,465,434	130,852,411	154,701,072	178,585,152	195,769,042	217,366,146
1,068,248,440	1,128,572,199	1,200,590,534	1,286,585,869	1,358,101,974	1,416,655,999

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

Taxing Entity	2010	2011	2012	2013
LAZY NINE MUD NO 1A	154,175	381,168	-	-
LAZY NINE MUD NO 1B	554,659	649,781	558,102	27,228,287
LAZY NINE MUD NO 1C	95,214	151,276	-	-
LAZY NINE MUD NO 1D	108,988	209,478	-	-
LAZY NINE MUD NO 1E	37,157	38,449	-	-
LEANDER ISD	6,272,590,558	6,388,325,812	6,678,917,161	7,177,116,751
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	609,305,531	630,056,446	658,559,322	713,050,260
MANOR ISD	3,700,904,147	4,339,664,207	5,695,132,740	5,230,429,563
MARBLE FALLS ISD	598,171,136	545,543,655	538,821,702	533,910,543
MOORES CROSSING MUD	72,668,705	77,455,389	68,913,503	70,591,615
NE TCRD DIST NO 4 (WELLS PT)	89,845,982	91,539,735	-	-
NE TRAVIS CO ROAD DIST NO 2	669,754,154	680,899,539	-	-
NE TRAVIS CO UTILITY DIST	150,360,888	157,068,736	157,430,262	172,966,638
NORTH AUSTIN MUD NO 1	77,200,201	74,981,518	74,276,324	75,799,786
NORTHTOWN MUD	456,351,280	502,735,207	488,143,254	550,847,276
NW TR CO RD DIST 3 GLDN TRI	394,220,604	390,810,465	432,999,495	463,898,336
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	8,162,065,815	8,255,940,463	8,384,432,627	9,196,205,035
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	5,233,514	6,330,195	6,519,877	14,602,120
REINVESTMENT ZONE # 1 CITY OF PFLUGERVILLE	-	7,603,811	9,172,964	29,802,401
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	498,962,857	492,455,346	490,570,630	502,365,571
RMMA REUSE & REDEVELOPMENT	386,227,275	432,753,984	507,177,735	603,850,572
RNCH @ CYPRSS CRK MUD 1	68,529,045	68,024,629	66,401,666	71,596,372
ROUND ROCK ISD	5,543,472,407	5,535,675,933	5,667,066,607	5,817,373,842
SENNA HILLS MUD	182,271,595	202,129,917	217,734,006	233,736,278
SHADY HOLLOW MUD	254,956,314	248,220,044	248,347,183	249,737,177
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	25,735
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	82,783
SUNFIELD MUD NO 1	5,884	5,938	5,756	6,067
SUNFIELD MUD NO 2	74,584	75,244	73,009	70,518
SUNFIELD MUD NO 3	11,719	11,803	11,514	11,193
SW TRAVIS CO RD DIST NO 1	1,012,503,992	1,037,534,923	1,071,759,211	1,149,080,940
TANGLEWD FOREST LTD DIST	272,931,007	272,462,162	255,340,814	272,219,270
TRAVIS CO BCCP	5,636,309,481	5,719,443,394	-	-
TRAVIS COUNTY	118,128,690,439	121,003,835,259	126,009,620,997	134,464,031,436
TRAVIS CO BEE CAVE ROAD DIST NO 1	118,209,948	121,777,346	157,889,738	179,785,974
TRAVIS CO ESD NO 1	2,256,833,293	2,238,541,907	2,274,610,100	2,231,964,017
TRAVIS CO ESD NO 2	6,147,334,243	6,200,498,246	6,311,417,529	6,917,266,776
TRAVIS CO ESD NO 3	2,090,033,993	2,091,166,076	2,139,209,285	2,226,276,796
TRAVIS CO ESD NO 4	1,485,494,960	1,478,546,890	1,447,488,432	1,486,298,841
TRAVIS CO ESD NO 5	896,500,175	888,385,146	900,933,570	947,977,241
TRAVIS CO ESD NO 6	8,920,586,271	9,107,274,050	9,596,897,271	10,325,034,638
TRAVIS CO ESD NO 7	-	-	-	-

