



BEXAR APPRAISAL DISTRICT  
MEETING OF THE BOARD OF DIRECTORS  
AGENDA

DATE OF MEETING: June 1, 2022  
PLACE OF MEETING: 411 N. Frio St.; San Antonio, TX 78207  
TIME OF MEETING: 10:00 A.M.

*\* PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO [igarza@bcad.org](mailto:igarza@bcad.org) NO LATER THAN 8:00 A.M. THE MORNING OF THE MEETING, OR IN PERSON BY REGISTERING BY NAME ON THE SIGN-IN SHEET BY THE DOOR OF THE MEETING. COMMENTS RECEIVED TIMELY BY EMAIL WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE MEETING. THE BOARD OF DIRECTORS INVITES PUBLIC COMMENT; HOWEVER, THE PUBLIC MUST BE AWARE THAT A SUBJECT RAISED BY A MEMBER OF THE PUBLIC CANNOT BE DELIBERATED OR DISCUSSED BY THE BOARD IF IT IS NOT ON THE AGENDA FOR THE MEETING AT WHICH THE SUBJECT IS RAISED. DISCUSSIONS OF SPECIFIC PROPERTIES WILL NOT BE PERMITTED.*

AGENDA

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE MEETING OF THE BOARD OF DIRECTORS

**PROCEDURAL**

- A. Meeting called to order by Cheri Byrom, Chair  
Recording of directors present
- B. Public Comments Period. *(Comments received timely by email will be read into the record at this time.)*
- C. Minutes
  - 1. Approval of the minutes of the meeting of January 19, 2022.
  - 2. Approval of the minutes of the meeting of March 15, 2022.
- D. Communications Ad-hoc Committee  
The board of directors may discuss and appoint a communications ad-hoc committee.

**REPORTS**

- E. Chief Appraiser's Report  
The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition

- a. Funds investment report for March & April, 2022
- b. Statement of revenues and expenses as of April 30, 2022
- c. Designated cash funds report as of April 30, 2022

2. Appraisal Records

- a. Presentation of appraisal roll report for the first quarter of the 2022 tax year as authorized by Section 25.25(b), Texas Property Tax Code.
- b. The board of directors will receive an update on the status of work regarding the 2022 appraisal roll.

3. District Operations

- a. As required by Government Code Section 2054.5191, the chief appraiser will update the board on the district staff's completion of a cybersecurity training program.
- b. The chief appraiser will recognize employees celebrating milestone years of service.

F. Additional Reports

The board of directors will receive the following reports:

- 1. Community Outreach
- 2. Taxpayer Liaison
- 3. Appraisal Review Board Chair

**INFORMATION ONLY**

G. Bids and Proposals

The chief appraiser will inform the board of the issuance of the following: Invitations for bid for janitorial services and restroom renovations, and request for proposal for group insurance.

H. Audit Report

The district's auditors, Weaver and Tidwell L.L.P., will report to the board on the financial audit of Bexar Appraisal District as of December 31, 2021.

## **ACTION ITEMS**

### I. Preliminary 2023 Operating Budget

The board of directors may discuss and/or vote to approve the preliminary 2023 operating budget for submission to the tax units. In accordance with Section 6.06 of the Texas Property Tax Code, final approval of the 2023 operating budget will take place before September 15<sup>th</sup>.

### J. Investment Policy

The board of directors may discuss and/or vote to approve a resolution adopting an investment policy as required by Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code.

### K. Insurance Consultant Contract

The board of directors may discuss the district's insurance consultant contract proposal and/or vote to authorize the chief appraiser to enter a contract with said consultant.

### L. Cybersecurity contract

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for cybersecurity.

## **EXECUTIVE SESSION**

### M. Adjourn to Executive Session

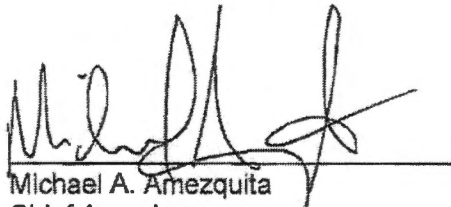
At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071      Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed executive session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072      Deliberations regarding real property.
3. Section 551.074      Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076      Deliberations regarding Security Devices.

