

**EL PASO CENTRAL APPRAISAL DISTRICT**  
**FINANCIAL STATEMENTS**  
**AND SUPPLEMENTARY INFORMATION**  
**YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

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**EL PASO CENTRAL APPRAISAL DISTRICT  
MANAGEMENT DISCUSSION & ANALYSIS**

This is an introduction, overview and analysis of the 2021/2022 year end external financial audit by Pena, Briones, McDaniel and Company. This report is made in accordance with Governmental Accounting Standards Board Statement 34 (GASB 34).

**CONDENSED STATEMENT OF ASSETS, LIABILITIES & EXPENDITURES**

As of September 30, 2022, the total assets of El Paso Central Appraisal District (EPCAD) are \$13,620,158. This represents a decrease of \$351,880 or 2.52% from \$13,972,038 as of September 30, 2021. This is caused by a restatement of Fixed Assets as of September 30, 2021, which resulted in an increase of \$396,266 due to implementation of GASB Statement 87. The Deferred outflow of resources – Pension is \$1,966,700 as of September 30, 2022. It had a decrease of \$126,580 or 6.05% from \$2,093,280 as of September 30, 2021.

	2022	2021 As Restated	2020 As Restated
<u>Assets</u>			
Current assets	\$ 8,611,804	\$ 8,704,437	\$ 7,600,280
Fixed assets, net	3,041,654	3,174,321	3,324,295
Deferred outflow of resources - Pension, net	1,966,700	2,093,280	987,038
Total assets	\$ 13,620,158	\$ 13,972,038	\$ 11,911,613
<u>Liabilities</u>			
Current liabilities	6,252,156	6,693,201	6,018,712
Net Pension Liability	(1,309,772)	1,076,381	383,402
Lease payable - long-term portion	69,177	241,883	266,218
Deferred inflow of resources - Pension, net	2,009,042	889,002	842,413
Total liabilities	7,020,603	8,900,467	7,510,745
Net Position, as restated	\$ 6,599,555	\$ 5,071,571	\$ 4,400,868
<u>Revenues</u>			
Taxing jurisdictions, net of refunds	\$ 17,342,841	\$ 15,664,347	\$ 14,985,168
Other revenue	109,520	86,044	142,249
Total revenue	\$ 17,452,361	\$ 15,750,391	\$ 15,127,417
<u>Expenditures / Expenses</u>			
Personnel services	10,830,508	10,450,104	10,586,063
Materials and services	3,441,554	3,347,191	2,914,946
Professional Fees	1,243,848	887,901	853,121
Depreciation and amortization	397,043	374,692	364,444
Interest expense	14,271	21,100	
Capital Outlay, net of loss on disposal	(2,847)	(1,300)	(1,880)
Total expenditures / expenses	15,924,377	15,079,688	14,716,694
Change in net position	1,527,984	670,703	410,723
Beginning fund balance / Net position	5,071,571	4,400,868	3,991,023
Restatement for GASB 87	-	-	(878)
Beginning of the year, as restated	5,071,571	4,400,868	3,990,145
Ending of the year, as restated	\$ 6,599,555	\$ 5,071,571	\$ 4,400,868

The net position (total assets less total liabilities) as of September 30, 2022 is \$6,599,555. This represents an increase of \$1,527,984 or 30.13% from \$5,071,571 as of September 30, 2021. This is primarily due to a significant decrease in net pension liability account of \$2,386,153. Pension related amounts are actuarially determined by TCDRS actuaries and need to be reported per GASB Statement 68. An increase in fixed assets caused by reclassification of certain leases as fixed assets due to implementing GASB Statement 87 – Leases, was also a factor in the increase in net position.

Expenditures requiring taxing jurisdiction funding (does not include depreciation and amortization, as they are not charged back to the taxing entities) as of September 30, 2022 are \$17,342,841. This represents an increase of \$1,678,494 or 10.72% from \$15,664,347 as of September 30, 2021. This increase resulted from an increase in budgeted expenditures of \$2,004,346 or 12.50% from fiscal year budget ended on September 30, 2021 to fiscal year budget ended on September 30, 2022.

## **BUDGET TO ACTUAL OVERVIEW**

The EPCAD is returning to the Taxing Entities \$694,291 for the 2021/2022 Fiscal Year, which ended September 30, 2022. For the 2020/2021 Fiscal Year, which ended September 30, 2021, \$368,440 was returned to the Taxing Entities. The increase in funds to be returned to Taxing Entities is primarily due to encumbering \$900,000 in the litigation fund as of September 30, 2021. In compliance with Section 6.06 (j) of the Texas Property Tax Code, all unused funds are returned to the Taxing Entities. The returned funds will reflect as a credit on the third quarter payment due from the Taxing Entities for Fiscal Year 2022/2023.

Salaries and Employee benefits was under budget by \$226,790 and \$258,691 respectively, with a total under budget of \$485,481 in this category. The reason for the under budget in the salaries was due to several vacancies not filled during the fiscal year. The under budget in the benefits was due to cost of health insurance being lower than anticipated.

Software support and licensing was under budget by \$181,084. This was primarily due to the cost of a few software packages being lower than budgeted, such as the Microsoft Enterprise agreement and CAMA maintenance and customization. The consumption of cloud computing resources was also lower than anticipated.

Building utilities was over budget by \$11,906, as a result of utilities expense being higher than anticipated, and an additional Internet service acquired as back up to the primary service and for voice traffic. Building maintenance was under budget by \$15,656, due to lower maintenance expense than anticipated. Building janitorial was over budget by \$4,924 due to higher cost of supplies and usage necessary to protect staff and Taxpayers from COVID-19 infection.

Fixed asset acquisitions was over budget by \$49,851 due to some equipment purchased and not budgeted, such as shredder and scanners, as well as Apple iPads for the Business Personal Property department to be used on the field that cost more than budgeted. This was slightly offset by small furniture and equipment purchase being under budget by \$2,573. Lease payments were very close to the budgeted amount and over budget by \$787, due to property taxes and other fees. Equipment maintenance was also very close to budget and under budget by \$8,361 due to some copiers and plotters used less than anticipated.

Supplies, printing, and advertising also very close to budget and under budget by \$17,823. Postage was over budget by \$86,651. This was mainly caused by the mailing of SB2 postcards with cost of \$76,796. There was an increase in values, which caused an increase in protests and a higher than anticipated volume of appraisal review board appointment letters, which must be certified mailed.

Education for staff was over budget by \$29,522 due to the purchase of training courses for managers and cost of conferences and travel higher than anticipated. Education for the Executive Director/Chief Appraiser was under budget by \$7,189 caused by some courses being held virtually due to COVID-19.

Legal Fees account was over budget by \$116,013. This is the result of contesting lawsuits to defend values. This amount was taken from the litigation reserve fund set up by the Board of Directors in fiscal year 2017/2018. That amount was carried forward to fiscal year 2020/2021 after \$97,428 was used in fiscal year 2018/2019. The Arbitration account was under budget by \$16,600.

Professional services were under budget by \$109,086. This is the result of a market analysis and a capitalization rate study budgeted and not needed. The cost of other services were lower than anticipated, such as Police officers, mail service, and data recovery service.

Appraisal Review Board (ARB) was over budget by \$61,968. This was caused by having more ARB protests filed due to an increase in values, and therefore a higher number of ARB hearings.

The revenue from interest and miscellaneous accounts was \$59,520 higher than budgeted. Interest received from investing was lower than budgeted reflecting the overall financial markets. Business Personal Property Rendition penalties collected by and received from the City of El Paso Consolidated Tax Office totaled \$69,618 and Dealer's Motor Vehicle Inventory Tax Statement penalties collected by and received from El Paso County Tax Assessor-Collector totaled \$11,946.

### **Fiscal Year 2020/2021**

This is an introduction, overview and analysis of the 2020/2021 year end external financial audit by Pena, Briones, McDaniel and Company. This report is made in accordance with Governmental Accounting Standards Board Statement 34 (GASB 34).

### **CONDENSED STATEMENT OF ASSETS, LIABILITIES & EXPENDITURES**

As of September 30, 2021, the total assets of El Paso Central Appraisal District (EPCAD) are \$13,972,038. This represents an increase of \$2,060,425 or 17.30% from \$11,911,613 as of September 30, 2020. This is caused by an increase in current assets of \$1,104,157 primarily due to a lower amount in cash and cash equivalents held at end of the previous fiscal year caused by payment from three Taxing Entities not received on time to be included at end of fiscal year 2019/2020. Another factor is an increase of \$1,106,242 in deferred outflow of resources – Pension, partially offset by a decrease of \$149,974 in fixed assets due to accumulated depreciation being higher than acquired assets and the addition of the right-to-use assets due to the GASB 87, Leases, implementation.