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2014	2015	2016	2017	2018	2019
-	-	-	4,074,336	22,175,399	24,904,713
70,833,609	143,024,234	182,575,769	233,786,987	302,169,685	382,213,272
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
7,973,873,786	8,904,153,663	9,768,287,734	10,444,280,170	11,254,361,415	12,244,604,712
-	-	972,448,691	1,043,288,770	1,067,740,130	1,144,650,262
773,724,968	914,476,058	-	-	-	-
5,856,056,696	6,506,938,024	6,864,495,862	7,117,278,730	7,580,630,153	8,403,693,979
534,715,710	558,043,657	593,403,219	599,053,978	676,918,841	929,806,305
89,025,264	117,528,366	132,791,683	159,724,720	186,520,689	197,152,509
-	-	-	-	-	-
-	-	-	-	-	-
209,285,468	235,431,378	267,847,160	292,845,739	312,063,952	340,027,995
80,481,700	90,482,686	103,559,342	105,757,226	124,059,296	133,737,470
579,478,404	687,054,530	798,309,767	837,809,661	983,661,078	1,032,265,994
-	-	-	-	-	-
-	-	1,933,449	6,247,701	35,115,981	83,424,231
10,269,471,099	11,748,518,947	13,444,207,425	15,037,888,831	17,460,828,198	19,774,619,524
-	-	-	2,339,520	2,054,058	2,994,690
2,788,764	6,853,888	13,879,240	55,473,699	89,291,410	120,513,790
24,802,905	40,383,019	75,722,638	106,920,548	152,796,596	225,518,126
69,195,917	-	-	-	-	-
-	-	-	-	731,072,773	741,682,517
570,823,963	615,023,162	665,348,195	683,911,498	-	-
811,219,809	-	-	-	-	-
81,480,772	87,208,511	94,276,009	99,160,637	100,063,164	111,575,362
6,715,882,881	7,618,436,538	8,625,057,462	9,335,676,930	10,099,306,735	10,828,080,016
262,704,335	280,255,127	289,435,123	304,758,682	318,013,559	319,793,379
282,282,410	307,201,872	345,961,876	369,998,843	379,712,806	423,126,042
25,529	24,196	23,308	369,283	1,996,121	14,551,986
82,293	-	-	77,938	79,858	2,523,156
5,890	234,604	163,433	110,664	204,726	238,963
74,799	-	-	-	-	-
10,470	-	-	-	-	-
-	-	-	-	-	-
308,004,525	336,021,121	386,304,897	420,645,430	470,243,112	508,217,702
-	-	-	-	-	-
152,264,821,882	176,932,085,868	201,159,133,407	220,546,648,690	243,288,420,941	268,798,161,469
197,416,372	351,120,388	437,110,023	450,681,243	484,066,063	466,582,714
2,325,363,807	2,454,047,836	2,615,710,252	2,780,384,768	3,142,035,918	3,759,337,501
7,904,256,510	9,094,024,012	10,422,571,496	11,595,114,521	13,302,247,878	15,283,082,476
2,468,325,960	2,865,725,571	3,074,049,884	3,274,156,880	3,520,041,297	3,874,055,364
1,633,372,117	1,849,065,849	2,104,177,422	2,254,058,336	2,506,057,626	2,828,254,246
1,100,294,734	1,124,610,003	1,273,248,043	1,381,104,046	1,522,114,032	1,751,940,336
11,533,868,651	13,133,340,441	14,574,196,069	15,738,699,969	16,620,997,339	17,906,187,925
-	-	-	2,453,439,625	2,791,400,329	3,268,182,080