N. Executive Session

The board may consider and act upon any item discussed in closed Executive Session.

O. Adjourn



Michael A. Amezcua  
Chief Appraiser  
Bexar Appraisal District

*\* The Board of Directors invites comments from the public about the policies and procedures of the Bexar Appraisal District, the Appraisal Review Board or other matters within the Board's jurisdiction. If you wish to address the Board but do not speak English and cannot bring your own interpreter or have limitations due to a physical disability, please notify the Taxpayer Liaison Officer in writing at the address above at or by fax at 210-242-2451 prior to the meeting in order for arrangements to be made to accommodate your needs.*

*\*La junta de directores invita los comentarios del público acerca de las políticas y procedimientos del distrito de evaluación de Bexar, de la junta de revisión de evaluación o de otros asuntos de jurisdicción de la junta. Si usted desea dirigir a la junta, pero no habla inglés y no puede traer su propio intérprete o tiene limitaciones debido a una discapacidad física, por favor notificar al oficial de enlace del contribuyente por escrito a la dirección anterior o por fax al 210-242-2451 antes de la reunión para que se hagan arreglos y satisfacer sus exigencias.*

**FILE INFORMATION**

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BEXAR APPRAISAL DISTRICT  
BOARD OF DIRECTORS MEETING  
JUNE 1, 2022  
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**STAFF SUMMARY SHEET**

**ISSUE:** Meeting called to order

Meeting called to order by Cheri Byrom, Chair, and recording of directors present.

**STAFF SUMMARY SHEET**

**ISSUE:** Public comments period

The board of directors invites public comment; however, the public must be aware that a subject raised by a member of the public cannot be deliberated or discussed by the board if it is not on the agenda for the meeting at which the subject is raised. Regarding such a subject, discussion, if any, by the board shall be limited to a proposal to place said subject on the agenda for a subsequent meeting.

Anyone who wishes to address a particular agenda item may submit an email to [jgarza@bcad.org](mailto:jgarza@bcad.org) no later than 8:00 am the morning of the meeting or may register by name on the sign-in sheet by the door to do so in person. Comments received timely by email will be read into the record during the public comment portion of the meeting. Discussion of value of specific properties will not be permitted.

**STAFF SUMMARY SHEET**

**ISSUE:** Minutes

The board of directors will approve the following minutes:

1. Meeting of January 19, 2022
2. Meeting of March 15, 2022

**STAFF SUMMARY SHEET**

**ISSUE:**        Communications Ad-hoc Committee

The board of directors may discuss and appoint a communications ad-hoc committee.

**STAFF SUMMARY SHEET**

**ISSUE:** Chief appraiser's report

The board of directors will receive the following reports from the Chief Appraiser:

1. Financial Condition
  - a. Funds investment report for March & April, 2022
  - b. Statement of revenues and expenses as of April 30, 2022
  - c. Designated cash funds as of April 30, 2022
2. Appraisal Records
  - a. Presentation of appraisal roll report for the first quarter of the 2022 tax year as authorized by Section 25.25(b), Texas Property Tax Code.
  - b. The board of directors will receive an update on the status of work regarding the 2022 appraisal roll.
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  - a. As required by Government Code Section 2054.5191, the Chief Appraiser will update the board on the district staff's completion of a cybersecurity training program.
  - b. The chief appraiser will recognize employees celebrating milestone years of service.