The net position (total assets less total liabilities, as restated due to GASB 87) as of September 30, 2021 is \$5,071,571. This represents an increase of \$670,703 or 15.24% from \$4,400,868 as of September 30, 2020. This is due to a higher increase in total assets than in total liabilities primarily caused by current assets being higher than current liabilities. There is also a significant increase in Deferred outflow of resources and an increase in Deferred inflow of resources – pension. Pension related amounts are actuarially determined by TCDRS actuaries and need to be reported per GASB Statement 68.

Expenditures requiring taxing jurisdiction funding (does not include depreciation, as it is not charged back to the taxing entities) as of September 30, 2021 are \$15,664,347. This represents an increase of \$679,179 or 4.53% from \$14,985,168 as of September 30, 2020. This increase primarily resulted from encumbering \$900,000 in the litigation fund to contest current and future litigation.

### **BUDGET TO ACTUAL OVERVIEW**

The EPCAD returned to the Taxing Entities \$368,440 for the 2020/2021 Fiscal Year, which ended September 30, 2021. For the 2019/2020 Fiscal Year, which ended September 30, 2020, \$1,047,619 was returned to the Taxing Entities. The decrease in funds to be returned to Taxing Entities is primarily due to encumbering \$900,000 in the litigation fund. In compliance with Section 6.06 (j) of the Texas Property Tax Code, all unused funds are returned

to the Taxing Entities. The returned funds will reflect as a credit on the second quarter payment due from the Taxing Entities for Fiscal Year 2021/2022.

Salaries and Employee benefits was under budget by \$319,389 and \$328,461 respectively, with a total under budget of \$647,850 in this category. The reason for the under budget in the salaries was due to several vacancies not filled during the fiscal year. The under budget in the benefits was due to cost of health insurance being lower than anticipated.

Software support and licensing was under budget by \$154,020. This was primarily due to the cost of a few software packages being lower than budgeted, such as the Microsoft Enterprise agreement and CAMA maintenance and customization. The consumption of cloud computing resources was also lower than anticipated.

Building utilities was under budget by \$38,715, as a result of utilities expense being lower than anticipated. Building maintenance was over budget by \$38,792, due to unexpected repairs done to damage caused by heavy rain in the summer. Building janitorial was over budget by \$12,755 due to deep cleaning necessary to protect staff and Taxpayers from COVID-19 infection.

Fixed asset acquisitions was over budget by \$14,932, due to computer equipment for the classroom and board room. However, it was offset by Small furniture and equipment purchase being under budget by \$17,980. This was caused by items being classified differently than when budgeted. Lease payments was over budget by \$799, due to under estimating property taxes and other fees. Equipment maintenance was under budgeted by \$47,591 due to some bundling, and copiers and plotters used less than anticipated.

Supplies, printing, and advertising were under budget by \$40,799. Staff anticipated a higher cost in these line items. Postage was over budget by \$151,007. This line item was reduced at the direction of the Board based on historical usage, however, this fiscal year was a residential reappraisal year and notices of appraised value were mailed to all residential property owners in the county. Also, there was an increase in values, which caused an increase in protests and therefore a higher volume of appraisal review board appointment letters, which must be certified mailed.

Education for staff and Executive Director/Chief Appraiser was under budget by \$64,517 and \$12,736 respectively, caused by cancelation of courses due to COVID-19.

Legal Fees account was over budget by \$429,827. This is the result of contesting lawsuits to defend values. From this amount, \$429,827 was taken from the litigation reserve fund set up by the Board of Directors in fiscal year 2017/2018. That amount was carried forward to fiscal year 2020/2021 after \$97,428 was used in fiscal year 2018/2019. The Arbitration account was under budget by \$10,750.

Professional services were under budget by \$22,513. Police officers cost was \$29,883 higher than budgeted due to an increase in hourly rate, but it was offset by a market analysis and a capitalization rate study with a combined cost of \$40,000, which were not needed, because commercial properties were not reappraised due to the disruption and uncertainty caused by COVID-19 in businesses.

Appraisal Review Board (ARB) was over budget by \$13,682. This was caused by having more ARB protests filed due to an increase in values, and therefore a higher number of ARB hearings.

The revenue from interest and miscellaneous accounts was \$36,044 higher than budgeted. Interest received from investing was much lower than budgeted reflecting the overall financial markets. Business Personal Property Rendition penalties collected by and received from the City of El Paso Consolidated Tax Office totaled \$67,139 and Dealer's Motor Vehicle Inventory Tax Statement penalties collected by and received from El Paso County Tax Assessor-Collector totaled \$14,282.

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
El Paso Central Appraisal District  
El Paso, Texas

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying balance sheet and statement of governmental fund revenue, expenditures, and changes in fund balances of El Paso Central Appraisal District (the District) as of and for the year ended September 30, 2022, and statements of net position and statements of activities as of and for the years ended September 30, 2022 and 2021 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of El Paso Central Appraisal District (the District) as of and for the years ended September 30, 2022 and 2021, and the respective changes in financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### Change in Accounting Principle

As described in Note 1 to the financial statements, in the year ending September 30, 2022, the District adopted new accounting guidance, GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

### **Responsibilities of Management for the Financial Statements**

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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



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

#### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Budgetary Comparison, and Pension Schedule Comparison information on pages I-IV and 31-35, respectively, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### Supplementary 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 accompanying schedules of expenditures and schedules of refunds due to taxing jurisdictions are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The schedules of expenditures and schedules of refunds due to taxing jurisdictions are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedules listed above are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 27, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District's internal control over financial reporting and compliance.

*Peña Briones McDaniel & Co*

El Paso, Texas  
January 27, 2023

## EL PASO CENTRAL APPRAISAL DISTRICT

GOVERNMENTAL FUNDS BALANCE SHEET - SEPTEMBER 30, 2022  
STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2022 AND 2021

	General Fund	Adjustments (See Note 1)	2022 Statement of Net Position	2021 Statement of Net Position
<b>ASSETS</b>				
Current assets				
Cash and cash equivalents	\$ 4,807,123	\$ -	\$ 4,807,123	\$ 8,621,476
Investments	3,657,268	-	3,657,268	-
Accounts receivable	-	-	-	-
Prepaid expenses	147,413	-	147,413	82,961
Total current assets	<u>8,611,804</u>	<u>-</u>	<u>8,611,804</u>	<u>8,704,437</u>
Noncurrent assets				
Property and equipment, net	-	3,041,654	3,041,654	3,174,321
Total noncurrent assets	<u>-</u>	<u>3,041,654</u>	<u>3,041,654</u>	<u>3,174,321</u>
Total assets	8,611,804	3,041,654	11,653,458	11,878,758
Deferred outflows of resources				
pension, net	-	1,966,700	1,966,700	2,093,280
Total assets and deferred outflows of resources	<u>\$ 8,611,804</u>	<u>\$ 5,008,354</u>	<u>\$ 13,620,158</u>	<u>\$ 13,972,038</u>
<b>LIABILITIES</b>				
Advanced revenue from taxing				
jurisdictions	\$ 3,703,640	\$ -	\$ 3,703,640	\$ 4,509,283
Due to taxing jurisdictions	694,291	-	694,291	368,440
Accounts payable	345,812	-	345,812	462,854
Accrued pension plan				
contributions	213,707	-	213,707	160,631
Accrued payroll and benefits	1,122,234	-	1,122,234	1,021,234
Lease payable, current portion	-	172,472	172,472	170,759
Total current liabilities	<u>6,079,684</u>	<u>172,472</u>	<u>6,252,156</u>	<u>6,693,201</u>
Net Pension Liability (Asset)	-	(1,309,772)	(1,309,772)	1,076,381
Lease payable, long-term portion	-	69,177	69,177	241,883
Total long term liabilities	<u>-</u>	<u>(1,240,595)</u>	<u>(1,240,595)</u>	<u>1,318,264</u>
Total liabilities	6,079,684	(1,068,123)	5,011,561	8,011,465
Deferred inflows of resources				
Pension, net	-	2,009,042	2,009,042	889,002
Total liabilities and deferred inflows of resources	<u>6,079,684</u>	<u>940,919</u>	<u>7,020,603</u>	<u>8,900,467</u>
<b>FUND BALANCE / NET POSITION</b>				
Fund balances:				
Committed	1,243,228	(1,243,228)	-	-
Nonspendable	147,413	(147,413)	-	-
Unassigned	<u>1,141,479</u>	<u>(1,141,479)</u>	<u>-</u>	<u>-</u>
Total fund balance	<u>2,532,120</u>	<u>(2,532,120)</u>	<u>-</u>	<u>-</u>
Total liabilities and fund balances	<u>\$ 8,611,804</u>			
Net position, as restated		<u>\$ 6,599,555</u>	<u>\$ 6,599,555</u>	<u>\$ 5,071,571</u>

See independent auditor's report and notes to financial statements.