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

Taxing Entity	2010	2011	2012	2013
TRAVIS CO ESD NO 8	1,519,986,917	1,547,207,820	1,533,777,435	1,582,008,480
TRAVIS CO ESD NO 9	5,305,961,470	5,296,564,647	5,450,735,971	5,751,540,045
TRAVIS CO ESD NO 10	1,273,946,790	1,308,540,476	1,336,962,435	1,407,768,544
TRAVIS CO ESD NO 11	749,539,014	773,278,366	782,812,403	819,217,173
TRAVIS CO ESD NO 12	1,043,315,980	1,042,562,595	1,092,479,756	1,227,812,617
TRAVIS CO ESD NO 13	48,476,526	49,044,469	51,168,845	52,576,114
TRAVIS CO ESD NO 14	1,093,909,411	1,114,804,022	855,502,382	873,441,157
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	121,353,205	114,123,146	109,635,228	115,984,074
TRAVIS CO MUD NO 3	488,213,481	497,969,533	516,408,818	541,504,612
TRAVIS CO MUD NO 4	53,632,479	52,820,202	58,052,418	65,439,269
TRAVIS CO MUD NO 5	83,116,335	80,986,806	80,999,778	85,545,230
TRAVIS CO MUD NO 6	149,257,829	148,387,245	142,993,702	156,761,603
TRAVIS CO MUD NO 7	1,689,767	1,687,265	1,692,361	1,694,479
TRAVIS CO MUD NO 8	62,942,457	61,005,748	61,392,931	65,119,003
TRAVIS CO MUD NO 9	3,449,695	3,500,989	3,423,108	3,418,902
TRAVIS CO MUD NO 10	100,076,222	107,205,486	104,302,738	99,657,373
TRAVIS CO MUD NO 11	100,334,877	117,825,096	132,173,515	160,218,886
TRAVIS CO MUD NO 12	6,938,919	8,488,954	8,350,648	14,402,840
TRAVIS CO MUD NO 13	6,419,636	10,175,789	17,077,079	27,655,576
TRAVIS CO MUD NO 14	72,126,002	66,740,140	57,640,997	68,516,576
TRAVIS CO MUD NO 15	158,949,835	175,116,503	188,052,318	232,866,970
TRAVIS CO MUD NO 16	463,297	13,997,132	43,236,971	64,700,684
TRAVIS CO MUD NO 17	-	-	-	212,010
TRAVIS CO MUD NO 18	-	-	-	1,400,324
TRAVIS CO MUD NO 19	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	2,005,837
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO RFP DIST NO 6	-	160,880	-	-
TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	139,765,351	145,494,885	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	197,611,837	208,567,927	215,678,840	229,255,443
TRAVIS CO WCID 17 SERENE HILLS (DA)	450,965	1,783,759	3,476,330	9,702,523
TRAVIS CO WCID 17 SOUTHVIEW (DA)	21,049,802	21,068,741	-	-
TRAVIS CO WCID 17 STEINER RANCH (DA)	1,555,370,966	1,605,172,895	1,752,374,027	1,840,510,420
TRAVIS CO WCID NO 10	2,462,778,871	2,435,517,366	2,554,879,325	2,801,713,349
TRAVIS CO WCID NO 17	3,896,980,218	4,146,323,657	4,479,657,327	4,815,423,242
TRAVIS CO WCID NO 18	463,984,556	467,014,522	461,707,114	474,895,315
TRAVIS CO WCID NO 19	173,140,526	173,512,288	174,152,757	175,434,373
TRAVIS CO WCID NO 20	332,387,934	331,389,828	339,984,449	343,266,386
TRAVIS CO WCID NO 21	1,748,420	1,598,404	-	-
TRAVIS CO WCID POINT VENTURE	166,130,209	169,400,580	162,556,364	156,760,953
TRAVIS COUNTY HEALTHCARE DISTRICT	118,129,159,524	120,973,732,649	126,006,086,939	134,460,782,524
TRAVIS-CREEDMOOR MUD	5,539,404	11,358,946	-	-
VILLAGE OF BRIARCLIFF	201,798,099	190,858,326	190,641,788	206,478,736
VILLAGE OF POINT VENTURE	170,486,820	173,827,891	166,939,630	160,289,237
VILLAGE OF SAN LEANNA	45,271,676	45,226,637	44,868,466	46,996,019
VILLAGE OF THE HILLS	429,066,729	407,491,944	401,070,896	440,783,460

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2014	2015	2016	2017	2018	2019
1,683,247,463	1,827,997,082	2,050,023,390	2,197,744,787	2,655,662,985	3,053,325,798
6,455,456,026	7,219,498,229	7,319,527,173	7,673,272,391	8,367,493,664	8,868,926,302
1,577,615,028	1,714,695,766	1,885,267,203	2,043,361,861	2,196,900,690	2,468,460,793
902,644,451	992,319,539	1,081,141,015	1,292,808,020	1,444,534,602	2,138,478,412
1,363,909,470	1,603,901,221	1,896,108,055	2,095,915,989	2,519,081,431	3,366,260,395
56,864,764	60,674,087	65,716,996	67,691,824	82,115,037	207,084,080
939,110,119	550,242,043	571,969,382	633,456,688	706,052,377	759,393,965
-	-	-	1,301,384,876	1,467,237,651	2,165,589,837
127,383,048	155,525,197	175,128,874	193,075,025	216,950,941	247,128,072
575,202,809	678,990,239	714,521,100	755,226,234	782,807,253	797,382,243
72,570,678	94,667,635	99,350,384	103,782,274	79,727,619	122,800,996
120,151,514	146,607,646	208,102,384	258,912,088	288,085,908	309,103,474
166,668,967	174,937,444	165,303,612	156,259,282	171,304,099	150,171,870
1,696,567	4,989,216	1,639,115	1,638,252	1,646,625	1,647,230
75,268,330	81,830,939	89,221,094	107,808,603	113,138,804	151,266,040
3,512,444	3,948,203	3,903,341	3,955,117	3,830,643	3,892,105
104,567,768	109,315,964	112,583,037	114,815,152	111,903,443	117,613,461
203,897,133	250,727,419	268,548,954	287,218,191	323,116,591	337,393,311
30,910,519	81,142,895	102,148,148	123,373,594	156,100,237	210,900,056
42,266,631	65,046,903	85,596,049	133,663,594	170,796,581	209,511,445
82,062,250	96,045,246	102,681,094	114,559,393	127,312,054	135,440,889
291,190,183	362,971,807	441,707,393	496,852,877	566,731,729	641,504,524
100,540,648	139,860,162	162,416,043	188,025,176	215,334,795	225,883,277
6,252,268	20,309,611	47,743,685	63,864,290	82,665,940	111,087,380
5,586,938	36,021,263	71,223,973	121,975,920	182,329,631	241,853,727
-	-	-	-	2,603,195	5,489,701
-	-	-	-	2,822,760	11,451,419
1,643,197	33,972,021	96,193,891	148,717,362	251,742,621	365,482,050
-	-	-	-	2,249,913	11,541,631
-	-	-	806,092	4,818,049	72,980,561
-	-	-	1,455,295	1,488,086	7,034,552
-	-	-	-	-	-
-	-	-	-	-	-
256,675,651	283,169,833	298,311,331	305,830,020	327,574,804	368,455,124
27,414,355	62,901,202	111,645,227	159,459,080	211,552,713	256,451,769
-	-	-	-	-	-
2,031,464,418	2,217,236,729	2,369,257,308	2,462,307,730	2,541,211,057	2,622,510,202
3,213,348,510	3,602,302,049	4,054,143,892	4,279,598,956	4,718,648,193	5,067,818,135
5,295,999,594	5,791,015,899	6,383,084,491	6,883,639,505	7,558,723,917	8,005,120,557
553,666,033	600,609,392	688,569,834	760,020,437	840,168,499	873,518,775
174,706,098	226,028,965	227,422,406	225,115,423	215,099,675	231,541,246
347,557,937	404,086,348	451,148,774	462,139,136	472,796,627	537,518,741
-	-	-	-	-	-
159,727,719	170,411,271	181,063,364	201,453,930	226,921,305	243,928,740
152,261,632,102	176,929,536,617	201,155,348,038	220,544,993,340	243,282,741,452	268,793,263,829
-	-	-	-	-	-
240,832,137	254,901,013	272,935,990	289,520,997	334,950,537	364,296,586
162,794,985	173,467,598	184,175,879	204,547,195	230,109,785	246,955,755
52,574,314	56,932,232	59,925,261	61,841,740	77,251,394	77,656,282
480,738,690	508,878,648	529,053,119	558,189,297	579,819,256	604,645,592