## BEXAR APPRAISAL DISTRICT

### Funds Investment Report

3/31/2022

		<u>% RATE</u>
Cash - Operating Account	\$ 4,736,042.31	0%
Money Market Account	\$ 5,946,921.01	0.05%
<b>Total Deposits</b>	<b>\$ 10,682,963.32</b>	

Other Rate Comparisons	
TexPool	90 day T-Bill
0.14%	0.17%

**Pledged Collateral:**

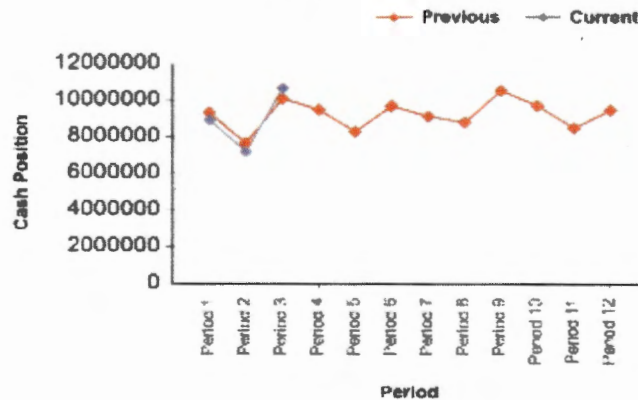
FDIC	\$ 250,000.00	Year-To-Date Interest Earned	\$ 829.66
FMV	\$ 11,071,492.43		
<b>Total Collateral</b>	<b>\$ 11,321,492.43</b>		

Collateral Over (Under)      \$ 638,529.11      104% FMV Less FDIC per investment Policy

### Cash Position

This Period	Current	Previous	Change	↑	% Change
vs. Last Period	\$ 10,682,963.00	\$ 7,189,712.00	\$ 3,493,251.00	↑	48.59%
vs. This Period Last Year	\$ 10,682,963.00	\$ 10,088,948.00	\$ 594,015.00	↑	5.89%

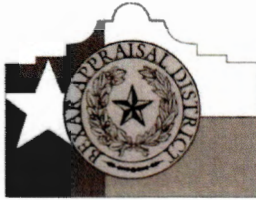
### Cash Position Detail



Signed by:   
 Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: August 2020 with UNTCPM