EL PASO CENTRAL APPRAISAL DISTRICT

**STATEMENT OF GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES - YEAR ENDED SEPTEMBER 30, 2022  
STATEMENTS OF ACTIVITIES  
YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

	<u>General Fund</u>	<u>Adjustments (See Note 1)</u>	<u>2022 Statement of Activities</u>	<u>2021 Statement of Activities</u>
<b>REVENUES</b>				
Taxing jurisdictions, net of refunds due taxing jurisdictions of \$694,291 and \$368,440 for the years ended September 30, 2022 and 2021	\$ 17,342,841	\$ -	\$ 17,342,841	\$ 15,664,347
Interest income	25,298	-	25,298	1,704
Rendition penalties	81,564	-	81,564	81,421
Miscellaneous	2,658	-	2,658	2,919
Total revenues	<u>17,452,361</u>	<u>-</u>	<u>17,452,361</u>	<u>15,750,391</u>
<b>EXPENDITURES / EXPENSES</b>				
Current:				
Personnel services	11,970,041	(1,139,533)	10,830,508	10,450,104
Materials and services	3,441,554	-	3,441,554	3,347,191
Professional fees	1,243,848	-	1,243,848	887,901
Depreciation and amortization	-	397,043	397,043	374,692
Interest expense	14,271	-	14,271	21,100
Capital Outlay, net of (gain) loss on disposal	432,522	(435,369)	(2,847)	(1,300)
Total expenditures / expenses	<u>17,102,236</u>	<u>(1,177,859)</u>	<u>15,924,377</u>	<u>15,079,688</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>				
Change in net position	<u>350,125</u>	<u>1,177,859</u>	<u>1,527,984</u>	<u>670,703</u>
<b>FUND BALANCES / NET POSITION:</b>				
Beginning of the year	2,181,995		5,071,571	4,412,851
Restatement for GASB 87	-		-	(11,983)
Beginning of the year, as restated	<u>2,181,995</u>		<u>5,071,571</u>	<u>4,400,868</u>
End of the year, as restated	<u>\$ 2,532,120</u>		<u>\$ 6,599,555</u>	<u>\$ 5,071,571</u>

See independent auditor's report and notes to financial statements.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies of El Paso Central Appraisal District (the District) is presented to assist in understanding the District's financial statements. The financial statements and notes are representations of the District's management, who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements.

**Organization**

The District was established in 1981 after State Law S.B. 621 was enacted by the Texas legislature. This law required all counties in Texas to create appraisal districts. El Paso Central Appraisal District is responsible for maintaining and appraising all property, both personal and real, at one hundred percent market value, providing staff support and documentation of said values to the Appraisal Review Board, and ultimately providing a tax roll for each of the member taxing jurisdictions in El Paso County. There are currently thirty-seven member taxing jurisdictions.

The governing body of the District is the Board of Directors, which is comprised of individuals appointed by the member taxing jurisdictions. Its primary responsibilities are the selection of the Chief Appraiser, the establishment of an appraisal office, the adoption of the operating budget, the appointment of the Taxpayer Liaison Officer, and approval of the reappraisal plan.

**Reporting Entity**

The District is not included in any other governmental reporting entity as defined in Section 2100, Codification of Governmental Accounting and Financial Reporting Standards, since the Board of Directors has decision making authority, the power to designate management, the responsibility to significantly influence operations, and primary accountability for fiscal matters.

**Fund Accounting**

El Paso Central Appraisal District maintains its accounting records in accordance with the principles of fund accounting. The operations of each fund are accounted for by providing a separate set of self-balancing accounts. Government resources are allocated to and for individual funds based upon the purposes for which they are to be spent. El Paso Central Appraisal District operates as a special service district utilizing only governmental funds, which consist of the general fund.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Governmental Funds**

Governmental funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The El Paso Central Appraisal District reports the following fund balances:

**Unassigned Fund Balance**

The Unassigned Fund Balance represents resources over which the Board of Directors has discretionary control and is used to carry out the operations of the District in accordance with its by-laws. The principal sources for the Unassigned Fund Balance are reimbursements from taxing jurisdictions, property rendition penalties, interest income, and documentation copying fees.

**Committed Fund Balance**

The Committed Fund Balance represents funds the Board of Directors has approved to encumber for specific purposes from the current fiscal year end budget.

**Nonspendable Fund Balance**

The Nonspendable Fund Balance represents funds that are amounts not in spendable form including inventories and prepaid items.

Generally, the El Paso Central Appraisal District would first apply committed, then assigned and unassigned resources when expenditures are incurred for purpose for which more than one classification of fund balance is available.

**Basis of Accounting**

Basis of accounting refers to the point at which revenues or expenditures are recognized in the accounts and reported in the financial statements. All governmental funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. Gross receipts are considered "measurable" when in the hands of intermediary collecting agents. All major revenues are susceptible to accrual. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Budget Policy**

The District prepares an annual operating budget which, by law, must be approved by the Board of Directors by June 15 of the prior year. The budget is based on expected expenditures and asset acquisition requirements for the year. Depreciation expense is not budgeted. In the budgetary comparison schedule, actual revenues and expenditures are presented in accordance with Generally Accepted Accounting Principles. As of September 30, 2022 and 2021, revenues included the refunds due to taxing jurisdictions of \$694,291 and \$368,440, respectively.

**Reconciliation of Basic Financial Statements and Fund Financial Statements**

The reconciliation of Governmental Funds Balance Sheet to the Statement of Net Position is due to the fact that capital assets (adjustment column/capital projects) used in governmental activities and their related debt are not financial resources and therefore not reported in the funds. Similarly, cash items related to the acquisition of capital assets are not reported in the funds. The net pension liability is a reconciling item, it is recorded under the flow of economic resources measurement focus and full accrual basis of accounting.

The reconciliation of Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities relates to depreciation expense and the change in the net pension liability not being reported in the funds. Capital acquisitions, principal payments on related debt, and changes in the net pension liability are not considered expenses for purposes of government-wide financial statements.

**Cash and Cash Equivalents**

Cash equivalents include all highly liquid instruments with original maturities of three months or less.

**Investments**

Investments are reported at fair market value. The fair market values are based on published market rates.

**Property and Equipment**

Depreciation of property and equipment is computed utilizing the straight-line method over estimated useful lives of three to ten years. The building is depreciated over forty years.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Leases**

The District is a lessee for certain leases of equipment. The District recognized a lease liability and a right-of-use lease asset in the government-wide financial statements. The District recognized lease liabilities with an initial individual value of \$10,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. A lease asset is recorded equal to the imputed principal portion of the lease liability. The liability and asset are adjusted for lease payments made at or before the lease commencement, plus certain initial direct costs, if any.

Subsequently, the lease liability is amortized using the interest rate provided by the lessor or an interest rate calculated by management that approximates the interest rate the District would be charged if the District sought financing with a financial institution (the incremental borrowing rate). The lease asset is amortized on a straight-line basis over the term of the lease.

Key estimates and judgements related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease assets and liabilities. The District will adjust the lease assets and liabilities if circumstances arise that significantly impacts the usefulness of the asset or the amount of the liability.

**Deferred Outflows and Inflows of Resources**

In addition to assets and liabilities, the statement of net position reports a separate section for deferred outflows and inflows of resources. These are separate financial statement elements. The deferred outflows and inflows of resources are related to pensions. See footnote 6, Employees' Retirement Plans-Defined Benefit Pension Plan for additional information.



**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Advanced Revenue from Taxing Jurisdictions**

Member taxing jurisdictions reimburse the District one-fourth of the approved budgeted expenditures, on a quarterly basis. The first quarter payment for the following fiscal year is due by September 30 of the current year. This amount is recorded as advanced revenue.

**Income Taxes**

The District is a political subdivision of the State of Texas and is thereby exempt from federal income taxes.

**Reclassification of Prior Year Presentation:**

Certain prior year amounts have been reclassified for consistency with the current year presentation. These reclassifications had no effect on the reported results of operations.