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

Taxing Entity	2010	2011	2012	2013
VILLAGE OF VOLENTE	155,092,190	156,188,897	162,942,688	165,141,225
VILLAGE OF WEBBERVILLE	16,283,442	16,645,819	18,027,572	18,643,783
WALLER CREEK TIF	484,061,122	721,368,301	762,916,712	816,258,785
WELLS BRANCH MUD	844,072,768	834,633,229	846,241,559	906,089,818
WEST CYPRESS HILLS WCID NO 1	71,995	72,554	-	-
WEST TRAVIS CO MUD NO 6	208,643,099	201,310,426	225,397,705	267,056,130
WEST TRAVIS CO MUD NO 7	4,288,093	2,648,525	-	-
WEST TRAVIS CO MUD NO 8	89,946,447	93,566,803	104,372,881	115,106,649
WILBARGER CRK MUD NO 1	11,924,440	12,893,939	13,856,359	20,586,475
WILBARGER CRK MUD NO 2	3,114,268	3,589,986	3,600,663	3,589,887
WILLIAMSON/TRAVIS MUD NO 1	89,139,997	89,221,943	87,782,686	90,356,543
WMSN CO WSID DIST 3	46,324,682	48,538,746	47,629,736	46,785,616
WMSN-TR CO WCID NO 1D	243,098,125	258,457,881	-	-
WMSN-TR CO WCID NO 1F	48,776,018	51,982,801	43,194,956	48,664,155
WMSN-TR CO WCID NO 1G	230,609,526	241,691,233	229,595,368	231,482,481
Total	\$ 609,830,280,203	\$ 626,137,592,698	\$ 638,934,723,317	\$ 682,494,987,684

SOURCE: Travis Central Appraisal District- Internal Management Reports

(4 OF 4)

2014	2015	2016	2017	2018	2019
175,276,745	191,503,088	193,260,575	205,748,247	250,611,122	272,609,571
20,427,311	20,851,438	24,824,228	24,384,343	26,245,848	31,659,022
937,912,598	-	-	-	-	-
998,628,163	1,130,892,141	1,283,344,510	1,401,961,218	1,519,442,343	1,586,763,702
-	-	-	-	-	-
306,150,968	411,166,898	492,732,627	524,867,184	589,955,776	632,009,066
-	-	-	-	-	-
124,465,955	136,951,834	170,748,675	185,249,320	202,359,208	218,053,387
23,558,988	40,913,303	44,617,743	50,517,731	55,325,881	79,498,627
3,710,059	6,335,781	7,520,916	7,520,916	7,571,916	7,509,943
99,825,556	105,991,360	120,112,032	127,033,997	132,312,841	141,222,161
51,569,232	59,495,464	65,564,549	71,092,186	79,476,966	86,559,257
-	-	-	-	-	-
62,199,558	-	-	-	-	-
255,339,606	-	-	-	-	-
\$ 771,270,137,249	\$ 893,732,109,768	\$ 1,016,771,274,615	\$ 1,118,775,436,273	\$ 1,234,540,230,958	\$1,364,113,325,571

Visit or Contact Us

Office Location:

Travis Central Appraisal District
8314 Cross Park Drive
Austin, TX 78754

Mailing Address:

P.O. Box 149012
Austin, TX 78714-9012

Customer Inquiries and Assistance:

Phone: (512) 834-9138
Email: csinfo@tcadcentral.org
Website: www.traviscad.org

Business Hours:

M, W, F -- 7:45am-4:45pm
Tu, Th -- 9:00am – 4:45pm

Directions:

From North Austin:

From north Austin go south on IH 35 and take the 183 Lockhart/Lampasas exit which will be exit number 240A - 239. Turn left at the light onto highway 183 South staying on frontage road approximately 3/4 miles. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

From South Austin:

From south Austin go north on IH 35 take the 183 Lockhart/Lampasas exit which will be exit number 240A - 239. At the second stop light turn right on Hwy 183 staying on frontage road approximately 3/4 miles. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

From East Austin:

From east Austin, heading west on Hwy 183 take the Cameron Road Exit, turn right onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

From West Austin:

From west Austin, heading east on Hwy 183 take the Cameron Road exit. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.



Appendix

SECTION 6.06 PROPERTY TAX CODE, APPRAISAL DISTRICT BUDGET AND FINANCING

(a) Each year the Chief Appraiser shall prepare a proposed budget for the operations of the district for the following tax year and shall submit copies to each of the taxing units participating in the district and to the district board of directors before June 15th. He shall include in the budget a list showing each proposed position, the proposed salary for the position, all benefits proposed for the position, each proposed capital expenditure, and an estimate of the amount of the budget that will be allocated to each taxing unit. Each taxing unit entitled to vote on the appointment of board members shall maintain a copy of the proposed budget for public inspection at its principal administrative office.

(b) The board of directors shall hold a public hearing to consider the budget. The secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district not later than the 10th day before the hearing. The board shall complete its hearings, make any amendments to the proposed budget it desires, and finally approve a budget before September 15. If governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving a budget and file them with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval.

(c) The board may amend the approved budget at any time, but the secretary of the board must deliver a written copy of the proposed amendment to the presiding officer of the governing body of each taxing unit participating in the district not later than the 30th day before the date the board acts on it.

(d) Each taxing unit participating in the district is allocated a portion of the amount of the budget equal to the proportion that the total dollar amount of property taxes imposed in the district by the unit for the tax year in which the budget proposal is prepared bears to the sum of the total dollar amount of property taxes imposed in the district by each participating unit for that year. If a taxing unit participates in two or more districts, only the taxes imposed in a district are used to calculate the unit's cost allocations in the district. If the number of real property parcels in the district and the taxing unit imposes in excess of 25 percent of the total amount of the property taxes imposed in the district by all of the participating taxing units for a year, the unit's allocation may not exceed a percentage of the appraisal district's budget equal to three times the unit's percentage of the total number of real property parcels appraised by the district.

(e) Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent. If the budget is amended, any change in the amount of a unit's allocation is apportioned among the payments remaining.

(f) Payments shall be made to a depository designed by the district board of directors. The district's funds may be disbursed only by a written check, draft, or order signed by the chairman and secretary of the board or, if authorized by resolution of the board, by the chief appraiser.

(g) If a taxing unit decides not to impose taxes for any tax year, the unit is not liable for any of the costs of operating the district in that year, and those costs are allocated among the other taxing units as if that unit had not imposed taxes in the year used to calculate allocation. However, if that unit has made any payments, it is not entitled to a refund.

(h) If a newly formed taxing unit or a taxing unit that did not impose taxes in the preceding year imposes taxes in any tax year, that unit is allocated a portion of the amount budgeted to operate the district as if it had imposed taxes in the preceding year, except that the amount of taxes the unit imposes in the current year is used to calculate its allocation. Before the amount of taxes to be imposed for the current year is known, the allocation may be based on an estimate to which the district board of directors and the governing body of the unit agree, and the payments made after that amount is known shall be adjusted to reflect the amount imposed. The payments of a newly formed taxing unit that has no source of funds are postponed until the unit has received adequate tax or other revenues.

(i) The fiscal year of an appraisal district is the calendar year unless the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members adopt resolutions proposing a different fiscal year and file them with the secretary of the board not more than 12 and not less than eight months before the first day of the fiscal year proposed by the resolutions. If the fiscal year of an appraisal district is changed under this subsection, the chief appraiser shall prepare a proposed budget for the fiscal year as provided by Subsection (a) of this section before the 15th day of the seventh month preceding the first day of the fiscal year established by the change, and the board of directors shall adopt a budget for the fiscal year as provided by Subsection (b) of this section before the 15th day of the fourth month preceding the first day of the fiscal year established by the change. Unless the appraisal district adopts a different method of allocation under Section 6.061 of this code, the allocation of the budget to each taxing unit shall be calculated as provided by Subsection (d) of this section using the amount of property taxes imposed by each participating taxing unit in the most recent tax year preceding the fiscal year established by the change for which the necessary information is available. Each taxing unit shall pay its allocation as provided by Subsection (e) of the section, except that the first payment shall be made before the first day of the fiscal year established by the change and subsequent payments shall be made quarterly. In the year in which a change in the fiscal year occurs, the budget that takes effect on January 1 of that year may be amended as necessary as provided by Subsection (c) of this section in order to accomplish the change in fiscal years.