**Bexar Appraisal District**  
**Balance Sheet**  
 As of 3/31/2022

	<u>January</u>	<u>February</u>	<u>March</u>
<b>ASSETS</b>			
Cash and Short Term Investments	\$8,920,825.62	\$7,189,711.70	\$10,682,963.32
Accounts Receivable	797,155.00	797,085.00	1,095,051.00
Prepaid Expenses	20,876.21	20,876.21	20,876.21
<b>Total Current Assets</b>	<b>9,738,856.83</b>	<b>8,007,672.91</b>	<b>11,798,890.53</b>
General Fixed Assets	4,179,893.20	4,179,893.20	4,179,893.20
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,149,711.79	1,149,711.79	1,149,711.79
<b>Total Non- Current Assets</b>	<b>11,079,144.12</b>	<b>11,079,144.12</b>	<b>11,079,144.12</b>
<b>Total Assets</b>	<b><u>20,818,000.95</u></b>	<b><u>19,086,817.03</u></b>	<b><u>22,878,034.65</u></b>
<b>LIABILITIES</b>			
Accounts Payable	258,576.55	118,817.55	191,985.57
<b>Total Current Liabilities</b>	<b><u>258,576.55</u></b>	<b><u>118,817.55</u></b>	<b><u>191,985.57</u></b>
Non-Current Sick & Vacation Accrual	1,149,711.79	1,149,711.79	1,149,711.79
<b>Total Liabilities</b>	<b><u>1,408,288.34</u></b>	<b><u>1,268,529.34</u></b>	<b><u>1,341,697.36</u></b>
<b>Equity</b>			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,179,893.20	4,179,893.20	4,179,893.20
General Restricted Reserve Fund	3,323,000.00	3,323,000.00	3,323,000.00
Designated - Digital Orthophotography	100,000.00	100,000.00	100,000.00
Designated - Litigation Expenses	350,000.00	350,000.00	350,000.00
Designated - Retirement Funding	104,999.00	104,999.00	104,999.00
Designated - Technology Reserve	125,000.00	125,000.00	125,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	270,000.00	270,000.00	270,000.00
Reserved for Building - Capital	900,000.00	900,000.00	900,000.00
Reserved for Building-Furniture	162,645.00	162,645.00	162,645.00
Reserved for Men's Restroom	250,000.00	250,000.00	250,000.00
Unreserved Funds	305,400.44	305,400.44	305,400.44
Net Profit/(Loss)	3,211,995.33	1,612,194.41	5,338,620.01
<b>Total Equity</b>	<b><u>19,396,102.10</u></b>	<b><u>17,796,301.18</u></b>	<b><u>21,522,726.78</u></b>
<b>Total Liabilities and Equity</b>	<b><u>\$20,804,390.44</u></b>	<b><u>\$19,064,830.52</u></b>	<b><u>\$22,864,424.14</u></b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Three Months Ending 3/31/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
<b><u>TAXING UNITS</u></b>					
Alamo Community College District	\$1,216,731	\$304,179	\$608,362	(50%)	\$608,369
City of Alamo Heights	30,651	7,663	15,326	(50%)	15,325
Alamo Heights ISD	394,553	98,637	197,275	(50%)	197,278
City of Balcones Heights	8,237	2,059	4,118	(50%)	4,119
Bexar County	2,236,481	559,113	1,118,233	(50%)	1,118,248
Bexar County Emer Serv Dist#1	5,245	1,311	2,622	(50%)	2,623
Bexar County Emer Serv Dist#2	45,986	11,496	22,993	(50%)	22,993
Bexar County Emer Serv Dist#3	27,753	6,938	13,876	(50%)	13,877
Bexar County Emer Serv Dist#5	7,750	1,937	3,875	(50%)	3,875
Bexar County Emer Serv Dist#6	4,904	1,226	2,452	(50%)	2,452
Bexar County Flood	193,648	48,411	96,823	(50%)	96,825
Bexar County Emer Serv Dist#7	17,330	4,333	8,666	(50%)	8,664
Bexar County Emer Serv Dist#8	5,747	1,437	2,874	(50%)	2,873
Bexar County Emer Serv Dist#4	8,122	2,031	4,062	(50%)	4,060
Bexar County Emer Serv Dist#10	6,823	1,706	3,412	(50%)	3,411
Boerne ISD	149,349	37,337	74,674	(50%)	74,675
Bexar County Emer Serv Dist#11	6,624	1,656	3,312	(50%)	3,312
Bexar County Emer Serv Dist#12	3,713	928	1,856	(50%)	1,857
City of Castle Hills	17,921	4,480	8,960	(50%)	8,961
City of China Grove	1,335	334	668	(50%)	667
Cibolo Canyon	27,983	6,996	13,992	(50%)	13,991
Comal ISD	182,065	45,516	91,032	(50%)	91,033
City of Converse	39,237	9,809	19,618	(50%)	19,619
Crosswinds at South Lake SID	775	194	388	(50%)	387
East Central ISD	246,850	61,712	123,425	(50%)	123,425
Edgewood ISD	101,223	25,305	50,611	(50%)	50,612
City of Elmendorf	2,879	720	1,440	(50%)	1,439
City of Fair Oaks Ranch	19,326	4,831	9,661	(50%)	9,665
Floresville ISD	100	25	51	(51%)	49
City of Grey Forest	235	59	118	(50%)	117
Harlandale ISD	135,435	33,858	67,717	(50%)	67,718
City of Helotes	18,980	4,745	9,490	(50%)	9,490
Hill Country Village	2,453	613	1,226	(50%)	1,227
Town of Hollywood Park	13,575	3,394	6,788	(50%)	6,787
Judson ISD	674,069	168,515	337,032	(50%)	337,037
City of Kirby	12,818	3,204	6,409	(50%)	6,409
City of Leon Valley	26,229	6,557	13,114	(50%)	13,115
City of Live Oak	29,401	7,350	14,700	(50%)	14,701
City of Lytle	23	6	12	(52%)	11
Medina Valley ISD	70,583	17,646	35,292	(50%)	35,291
Northeast ISD	2,566,210	641,544	1,283,096	(50%)	1,283,114
Northside ISD	3,704,081	926,008	1,852,028	(50%)	1,852,053
City of Olmos Park	13,778	3,444	6,888	(50%)	6,890
City of San Antonio	3,159,439	789,849	1,579,709	(50%)	1,579,730
San Antonio ISD	1,462,291	365,568	731,141	(50%)	731,150
San Antonio MUD #1	1,494	374	748	(50%)	746
San Antonio River Authority	159,760	39,940	79,880	(50%)	79,880
City of Sandy Oaks	2,176	544	1,088	(50%)	1,088