**Restatement**

Effective for fiscal year 2022, the District implemented GASB 87, Leases:

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

In the year of implementation of GASB Statement No. 87, a restatement to beginning net position was required for the recording of the beginning right of use assets and lease liabilities that will be recognized as expenses over the lease terms.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Restatement (Continued)**

The beginning net position has been restated as follows for the implementation of GASB Statement No. 87, *Leases*.

Beginning net position, September 1, 2019	\$	3,991,023
Lease asset-right of use asset		86,334
Lease liabilities		<u>(87,212)</u>
Beginning net position, as restated, September 1, 2019	\$	<u>3,990,145</u>
Beginning net position, as restated, September 1, 2020	\$	4,411,928
Lease asset-right of use asset		388,320
Lease liabilities		<u>(399,380)</u>
Beginning net position, as restated, September 1, 2020	\$	<u>4,400,868</u>

**2. CASH AND CASH EQUIVALENTS**

Cash equivalents include all highly liquid instruments with original maturities of three months or less, in which cost represents fair market value. A summary of the cash and cash equivalents as of September 30, 2022 and 2021 are as follow:

	<u>2022</u>	<u>2021</u>
Cash	\$ 3,122,952	\$ 6,145,221
Cash equivalents		
Money market mutual fund	<u>1,684,171</u>	<u>2,476,255</u>
Total cash and cash equivalents	<u>\$ 4,807,123</u>	<u>\$ 8,621,476</u>

Of this balance, \$250,000 was covered by Federal Depository Insurance Corporation (FDIC) as of September 30, 2022 and 2021. As of September 30, 2022, and 2021, \$6,719,621 and \$6,761,373, were secured by assets pledged by the bank as collateral and held in the bank's trust department or by its agent in the District's name. The investments that have an original maturity of 3 months or less are considered cash equivalents.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**3. INVESTMENTS**

**Interest Rate Risk**

In accordance with District policy, all funds should be managed and invested with four primary objectives, listed in order of their priority: safety, liquidity, diversification and yield. Investments are to be chosen in a manner which promotes diversity by market sector, credit, and maturity. The choice of high-grade government investment and high-grade money market instruments is designed to assure the marketability of those investments should liquidity needs arise. Unless matched to a specific requirement, the Investment Officer may not invest more than 20% of the portfolio for a period greater than three months. The District is in compliance with its policy and state law.

**Concentration of Credit Risk**

The District's investment policy requires consideration should be given to credit ratings. With the exception of U.S. Treasury securities and authorized pools, no more than 5% of the District's total investment portfolio will be invested in a single security type. The District had direct investments in U.S government backed securities as of September 30, 2022 and is in compliance with the District's investment policy and state law.

**Custodial Risk**

For an investment, custodial risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. The District's demand account were covered by FDIC of \$250,000 and secured by assets pledged by the bank of \$6,719,621 as of September 30, 2022.

<u>September 30, 2022</u>					
		<u>Cost</u>	<u>Fair Value</u>		<u>Maturities Less than 1 year</u>
Mutual Funds -					
Federated Hermes					
Government Obligations	\$	3,657,268	\$	3,657,268	\$ 3,657,268
<u>September 31, 2021</u>					
Mutual Funds -					
Federated Hermes					
Government Obligations	\$	-	\$	-	\$ -

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**3. INVESTMENTS (Continued)**

**Fair Value Measurements of Investments**

**GASB 72 – Fair Value Measurement and Application clarified that fair value is an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. Under this guidance, fair value measurements are not adjusted for transaction costs. This guidance established a fair value hierarchy that prioritized the inputs to valuation techniques used to measure fair value.**

**The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy are described below.**

**Level 1 – Fair Value is determined using quoted market prices in active markets for identical assets and liabilities.**

**Level 2 – Fair Value is determined using quoted market prices in active markets for similar assets and liabilities.**

**Level 3 – inputs based on prices or valuation techniques that are both unobservable and significant to the overall fair value measurement.**

**Fair values for the above investments are determined by reference to quoted market prices and other relevant information generated by market transactions and are considered level 1.**

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**4. PROPERTY AND EQUIPMENT**

Property and equipment consists of the following at September 30, 2022 and 2021:

	Balance September 30, 2021	Increases	Decreases	Balance September 30, 2022
<b><u>Not Depreciated</u></b>				
Land	\$ 950,000	\$ -	\$ -	\$ 950,000
<b><u>Buildings and Other Property and Equipment</u></b>				
Building	1,404,797	-	-	1,404,797
Building improvements	1,798,046	8,900	-	1,806,946
Building equipment	280,835	-	-	280,835
Building refit	<u>637,114</u>	<u>-</u>	<u>-</u>	<u>637,114</u>
Total buildings and other real estate improvements	4,120,792	8,900	-	4,129,692
Office furniture	705,709	29,433	70,572	664,570
Computer equipment and software	755,257	81,940	124,067	713,130
CAMA System	1,378,742	-	-	1,378,742
Vehicles	535,813	154,960	59,483	631,290
Right to use lease assets	<u>691,091</u>	<u>-</u>	<u>-</u>	<u>691,091</u>
Total buildings and other property and equipment	<u>8,187,404</u>	<u>275,233</u>	<u>254,122</u>	<u>8,208,515</u>
<b><u>Accumulated Depreciation and Amortization</u></b>				
Building	913,171	35,120	-	948,291
Building improvements	1,021,399	72,264	-	1,093,663
Building equipment	169,069	15,717	-	184,786
Building refit	<u>637,112</u>	<u>-</u>	<u>-</u>	<u>637,112</u>
Total buildings and other real estate improvements	2,740,751	123,101	-	2,863,852
Office furniture	644,879	25,680	63,745	606,814
Computer equipment and software	708,498	14,922	124,038	599,382
CAMA System	1,378,738	-	-	1,378,738
Vehicles	195,392	65,604	55,482	205,514
Right to use lease assets	<u>294,825</u>	<u>167,736</u>	<u>-</u>	<u>462,561</u>
Total buildings and other property and equipment	<u>5,963,083</u>	<u>397,043</u>	<u>243,265</u>	<u>6,116,861</u>
Property and equipment, net	<u>\$ 3,174,321</u>	<u>\$ (121,810)</u>	<u>\$ 10,857</u>	<u>\$ 3,041,654</u>

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**4. PROPERTY AND EQUIPMENT (Continued)**

	Balance September 30, 2020	Increases	Decreases	Balance September 30, 2021
<b><u>Not Depreciated</u></b>				
Land	\$ 950,000	\$ -	\$ -	\$ 950,000
<b><u>Buildings and</u></b>				
<b><u>Other Property and Equipment</u></b>				
Building	1,404,797	-	-	1,404,797
Building improvements	1,788,945	9,101	-	1,798,046
Building equipment	280,835	-	-	280,835
Building refit	637,114	-	-	637,114
Total buildings and other real estate improvements	4,111,691	9,101	-	4,120,792
Office furniture	686,870	19,185	346	705,709
Computer equipment and software	720,165	35,092	-	755,257
CAMA System	1,378,742	-	-	1,378,742
Vehicles	563,125	49,072	76,384	535,813
Right to use lease assets	525,438	165,653	-	691,091
Total buildings and other property and equipment	7,986,031	278,103	76,730	8,187,404
<b><u>Accumulated Depreciation and Amortization</u></b>				
Building	878,051	35,120	-	913,171
Building improvements	947,818	73,581	-	1,021,399
Building equipment	153,690	15,379	-	169,069
Building refit	637,112	-	-	637,112
Total buildings and other real estate improvements	2,616,671	124,080	-	2,740,751
Office furniture	618,782	26,097	-	644,879
Computer equipment and software	696,364	12,134	-	708,498
CAMA System	1,378,738	-	-	1,378,738
Vehicles	164,063	54,674	23,345	195,392
Right to use lease assets	137,118	157,707	-	294,825
Total buildings and other property and equipment	5,611,736	374,692	23,345	5,963,083
Property and equipment, net	\$ 3,324,295	\$ 652,795	\$ 53,385	\$ 3,174,321

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**4. PROPERTY AND EQUIPMENT (Continued)**

Included above are \$3,574,641 and \$3,629,441 of office furniture, computer equipment, and building improvements which was fully depreciated as of September 30, 2022 and 2021. Depreciation and amortization recorded was \$397,043 and \$374,692 for the years ended September 30, 2022 and 2021, respectively.

**5. DUE TO (FROM) TAXING JURISDICTIONS**

Member taxing jurisdictions remit quarterly payments to the District based upon their proportionate share of the adopted budget for the year. At period-end, each taxing jurisdiction is allocated a portion of the total expenditures of El Paso Central Appraisal District based on the final property tax levy of each entity in proportion to the total property taxes levied in El Paso Central Appraisal District in accordance with the Texas Property Tax Code.