(j) If the total amount of the payments made or due to be made by the taxing units participating in an appraisal district exceeds the amount actually spent or obligated to be spent during the fiscal year for which the payments were made, the chief appraiser shall credit the excess amount against each taxing unit's allocation payments for the following year in proportion to the amount of each unit's budget allocation for the fiscal year for which the payments were made. If a taxing unit that paid its allocated amount is not allocated a portion of the district's budget for the following fiscal year, the chief appraiser shall refund to the taxing unit its proportionate share of the excess funds not later than the 150th day after the end of the fiscal year for which the payments were made.

(a) Not later than the 10th day before the date of the public hearing at which the board of directors considers the appraisal district budget, the chief appraiser shall give notice of the public hearing by publishing the notice in a newspaper having general circulation in the county for which the appraisal district is established. The notice may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper and may not be published in the part of the paper in which legal notices and classified advertisements appear.

(b) The notice must set out the time, date, and place of the public hearing and must set out a summary of the proposed budget. The summary must set out as separate items:

- (1) The total amount of the proposed budget;
- (2) The amount of increases proposed from the budget adopted for the current year; and
- (3) The number of employees to be compensated under the current budget and the number of employees to be compensated under the proposed budget.

(c) The notice must state that the appraisal district is supported solely by payments from the local taxing units served by the appraisal district. The notice must also contain the following statement: "If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities, and towns served by the appraisal district. A copy of the proposed budget is available for public inspection in the office of each of those governing bodies."

SECTION 6.051 PROPERTY TAX CODE, OWNERSHIP OF REAL PROPERTY

- (a) The board of directors of an appraisal district may purchase or lease real property and may construct improvements as necessary to establish and operate the appraisal office or a branch appraisal office.
- (b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.
- (c) The board of directors may convey real property owned by the district, and the proceeds shall be credited to each taxing unit that participates in the district in proportion to the unit's allocation of the appraisal district budget in the year in which the transaction occurs. A conveyance must be approved as provided by Subsection (b) of this section, and any proceeds shall be apportioned by an amendment to the annual budget made as provided by Subsection (c) of Section [6.06](#) of this code.
- (d) An acquisition of real property by an appraisal district before January 1, 1988, may be validated before March 1, 1988, in the manner provided by Subsection (b) of this section for the acquisition of real property.



Glossary

GLOSSARY

Accrual Basis of Accounting- Method of accounting that recognizes the financial effect of transactions, events, and interfund activity when they occur, regardless of the timing of related cash flows.

Ad Valorem- According to value

Ad Valorem Taxation- A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax.

Ad-hoc Reports- A report generated dynamically at the information consumer's request. These reports are created due to unplanned information requests in which information is gathered to support a non-routine decision.

Appropriation- a sum of money or total of assets devoted to a special purpose.

Arbitration- the use of an unbiased third-party arbitrator to settle a dispute.

ArcGIS- A geographic information system (GIS) by ESRI for working with maps and geographic information. It is used for: creating and using maps; compiling geographic data; analyzing mapped information; sharing and discovering geographic information; using maps and geographic information in a range of applications; and managing geographic information in a database.

Assigned Fund Balance- The portion of the net position of a government fund that represents resources set aside ("earmarked") by the government for a particular purpose.

Balanced Budget Policy- The District's policy that requires the total sum of money a government will collect in a fiscal year equal the amount it spends on goods, services, and capital expenditures.

Basic Financial Statements- Minimum combination of financial statements and not disclosure required for fair presentation in conformity with Generally Accepted Accounting Principles (GAAP).

Basis of Accounting- Timing of recognition for financial reporting purposes (when the effects of transaction or events should be recognized in financial statements)

Basis of Budgeting- Method used to determine when revenues and expenditures are recognized for budgetary purposes.

Budget Amendment- A proposal to change the dollar amount of an activity or project or to add an activity of project after the budget has already been adopted. A budget amendment changes the final dollar amount of the budget, requiring the jurisdictions to contribute more money to the District.

Bonded Indebtedness- government debt created from issuing bonds.

CAMA System- Computer Assisted Mass Appraisal (CAMA) software that is used by appraisal districts to appraise properties within their jurisdictions.

Capital Asset- Land, improvement to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period.

Capital Equipment- Equipment that you use to manufacture a product, provide a service or use to sell, store and deliver merchandise. Such equipment will not be sold in the normal course of business, but will be used and worn out or consumed in the normal course of business.