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Three Months Ending 3/31/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
City of Schertz	10,729	2,682	5,364	(50%)	5,365
Schertz-Cibolo-Univ City ISD	54,779	13,695	27,390	(50%)	27,389
City of Selma	7,677	1,919	3,838	(50%)	3,839
City of Shavano Park	17,340	4,335	8,670	(50%)	8,670
City of Somerset	3,476	869	1,738	(50%)	1,738
Somerset ISD	37,808	9,452	18,904	(50%)	18,904
South San Antonio ISD	133,230	33,307	66,615	(50%)	66,615
Southside ISD	114,894	28,723	57,446	(50%)	57,448
Southwest ISD	269,805	67,450	134,901	(50%)	134,904
City of St. Hedwig	3,503	876	1,752	(50%)	1,751
City of Terrell Hills	25,685	6,421	12,842	(50%)	12,843
Universal City	42,159	10,540	21,080	(50%)	21,079
University Health System	2,388,590	597,140	1,194,287	(50%)	1,194,303
Westside 211 SID	2,740	685	1,370	(50%)	1,370
City of Windcrest	15,298	3,824	7,648	(50%)	7,650
Clear Water Creek SID	9	2	4	(44%)	5
Gates SID	9	2	4	(44%)	5
Stolte Ranch SID	28	7	14	(50%)	14
Tally Road SID	8	2	4	(50%)	4
Westpoint SID	130	32	64	(49%)	66
<b>TOTAL TAX UNIT LEVY</b>	<b>20,190,268</b>	<b>5,047,501</b>	<b>10,095,068</b>	<b>50%</b>	<b>10,095,200</b>
Other Revenues	20,000	0	32,479	(162%)	(12,479)
Other Revenues - Information Systems	8,000	419	924	(12%)	7,076
Interest Revenues	20,000	253	830	(4%)	19,170
<b>TOTAL OTHER REVENUES</b>	<b>48,000</b>	<b>672</b>	<b>34,232</b>	<b>71%</b>	<b>13,768</b>
<b>TOTAL REVENUES COLLECTED</b>	<b>20,238,268</b>	<b>5,048,173</b>	<b>10,129,300</b>	<b>50%</b>	<b>10,108,968</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Three Months Ending 3/31/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
<b><u>OPERATING EXPENDITURES</u></b>					
Advertising Public Notices	60,000	5,576	7,036	12%	52,964
Auto Allowance	626,200	52,876	153,009	24%	473,191
Stipend	0	1,250	3,750	0	(3,750)
Copier Costs	39,921	3,072	8,724	22%	31,197
Copier, FAX, & Printer Supplies	51,950	6,893	10,034	19%	41,916
Employee Recognition/Awards	45,000	(600)	2,719	6%	42,282
Equipment Maintenance	1,050	0	0	0	1,050
Forms Creation	375,000	7,041	47,677	13%	327,323
General Insurance	35,000	0	51,292	147%	(16,292)
Map Production & Supplies	4,550	0	23	1%	4,527
Mileage Reimbursements	4,000	0	0	0	4,000
Office Building Expense	250,000	14,572	34,440	14%	215,560
Offsite Storage	25,000	1,081	3,601	14%	21,399
Office Supplies	86,465	4,560	12,634	15%	73,831
Postage	661,700	53,601	365,108	55%	296,592
Professional Dues	21,247	1,134	6,424	30%	14,823
Publications	178,112	13,425	25,013	14%	153,099
Security	215,000	16,320	38,550	18%	176,450
Telephone	75,800	6,814	19,398	26%	56,402
Training	217,963	1,361	38,536	18%	179,427
Utilities	125,000	5,920	17,565	14%	107,435
Worker's Compensation	50,000	(50)	39,704	79%	10,296
Contingency	210,000	0	197,888	94%	12,112