The difference between the amount budgeted and the amount actually spent is refunded or collected in the following year in the same ratio.

**6. EMPLOYEES' RETIREMENT PLANS**

**DEFINED BENEFIT PENSION PLAN**

**General Information about the Pension Plan**

**Plan Description**

The District participates in an agent multiple-employer defined benefit pension plan. The plan is administered by the Texas County & District Retirement System (TCDRS). TCDRS was created in 1967 by the Texas counties and districts to provide their employees with retirement, disability and survivor benefits. TCDRS is governed by the Texas Legislature and overseen by an independent board of trustees, which is responsible for the administration of the system. TCDRS does not receive state funding. Each plan is funded independently by the county or district, its employees and by investment earnings. The plan provides pensions for all regular full-time employees of the District.

**Pension Plan Fiduciary Net Position**

Detailed information about the District's Texas County & District Retirement System (TCDRS)'s fiduciary net position is available and can be obtained at [www.tcdrs.org](http://www.tcdrs.org) or by writing to TCDRS at Barton Oaks Bldg. # 4, Ste. 500, 901 MoPac Expwy South, Austin, TX 78746 or P.O. Box 2034, Austin, TX 78768-2034 or by calling 800-823-7782.

EL PASO CENTRAL APPRAISAL DISTRICT

NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021

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6. EMPLOYEES' RETIREMENT PLANS (Continued)

General Information about the Pension Plan (Continued)

Benefits Provided

TCDRS is not a one-size-fits-all system. Each employer maintains its own customized plan of retirement benefits. A percentage of each employee's paycheck is deposited into his or her TCDRS account on monthly basis. The employee's savings grow, by law, at a rate of 7%, compounded annually. The employer contribution, based on the elected matching, is also deposited in each employee's account. At retirement, the employee's account balance is combined with employer matching and converted into a lifetime monthly benefit.

Contributions

TCDRS is a model for responsible, disciplined funding. TCDRS does not receive any state funding, as an agent, multiple-employer plan, each participating employer in the system funds its plan independently. A combination of three elements funds each employer's plan; employee deposits, employer contributions and investment income.

- The deposit rate for employees is 4%, 5%, 6% or 7% of compensation, as adopted by employer's governing body.
- Participating employers are required to contribute at actuarially determined rates to ensure adequate funding for each employer's plan. Employer contribution rates are determined annually and approved by the TCDRS Board of Trustee.
- Investment income funds a large part of the benefits employees earn.

Pursuant to state law, employers participating in the system must pay 100% of their actuarially determined required contributions on an annual basis.

Each employer has the opportunity to make additional contributions in excess of its annual required contribution rate either by adopting an elected rate that is higher than the required rate or by making additional contributions on an ad hoc basis. Employers may make additional contributions to pay down their liabilities faster, pre-fund benefit enhancements and/or buffer against future adverse experience.

In addition, employers annually review their plans and may adjust benefits and costs based on their local needs and budgets. Although accrued benefits may not be reduced, employers may reduce future benefit accruals and immediately reduce costs. For the year ended September 30, 2022, all employees contributed 7.00% of compensation and the District made monthly contributions, as annually determined by TCDRS's actuary report, of 10.30% beginning January 1, 2020 and 11.48% beginning January 1, 2021.



**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**6. EMPLOYEES' RETIREMENT PLANS (Continued)**

**Net Pension Liability**

The District's net pension liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

**Actuarial Assumptions**

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

<b>Actuarial Cost Method</b>	<b>Entry Age</b>
<b>Asset Valuation Method</b>	
Smoothing period	5 years
Recognition method	Non-asymptotic
Corridor	None
<b>Inflation</b>	<b>2.50%</b>
<b>Investment Rate of Return</b>	<b>7.50% (Net of administrative expenses)</b>
<b>Discount Rate</b>	<b>7.60%</b>
<b>Mortality</b>	
Depositing members	135% of Pub-2010 General Employees Amount-Weighted Mortality Table for mals and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females. Both projected with 100% of the MP-2021. Ultimate scale after 2010.
Services retirees, beneficiaries and non-depositing members	135% of Pub-2010 General Employees Amount-Weighted Mortality Table for mals and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females. Both projected with 100% of the MP-2021. Ultimate scale after 2010.
Disabled retirees	160% of Pub-2010 General Employees Amount-Weighted Mortality Table for mals and 125% Pub-2010 General Employees Amount-Weighted Mortality Table for females. Both projected with 100% of the MP-2021. Ultimate scale after 2010.
<b>Payroll Growth Rate</b>	<b>2.00%</b>

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**6. EMPLOYEES' RETIREMENT PLANS (Continued)**

**Net Pension Liability (Continued)**

**Actuarial Assumptions (Continued)**

The annual salary increase rates assumed for individual members vary by length of service and by entry-age group. The annual rates consist of a general wage inflation component of 3.00% (made up of 2.50% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.7% per year for a career employee.

The actuarial assumptions used for this GASB analysis were the same as those used in the December 31, 2021 funding valuation except where required to be different by GASB 68. Please see the El Paso Central District December 31, 2021 Summary Valuation Report for further details.

The long-term expected rate of return on TCDRS assets is 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 2022 information for the 10-year time horizon. Note that the valuation assumption 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 2021.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**6. EMPLOYEES' RETIREMENT PLANS (Continued)**

**Net Pension Liability (Continued)**

**Actuarial Assumptions (Continued)**

<b><u>Asset Class</u></b>	<b><u>Target Allocation<sup>(1)</sup></u></b>	<b><u>Geometric Real Rate of Return<sup>(2)</sup></u></b>
U.S. Equities	11.50%	3.80%
Private Equity	25.00%	6.80%
Global Equities	2.50%	4.10%
International Equities-Developed Markets	5.00%	3.80%
International Equities- Emerging Markets	6.00%	4.30%
Investment-Grade Bonds	3.00%	-0.85%
Strategic Credit	9.00%	1.77%
Direct Lending	16.00%	6.25%
Distressed Debt	4.00%	4.50%
REIT Equities	2.00%	3.10%
Master Limited Partnerships	2.00%	3.85%
Private Real Estate Partnerships	6.00%	5.10%
Hedge Funds	6.00%	1.55%
Cash Equivalents	<u>2.00%</u>	-1.05%
	<u>100.00%</u>	

<sup>(1)</sup> Target asset allocation adapted at the March 2022 TCDRS Board meeting.

<sup>(2)</sup> Geometric real rates of return equal the expected return for the asset class minus the assumed inflation of 2.6%, per Cliffwater's 2022 capital market assumptions.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

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**6. EMPLOYEES' RETIREMENT PLANS (Continued)**

**Net Pension Liability (Continued)**

**Discount Rate**

The discount rate used to measure the total pension liability was 7.60%. The discount rate is the single rate of return that, when applied to all projected benefit payments results in an actuarial present value of projected benefit payments equal to the total of the following:

- The actuarial present value of benefit payments projected to be made in future periods in which (a) the amount of the pension plan's fiduciary net position is projected to be greater than the benefit payments that are projected to be made in that period and (b) pension plan assets up to that point are expected to be invested using a strategy to achieve the long-term rate of return, calculated using the long-term expected rate of return on pension plan investments.
- The actuarial present value of projected benefit payments not include in (1), calculated using the municipal bond rate.