Capital Equipment Policy (Capitalization Threshold) - Dollar value at which a government elects to capitalize tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period. Generally, capitalization thresholds are applied to individual items rather than groups of items unless the result would be to exclude items that in the aggregate would clearly be material to the financial statements.

Capital Expenditure- Funds used by a company to acquire or upgrade physical assets such as property, building, or equipment. This type of outlay is made by companies to maintain or increase the scope of their operations and falls within their capitalization threshold. These expenditures can include everything from repairing a roof to building a brand new building.

Cash Management Controls- Controls which promote positive cash management. Cash management is the financial management technique used by treasurers to accelerate the collection of receivables, control payments to vendors/creditors, and efficiently manage cash.

Centralized Purchasing Concept- a purchasing system in which all departments of a company can make purchases through a common purchasing department. Centralized purchasing aids in finding the best deals with local vendors for the department, avoids duplicity of orders, and promotes benefits arising from the high volume bulk discounts, lower transportation and inventory management costs, organized transactions, and improved vendor relationships.

Certification of Achievement for Excellence in Financial Reporting- Program sponsored by the GFOA to encourage and assist state and local governments to prepare high-quality CAFRs. The program has been in continuous operation since 1946. The program originally was known as the certificate of Conformance Program.

Committed Fund Balance- The portion of the net position of a governmental fund that represents resources whose use is subject to a legally binding constraint that is imposed by the government itself at its highest level of decision-making authority and that remains legally binding unless removed in the same manner.

Comprehensive Annual Financial Report (CAFR) - Financial report that contains, at a minimum, three sections: 1) introductory, 2) financial, and 3) statistical, and whose financial sections provide information on each individual fund and component unit.

Contra Revenue Account- A revenue account that is expected to carry a debit balance instead of the usual credit balance. A contra revenue account reduces the amounts reported in a company's revenue accounts.

Current Financial Resources Measurement Focus- Measurement focus where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The current financial resources measurement focus is unique to accounting and financial reporting for state and local governments and is used solely for reporting the financial position and results of operations of governmental funds.

Debt Service- The cash that is required for a particular time period to cover the repayment of interest and principal on a debt.

Deposition- A verbal or written testimony of a party or witness in a civil or criminal proceeding taken before trial, usually in an attorney's office.

Depreciate- A reduction in the value of an asset with the passage of time, due in particular to wear and tear.

Discovery- A category of procedural devices employed by a party to a civil or criminal action, prior to trial, to require the adverse party to disclose information that is essential for the preparation of the requesting party's case and that the other party alone knows or possesses.

Economic Development Abatement- A tax abatement is a local agreement between a taxpayer and a taxing unit that exempts all or part of the increase in value of the real property and/or tangible personal property from taxation for a period not to exceed 10 years. These tax abatements are an economic development tool available to cities, counties and special districts to attract new industries and to encourage the retention and development of existing businesses through property tax exemptions or reductions.

Economic Resources Measurement Focus- Measurement focus where the aim of a set of financial statements is to report all inflows, outflows, and balances affecting or reflecting an entity's net position. The economic resources measurement focus is used for proprietary and trust funds, as well as for government-wide financial reporting. It also is used by business enterprise and nonprofit organizations in the private sector.

Elected Contribution Rate- The board of directors may take a vote to increase the percentage of gross payroll paid to the Texas Counties and District Retirement System (TCDRS) above that of the required rate.

Employer Contributions- A term used in the context of pension benefits and OPEB to describe actual payments made by the employer as compared to the employer's annual required contribution. Only amounts paid to trustees and outside parties qualify as contributions.

Exemption- The District grants exemptions to certain organizations, persons, or property that may provide complete relief from tax, tax at a reduced rate or tax on only a portion of the items subject to tax. Examples include the homestead exemption and the over 65 exemption.

Expenditure- Under the current financial resources measurement focus, decreases in net financial resources not properly classified as *other financing uses*.

Formal Hearing- When a taxpayer protests their property value, a formal hearing before the Appraisal Review Board (ARB) is the final step before the appeals process. The formal hearing is conducted with a panel of three ARB members (unless special circumstances exist).

Fund- Fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

Fund Balance- Net position of a governmental fund (difference between assets, liabilities, deferred outflows of resources, and deferred inflows of resources).

Fund Financial Statements- Basic financial statements presented for funds, in contrast to *government-wide* financial statements.

General Fund- Main operating account for a nonprofit entity, such as a government or government agency.

Governmental Fund- a broad category of funds used by state and local governments. Governmental funds include the general fund, special revenue funds, capital projects funds, debt service funds and permanent funds.

Governmental Financial Reporting Model- Minimum combination of financial statements, notes, and required supplementary information prescribed for state and local governments by the GASB.

Government-wide Financial Statements- Financial statements that incorporate all of a government's governmental and business-type activities, as well as its nonfiduciary component units. There are two basic government-wide financial statements: the statement of net position and the statement of activities.

Homestead- A building occupied by the owner of the freehold and his or her family, with the primary intention of making it their home, together with the parcel of land on which it stands and the other improvements attached to it.

Improvement- Building, other structures, and attachments or annexations to land that are intended to remain so attached or annexed, such as sidewalks, trees, drives, tunnels, drains, and sewers.

Internal Control Framework- Integrated set of policies and procedures designed to assist management to achieve its goals and objectives. To be truly comprehensive, a government's internal control framework must 1) provide a favorable control environment, 2) provide for the continuing assessment of risk, 3) provide for the design, implementation, and maintenance of effective control-related policies and procedures, 4) provide for the effective communication of information, and 5) provide for the ongoing monitoring of the effectiveness of control-related policies.

Jurisdiction (Taxing Entity) - The right and power to interpret and apply the law; also, the power to tax and the power to govern. The territorial range of authority of control.

Line Item Transfer- A proposal to change the dollar amount of an activity or project or to add an activity of project after the budget has already been adopted. A budget line item transfer does not change the final dollar amount of the budget, and does not require the jurisdictions to contribute more money to the District.

Major Fund- funds whose revenues, expenditures/expenses, assets or liabilities are at least 10 percent of the total of their fund category (governmental or enterprise) and 5 percent of the aggregate of all governmental and enterprise funds in total.

Mediation- A negotiation to resolve differences that is conducted by some impartial third party.

Modified Accrual Basis of Accounting- Basis of accounting used in conjunction with the current financial resources measurement focus that modifies the accrual basis of accounting in two important ways: 1) revenues are not recognized until they are measurable and available and 2) expenditures are recognized in the period in which governments in general normally liquidate the related liability rather than when that liability is first incurred (if earlier)..

Net Position- The residual of all other financial statement elements presented in a statement of financial position.

Nonspendable Fund Balance- The portion of the net position of a governmental fund that cannot be spent either because the underlying resources are not in spendable form or because the government is legally or contractually required to maintain the resources intact.

Oblique Photography- A photograph acquired with the camera axis intentionally directed between the horizontal and vertical orientations.

Open Meetings Act- Rules that guarantee access to data held by the state or local government. This act establishes a "right-to-know" legal process by which requests may be made for government-held information, to be received freely or at minimal cost, barring standard exceptions.

Orthophotography- An aerial photograph in which the displacement of images have been removed and may also form the base map for many GIS programs.

Parcel- A contiguous area of land described in a single legal description or as one of a number of lots on a plat; separately owned, either publicly or privately; and capable of being separately conveyed.

Personal Property- Moveable property; belongings exclusive of land and buildings.

Real Property- Consists of the interests, benefits, and rights inherent in the ownership of land plus anything permanently attached to the land or legally defined as immovable; also called “realty”.

Rendition- A form that provides information about property that one owns. The appraisal district uses the information the taxpayer provides to appraise that property for taxation.

Request for Proposal- Referred to as an RFP, is an early state in a procurement process, issuing an invitation for suppliers, often through the bidding process, to submit a proposal on a specific commodity or service. The RFP process brings structure to the procurement decision and is meant to allow the risks and benefits to be identified clearly upfront.

Request for Qualification- A document distributed by a customer seeking delineation of credentials for suppliers of specific types of services. Also known as an RFQ.

Required Contribution Rate- The amount (typically express as a percentage of the contribution base) that is required to be paid into the pension fund.

Restricted Fund Balance- The portion of the net position of a governmental fund that represents resources subject to externally enforceable constraints.

Retention Policy- A set of guidelines that a company follows to determine how long it should keep certain records. The policy is important for many reasons, including legal requirements that apply to some documents.

Shapefile- A popular geospatial vector data format for geographic information systems software. It is developed and regulated by ESRI as a (mostly) open specification for data interoperability among ESRI and other software products.

SOAH- State Office of Administrative Hearings

Special Purpose Government- Governments that are not general-purpose governments and have a more limited range of purposes. This often includes townships, park districts, sanitation district, and appraisal districts.

Statement of Activities- A government-wide financial statement that reports the financial activity of the organization by function over a period of time. Also known as the income statement or profit and loss statement in the for-profit world.

Statement of Net Assets- A government-wide financial statement that reports the difference between assets and liabilities as net assets, not fund balances or equity. Assets are reported in order of liquidity, or how readily

they are expected to be converted to cash and whether restrictions limit the government's ability to use the resources. Liabilities are reported based on their maturity, or when cash is expected to be used to liquidate them. Net assets are displayed in three components- invested in capital assets, net of related debt; restricted; and unrestricted.

TCAD- Travis Central Appraisal District (The District)

TCDRS- Texas Counties and Districts Retirement System; TCAD's retirement plan.

Unassigned Fund Balance- The difference between the total fund balance in a governmental fund and its nonspendable, restricted, committed, and assigned components.