EL PASO CENTRAL APPRAISAL DISTRICTNOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021

## 6. EMPLOYEES' RETIREMENT PLANS (Continued)

Changes in the Net Pension Liability for the year ended December 31, 2021:

<u>Changes in Net Pension Liability/(Asset)</u>			
	<u>Increase (Decrease)</u>		
	<u>Total Pension Liability</u>	<u>Fiduciary Net Pension</u>	<u>Net Pension Liability/(Asset)</u>
	<u>(a)</u>	<u>(b)</u>	<u>(a) - (b)</u>
Balances as of December 31, 2020	\$ 17,793,868	\$ 16,717,487	\$ 1,076,381
Changes for the year:			
Service cost	1,251,909	-	1,251,909
Interest on total pension liability	1,437,960	-	1,437,960
Effect of plan changes	-	-	-
Effect of economic/demographic gains and losses	236,790	-	236,790
Effect of assumptions changes or input	28,586	-	28,586
Refund of contributions	(36,711)	(36,711)	-
Benefit payments	(218,455)	(218,455)	-
Administrative expenses	-	(11,796)	11,796
Member contributions	-	573,881	(573,881)
Net investment income	-	3,814,913	(3,814,913)
Employees contribution	-	924,572	(924,572)
Other	-	39,828	(39,828)
Balance as of December 31, 2021	<u>\$ 20,493,947</u>	<u>\$ 21,803,719</u>	<u>\$ (1,309,772)</u>

EL PASO CENTRAL APPRAISAL DISTRICTNOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021

## 6. EMPLOYEES' RETIREMENT PLANS (Continued)

Changes in the Net Pension Liability for the year ended December 31, 2020:

<u>Changes in Net Pension Liability/(Asset)</u>			
	<u>Increase (Decrease)</u>		
	<u>Total Pension</u>	<u>Fiduciary</u>	<u>Net Pension</u>
	<u>Liability</u>	<u>Net Pension</u>	<u>Liability/(Asset)</u>
	<u>(a)</u>	<u>(b)</u>	<u>(a) - (b)</u>
Balances as of December 31, 2019	\$14,286,160	\$13,902,758	\$383,402
Changes for the year:			
Service cost	1,118,722	-	1,118,722
Interest on total pension liability	1,241,718	-	1,241,718
Effect of plan changes	-	-	-
Effect of economic/demographic gains and losses	103,812	-	103,812
Effect of assumptions changes or input	1,196,490	-	1,196,490
Refund of contributions	-	-	-
Benefit payments	(153,034)	(153,034)	-
Administrative expenses	-	(12,232)	12,232
Member contributions	-	545,486	(545,486)
Net investment income	-	1,439,000	(1,439,000)
Employees contribution	-	954,280	(954,280)
Other	-	41,229	(41,229)
Balance as of December 31, 2020	<u>\$ 17,793,868</u>	<u>\$ 16,717,487</u>	<u>\$ 1,076,381</u>

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**6. EMPLOYEES' RETIREMENT PLANS (Continued)**

**Changes in the Net Pension Liability (Continued)**

**Discount Rate Sensitivity Analysis**

The following schedule shows the impact of the Net Pension Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (7.60%) in measuring the 2021 and 2020 Net Pension Liability.

For year ended December 31, 2021:

	<b><u>1% Decrease in Discount Rate (6.60%)</u></b>	<b><u>Discount Rate (7.60%)</u></b>	<b><u>1% Increase in Discount Rate (8.60%)</u></b>
Total pension liability	\$ 23,608,392	\$ 20,493,947	\$ 17,909,298
Fiduciary net position	<u>21,803,719</u>	<u>21,803,719</u>	<u>21,803,719</u>
Net pension liability/(asset)	<u>\$ 1,804,673</u>	<u>\$ (1,309,772)</u>	<u>\$ (3,894,421)</u>

For year ended December 31, 2020:

	<b><u>1% Decrease in Discount Rate (6.60%)</u></b>	<b><u>Discount Rate (7.60%)</u></b>	<b><u>1% Increase in Discount Rate (8.60%)</u></b>
Total pension liability	\$20,593,220	\$17,793,868	\$15,487,321
Fiduciary net position	<u>16,717,487</u>	<u>16,717,487</u>	<u>16,717,487</u>
Net pension liability/(asset)	<u>\$ 3,875,733</u>	<u>\$ 1,076,381</u>	<u>\$ (1,230,166)</u>

**EL PASO CENTRAL APPRAISAL DISTRICT****NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021****6. EMPLOYEES' RETIREMENT PLANS (Continued)****Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources  
Related to Pensions**

The District reported its deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

For the year ended September 30, 2022:

	<b><u>Deferred Inflows of Resources</u></b>	<b><u>Deferred Outflows of Resources</u></b>
Differences between expected and actual economic experience	\$ 239,065	\$ 359,605
Changes in assumptions		804,758
Net difference between projected and actual earnings	1,769,977	-
Contributions made subsequent to measurement date	<u>-</u>	<u>802,337</u>
	<b><u>\$ 2,009,042</u></b>	<b><u>\$ 1,966,700</u></b>

For the year ended September 30, 2021:

	<b><u>Deferred Inflows of Resources</u></b>	<b><u>Deferred Outflows of Resources</u></b>
Differences between expected and actual experience	\$ 478,133	\$ 305,814
Changes in assumptions	-	1,114,284
Net difference between projected and actual earnings	410,869	
Contributions made subsequent to measurement date	<u>-</u>	<u>673,182</u>
	<b><u>\$ 889,002</u></b>	<b><u>\$ 2,093,280</u></b>



EL PASO CENTRAL APPRAISAL DISTRICTNOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 20216. **EMPLOYEES' RETIREMENT PLANS (Continued)**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources  
Related to Pensions (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ended December 31,</u>	<u>Amount</u>
2023	\$ 223,812
2024	(422,959)
2025	(261,484)
2026	217,846
2027	200,443
	<u>\$ (42,342)</u>

At September 30, 2022 and 2021, \$802,337 and \$673,182, were recognized as pension expense and reduction of deferred outflow of resources, respectively.

Payable to the Pension Plan

The District reported a payable of \$213,707 and \$160,631 at September 30, 2022 and 2021, respectively, for the outstanding amount of contributions to the pension plan required for the year ended.

Other Retirement Plans

In addition, the District offers its employees a deferred compensation plan in which participating employees may elect to contribute up to 33.33% of the participant's includible compensation for the taxable year, not to exceed the limits set by the IRS code 457(e) (15). The District does not make contributions to this plan.

The District also offers its employees a cafeteria plan allowing the employees to contribute pre-tax amounts from wages to cover certain costs the employee may incur, such as health insurance, medical reimbursement, and dependent care assistance.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**7. ACCRUED VACATION LEAVE**

The policy of El Paso Central Appraisal District provides that vacation leave is contingent upon past and further service; therefore, the cost related to accrued vacation leave has been recognized and is included in the balance sheet as accrued payroll and benefits. The amount accrued was \$699,744 and \$662,383 for the years ended September 30, 2022 and 2021, respectively.

**8. LEASES**

The District adopted GASB Statement No. 87 during fiscal year 2022 for current lease liabilities. The District is currently entered into lease agreements as lessee for the use of computer equipment and communication equipment. As of September 30, 2022, the value of the lease liability for these leases was \$241,649. The District is required to make monthly principal and interest payments of \$15,423 related to these lease agreements. The leases have interest rates ranging from 1.930% to 9.070%. The District does not intend to purchase the equipment at the end of the lease term. The value of the right-to-use assets as of the end of the current fiscal year was \$691,091 and had accumulated amortization of \$462,561. The present value of the future principal and interest lease payments as of September 30, 2022, were as follows:

<u>Year Ended September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 172,472	\$ 5,776	\$ 178,248
2024	30,366	1,076	31,442
2025	25,934	526	26,460
2026	<u>12,877</u>	<u>83</u>	<u>12,960</u>
Total	<u>\$ 241,649</u>	<u>\$ 7,461</u>	<u>\$ 249,110</u>

**9. LITIGATION**

There are currently numerous lawsuits pending in which the District is a party. These cases are in all stages of progress from just filed to trial awaiting entry of judgment. The District's liability is limited to attorney's fees and court costs in cases involving excessive and unequal appraisals only. The range of possible monetary loss to the District, if any, is undeterminable at this time.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021**

**10. RISK MANAGEMENT**

The District is exposed to various risks of loss related to limited torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters for which the District carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

**11. ENCUMBERED FUNDS**

The encumbered fund balance as of September 30, are the following:

	<u>2022</u>	<u>2021</u>
Encumbered funds for TCDRS	\$ 329,000	\$ -
2021 Litigation Reserve	783,987	900,000
2022 Litigation Reserve	<u>130,241</u>	<u>-</u>
Committed Funds	<u>\$ 1,243,228</u>	<u>\$ 900,000</u>

Funds can only be utilized upon Board of Directors approval. If for any reason the above item of obligation is satisfied and / or otherwise terminated, any excess remaining funds will be credited back to the taxing entities in accordance with Section 6.06 (j) of the Texas Property Tax Code. During the year ended September 30, 2022, \$116,013 from the Litigation Reserves were expensed.

**12. RISKS AND UNCERTAINTIES**

In December of 2019, a novel strain of coronavirus (SARS-CoV-2) was reported to have surfaced in China. In March of 2021, the World Health Organization declared that SARS-CoV-2 and the disease it causes, Coronavirus Disease 2019 (COVID-19), is a global pandemic. The District's services were exempt from government mandated closures because they are an essential service. The District continues to serve the community and gradually recovering from the effects of the pandemic. The District continues to monitor developments and following guidelines set by the Local, State and Federal Governments so they may continue to serve safely. However, the long-term impact of COVID-19 on the District remains uncertain and depends on duration and spread of the outbreak and government-imposed restrictions, all of which are highly uncertain and cannot be predicted at this time.

**13. SUBSEQUENT EVENTS**

Subsequent events were evaluated through January 27, 2023, which is the date the financial statements were able to be issued, and no items were noted.

EL PASO CENTRAL APPRAISAL DISTRICT

NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2022 AND 2021

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14. NEW ACCOUNTING PRONOUNCEMENTS

The following are the new Governmental Accounting Standards Board (GASB) Statements that have future implementation dates. The District has not early implemented, nor has it completed the process of evaluating the impact of the financial position that will result from adapting this listed Governmental Accounting Board Statements listed below:

GASB Statement No. 101, Compensated Absences, effective for fiscal years beginning after December 15, 2023 and reporting periods thereafter.

GASB Statement No. 100, Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62, effective for fiscal years beginning after June 15, 2023.

GASB Statement No. 99, Omnibus 2022, the requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022 and the requirements related to financial guarantees and the classification and reporting of derivatives instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023.

GASB Statement No. 96, Subscription-Based Information Technology Agreements, effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.

GASB Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance, postponed the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later. The following statements that may impact the District are postponed until the effective dates as prescribed by GASB statement No. 95:

- Statement 91, Conduit Debt Obligations, reporting periods beginning after December 15, 2021.

GASB Statement No. 94, Public-private and Public-Public Partnerships and Availability of Payment, effective for fiscal years beginning after June 15, 2022.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**EL PASO CENTRAL APPRAISAL DISTRICT****BUDGETARY COMPARISON SCHEDULE****GENERAL FUND****YEAR ENDED SEPTEMBER 30, 2022**

	<b>Budget</b>	<b>Actual (Budgetary Basis)</b>	<b>Variance</b>
<b>REVENUES AND OTHER SOURCES</b>			
Taxing jurisdictions	\$ 18,037,132	18,037,132	\$ -
Interest income	40,000	25,298	(14,702)
Rendition penalties	-	81,564	81,564
Miscellaneous	10,000	2,658	(7,342)
Total revenues and other sources	18,087,132	18,146,652	59,520
<b>EXPENDITURES AND OTHER USES</b>			
Salaries and wages	8,743,264	8,516,474	226,790
Employee benefits	3,712,258	3,453,567	258,691
Computer expense	10,000	9,108	892
Software support and licensing	970,685	789,601	181,084
Vehicles:			
Insurance	17,162	13,070	4,092
Gas, oil, and maintenance	49,000	26,907	22,093
Building:			
Utilities	188,672	200,578	(11,906)
Janitorial	7,140	12,064	(4,924)
Maintenance	133,386	117,730	15,656
Fixed asset acquisitions	218,580	268,431	(49,851)
Furniture and equipment:			
Lease payments	290,933	291,720	(787)
Maintenance	105,169	96,808	8,361
Small furniture and equipment	56,000	53,427	2,573
Paper, supplies, printing, and advertising	164,641	146,818	17,823
Postage	232,724	319,375	(86,651)
Seminars, conferences, travel, dues, registrations and state required schools	179,719	209,241	(29,522)
Board of Directors education	8,000	5,817	2,183
Bonding and general insurance	27,606	28,288	(682)
Audit fees	23,690	18,644	5,046
District presentation, Chief Appraiser, travel and schools	19,425	12,236	7,189
Books and publications	17,816	21,977	(4,161)
Legal fees	641,200	757,213	(116,013)
Appraisal Review Board	336,900	398,868	(61,968)
Liaison expense	5,400	5,867	(467)
Professional services	1,352,934	1,243,848	109,086

See independent auditor's report and notes to financial statements.

**EL PASO CENTRAL APPRAISAL DISTRICT****BUDGETARY COMPARISON SCHEDULE****GENERAL FUND (CONTINUED)****YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budget</u>	<u>Actual (Budgetary Basis)</u>	<u>Variance</u>
<b>EXPENDITURES AND OTHER USES (Continued)</b>			
Supplemental help, V.O.E. , etc.	\$ 51,200	\$ 82,756	\$ (31,556)
Arbitration	25,300	8,700	16,600
*10% Contingency fund	498,328	-	498,328
Prior encumbered funds used for litigation	-	(116,013)	116,013
Unencumbered funds for litigation	-	130,241	(130,241)
Unencumbered funds - TCDRS	-	329,000	(329,000)
Total expenditures and other uses	<u>18,087,132</u>	<u>17,452,361</u>	<u>634,771</u>
Excess of revenues and other sources over expenditures and other uses	<u>\$ -</u>	<u>\$ 694,291</u>	<u>\$ 694,291</u>

\* The 10% contingency fund represents 10% of budgeted operating cost excluding personnel services expenditures. The funds are used to offset the unbudgeted and unforeseen expenditures determined necessary by management and authorized by the board during the fiscal year.

## EL PASO CENTRAL APPRAISAL DISTRICT

SCHEDULE OF CHANGES IN NET PENSION  
LIABILITY AND RELATED RATIOS  
YEARS ENDED DECEMBER 31, 2021, 2020, 2019, 2018, 2017, 2016, 2015 AND 2014

	2021	2020	2019	2018	2017	2016	2015	2014
<u>Total Pension Liability</u>								
Service cost	\$ 1,251,909	\$ 1,118,722	\$ 1,066,377	\$ 1,056,423	\$ 1,073,768	\$ 1,129,860	\$ 951,664	\$ 900,802
Interest on total pension liability	1,437,960	1,241,718	1,066,158	909,903	764,893	601,533	569,394	454,213
Effect of plan changes	-	-	-	-	-	-	(182,929)	-
Effect of assumption changes or input	28,586	1,196,490	-	-	51,385	-	97,017	-
Effect of economic/demographic (gains) or losses	236,790	103,811	139,162	89,568	28,398	(112,724)	(1,070,087)	129,493
Benefit payments/refunds of contributions	(255,166)	(153,033)	(160,088)	(114,410)	(107,376)	(135,505)	-	-
Net change in total pension liability	\$ 2,700,079	\$ 3,507,708	\$ 2,111,609	\$ 1,941,484	\$ 1,811,068	\$ 1,483,164	\$ 303,588	\$ 1,454,683
Total pension liability, beginning	17,793,868	14,286,160	12,174,551	10,233,067	8,421,999	6,938,835	6,635,247	5,180,564
Total pension liability, ending (a)	\$ 20,493,947	\$ 17,793,868	\$ 14,286,160	\$ 12,174,551	\$ 10,233,067	\$ 8,421,999	\$ 6,938,835	\$ 6,635,247
<u>Fiduciary Net Position</u>								
Employer contributions	\$ 924,572	\$ 954,280	\$ 952,248	\$ 879,280	\$ 710,889	\$ 681,000	\$ 668,387	\$ 660,052
Member contributions	573,881	545,486	520,696	498,532	489,786	476,626	467,011	461,578
Investment income net of investment expenses	3,814,913	1,439,000	1,769,614	(165,787)	1,105,018	442,983	(90,507)	246,074
Benefit payment/refunds of contributions	(255,166)	(153,033)	(160,088)	(114,410)	(107,375)	(135,505)	(61,471)	(29,285)
Administrative expenses	(11,796)	(12,232)	(10,594)	(8,662)	(6,422)	(4,816)	(3,945)	(3,296)
Other	39,828	41,228	46,884	38,609	14,591	103,170	8,259	1,244
Net change in fiduciary net position	5,086,232	2,814,729	3,118,760	1,127,562	2,206,487	1,563,458	987,734	1,335,827
Fiduciary net position, beginning	16,717,487	13,902,758	10,783,998	9,656,436	7,449,949	5,886,491	4,898,757	3,562,930
Fiduciary net position, ending (b)	\$ 21,803,719	\$ 16,717,487	\$ 13,902,758	\$ 10,783,998	\$ 9,656,436	\$ 7,449,949	\$ 5,886,491	\$ 4,898,757
Net pension liability/(asset), ending =(a) - (b)	\$ (1,309,772)	\$ 1,076,381	\$ 383,402	\$ 1,390,553	\$ 576,631	\$ 972,050	\$ 1,052,344	\$ 1,736,490
Fiduciary net position as a % of total pension liability	106.39%	93.95%	97.32%	88.58%	94.37%	88.46%	84.83%	73.83%
Pensionable covered payroll	\$ 8,198,299	\$ 7,792,661	\$ 7,438,518	\$ 7,121,882	\$ 6,996,943	\$ 6,808,949	\$ 6,671,581	\$ 6,593,968
Net pension liability as a % of covered payroll	-15.98%	13.81%	5.15%	19.53%	8.24%	14.28%	15.77%	26.33%

\* The amounts presented above are as of the measurement date of the net pension liability (NPL).

\*\* Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.



**EL PASO CENTRAL APPRAISAL DISTRICT**

**SCHEDULE OF EMPLOYER CONTRIBUTIONS**  
**YEARS ENDED DECEMBER 31, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014,**  
**2013, 2012, AND 2011**

<b>Year ending December 31<sup>(1)</sup></b>	<b>Actuarially Determined Contributions<sup>(1)</sup></b>	<b>Actual Employer Contribution<sup>(1)</sup></b>	<b>Contribution Deficiency (excess)</b>	<b>Pensionable Covered Payroll<sup>(2)</sup></b>	<b>Actual Contributions as a % of Payroll</b>
2011	\$ 362,366	\$ 512,370	\$ (150,004)	\$ 5,989,524	8.6%
2012	376,170	376,196	(26)	6,259,060	6.0%
2013	632,801	632,801	-	6,353,433	10.0%
2014	660,052	660,052	-	6,593,968	10.0%
2015	668,387	668,387	-	6,671,581	10.0%
2016	680,895	681,000	(105)	6,808,949	10.0%
2017	710,889	710,889	-	6,996,943	10.2%
2018	729,280	879,280	(150,000)	7,121,882	12.3%
2019	743,108	952,248	(209,140)	7,438,518	12.8%
2020	787,059	954,280	(167,221)	7,792,661	12.2%
2021	809,992	924,572	(114,580)	8,198,299	11.3%

<sup>(1)</sup> TCDRS calculates actuarially determined contributions on a calendar year basis. GASB Statement No. 68 indicates the employer should report employer contribution amounts on a fiscal year basis. If additional assistance is needed, please contact TCDRS.

<sup>(2)</sup> Payroll is calculated based on contributions as reported to TCDRS.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

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**1. CHANGES OF BENEFITS TERMS**

No changes for the year ended September 30, 2022.

**2. CHANGES OF ASSUMPTIONS**

Changes to the actual assumptions or other inputs that affect measurement of total pension liability since the prior measurement period were as follows:

- The remaining amortization period changed from 20 years as of September 30, 2021 to 15.9 years as of September 30, 2022.
- The mortality tables used changed from RP-2014 Healthy Annuitant Mortality Tables as of September 30, 2021 to Pub-2010 General Retirees Table as of September 30, 2022.

## **SUPPLEMENTARY INFORMATION**

**EL PASO CENTRAL APPRAISAL DISTRICT**  
**SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF EXPENDITURES**  
**YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

	2022	2021
	<u>(Memorandum Only)</u>	<u>(Memorandum Only)</u>
<b>GENERAL FUND</b>		
Salaries and wages	\$ 8,516,474	\$ 7,766,693
Employee benefits	3,453,567	3,050,085
Computer	9,108	13,271
Software support and licensing	789,601	731,920
Vehicles:		
Insurance	13,070	12,522
Gas, oil, and maintenance	26,907	26,275
Building:		
Utilities	200,578	161,285
Janitorial	12,064	19,895
Maintenance	117,730	166,666
Furniture and equipment:		
Lease payments	291,720	240,285
Maintenance	96,808	81,564
Small furniture and equipment	53,427	43,120
Paper, supplies, printing, and advertising	146,818	120,468
Postage	319,375	327,575
Seminars, conferences, travel, dues, registrations and state required schools	209,241	114,107
Travel, Board of Directors	5,817	1,125
Bonding and general insurance	28,288	25,765
Audit fees	18,644	16,186
District presentation, Chief Appraiser, travel and schools	12,236	6,689
Books and publications	21,977	18,484
Legal fees	757,213	953,912
Appraisal Review Board	398,868	348,882
Professional services	1,243,848	887,901
Liaison expense	5,867	4,110
Arbitration	8,700	11,500
Supplemental help, V.O.E., etc.	82,756	76,001
Total General Fund	16,840,702	15,226,286
<b>PLANT FUND</b>		
Depreciation and amortization	397,043	374,692
<b>TOTAL</b>	\$ 17,237,745	\$ 15,600,978

See independent auditor's report and notes to financial statements.

**EL PASO CENTRAL APPRAISAL DISTRICT**

**SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF REFUNDS DUE TO (DUE FROM) TAXING JURISDICTIONS**  
**YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

	<u>2022</u>	<u>2021</u>
<b>PAYMENTS RECEIVED FROM TAXING JURISDICTIONS</b>	<b><u>\$ 18,037,132</u></b>	<b><u>\$ 16,032,787</u></b>
<b>EXPENDITURES REQUIRING TAXING JURISDICTION FUNDING</b>		
Total expenditures	<u>17,237,745</u>	<u>15,600,978</u>
Depreciation and amortization expense	(397,043)	(374,692)
Expenditures covered by:		
Interest income	(25,298)	(1,704)
Rendition penalties income	(81,564)	(81,421)
Miscellaneous income	(2,658)	(2,919)
Fixed asset acquisitions	268,431	53,932
Encumbered funds	459,241	900,000
Unencumbered funds	<u>(116,013)</u>	<u>(429,827)</u>
Total expenditures requiring jurisdiction funding	<u>17,342,841</u>	<u>15,664,347</u>
<b>DUE TO TAXING JURISDICTIONS, net of current year</b>	<b><u>\$ 694,291</u></b>	<b><u>\$ 368,440</u></b>

**EL PASO CENTRAL APPRAISAL DISTRICT****SUPPLEMENTARY INFORMATION****SCHEDULE OF REFUNDS DUE TO (DUE FROM) TAXING JURISDICTIONS (CONTINUED)****YEARS ENDED SEPTEMBER 30, 2022 AND 2021**

	<u>2022</u>	<u>2021</u>
<b>ALLOCATION SCHEDULE</b>		
Anthony Independent School District	\$ 1,075	\$ 490
Anthony, Town of	666	308
Canutillo Independent School District	21,422	9,595
City of El Paso	174,366	94,065
Clint Independent School District	11,441	4,826
Clint, Town of	251	127
County of El Paso	109,220	59,193
El Paso Community College	31,784	17,188
El Paso County Emergency Services		
District #1	1,746	763
District #2	2,007	788
El Paso County Tornillo W.I.D.	63	28
El Paso County Water C.I.D. #4	133	58
El Paso Independent School District	119,830	64,218
Fabens Independent School District	1,293	557
Hacienda Del Norte Water District	106	52
Horizon City	2,831	1,466
Horizon Regional Municipal Utility District	4,040	2,088
Lower Valley Water District	2,075	982
Paseo del Este MUD #1	319	33
Paseo del Este MUD #2	466	179
Paseo del Este MUD #3	819	428
Paseo del Este MUD #4	83	7
Paseo del Este MUD #5	576	292
Paseo del Este MUD #6	253	12
Paseo del Este MUD #7	29	49
Paseo del Este MUD #8	826	367
Paseo del Este MUD #9	727	295
Paseo del Este MUD #10	770	295
Paseo del Este MUD #11	234	84
San Elizario Independent School District	1,560	617
San Elizario, City of	443	170
Socorro Independent School District	77,267	42,912
Socorro, City of	4,826	2,253
Tornillo Independent School District	611	191
University Medical Center of El Paso (formerly El Paso County Hospital)	61,335	33,158
Vinton, Town of	439	206
Ysleta Independent School District	58,359	30,100
<b>DUE TO TAXING JURISDICTIONS, net current year</b>	<u>\$ 694,291</u>	<u>\$ 368,440</u>

See independent auditor's report and notes to financial statements.

RENE D. PEÑA, CPA

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

**To the Board of Directors  
El Paso Central Appraisal District  
El Paso, Texas**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities of El Paso Central Appraisal District (The District), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 27, 2023.

**Internal Control over Financial Reporting**

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

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

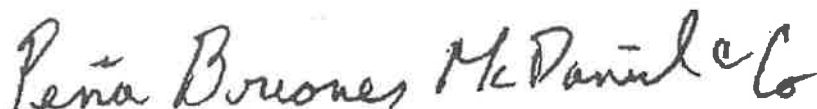
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not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

### Compliance and Other Matters

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

### Purpose of this Report

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

A handwritten signature in dark ink, reading "Peña Briones McDaniel & Co". The signature is written in a cursive, flowing style.

January 27, 2023  
El Paso, Texas