<b>TOTAL OPERATING EXPENDITURES</b>	<b>3,358,958</b>	<b>194,845</b>	<b>1,083,126</b>	<b>32%</b>	<b>2,275,832</b>
<b><u>CAPITAL EXPENDITURES</u></b>					
<b>FURNITURE:</b>					
Executive Services	2,000	0	0	0	2,000
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	8,000	0	0	0	8,000
Residential	3,000	0	0	0	3,000
Commercial	3,500	0	0	0	3,500
Personal Property	2,000	0	0	0	2,000
<b>EQUIPMENT:</b>					
Information Services	92,000	22,592	27,341	30%	64,659
CAMA Hardware	10,000	0	0	0	10,000
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>121,500</b>	<b>22,592</b>	<b>27,341</b>	<b>23%</b>	<b>94,159</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Three Months Ending 3/31/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
<b><u>EMPLOYEE EXPENDITURES:</u></b>					
Salaries, Regular	9,315,737	748,782	2,200,085	24%	7,115,652
Salaries, Overtime	81,000	21,532	31,667	39%	49,334
Retirement	1,633,556	133,949	400,344	25%	1,233,212
Payroll Taxes	27,054	100	32,655	121%	(5,601)
Group Medical Insurance	1,461,718	60,708	257,552	18%	1,204,166
Life Insurance	58,558	4,978	13,730	23%	44,828
Medicare Taxes	146,142	11,701	33,783	23%	112,359
TCDRS Retiree COLA	250,000	0	0	0	250,000
Sick Leave Buy Back Fund	40,000	3,429	10,361	26%	29,639
Departure Contingency	40,000	0	88	0	39,912
<b>TOTAL EMPLOYEE EXPENDITURES</b>	<b>13,053,765</b>	<b>985,178</b>	<b>2,980,265</b>	<b>23%</b>	<b>10,073,500</b>
<b><u>CONTRACT SERVICES:</u></b>					
Valuation Oil & Gas	38,000	0	9,466	25%	28,534
Valuation Telecommunications Accounts	32,000	0	0	0	32,000
Accounting & Auditing	50,000	2,203	5,066	10%	44,934
Legal Services	1,000,000	87,226	163,396	16%	836,604
Consulting Studies	25,000	294	883	4%	24,117
Taxpayer Liasion Officer	22,400	941	2,353	11%	20,047
Contract Services Contingency	41,910	25	75	0	41,835
Temporary Services	132,200	6,084	10,295	8%	121,905
<b>TOTAL CONTRACT SERV. EXP</b>	<b>1,341,510</b>	<b>96,774</b>	<b>191,533</b>	<b>14%</b>	<b>1,149,977</b>
<b><u>INFO. SYSTEMS EXPENDITURES</u></b>					
Leases	55,000	1,050	6,254	11%	48,746
Software Maintenance	366,300	1,407	119,684	33%	246,616
Hardware Maintenance	35,000	0	13,476	39%	21,524
IS Supplies	30,000	2,037	22,086	74%	7,914
IS Services	25,600	1,321	9,724	38%	15,876
<b>TOTAL INFO. SYSTEMS EXP.</b>	<b>511,900</b>	<b>5,815</b>	<b>171,224</b>	<b>33%</b>	<b>340,676</b>
<b><u>PROJECT EXPENDITURES:</u></b>					
Aerial Maps	240,000	0	58,500	24%	181,500
Homestead Audit /Outreach	10,000	0	0	0	10,000
Field Device Maintenance	165,094	3,672	130,437	79%	34,657
Server Infrastructure Upgrade	50,000	0	0	0	50,000
Technology Improvements	100,000	0	0	0	100,000
CAMA Software	470,116	0	119,160	25%	350,956
CAMA Enhancements	50,000	0	0	0	50,000
<b>TOTAL PROJECT EXPENDITURES</b>	<b>1,085,210</b>	<b>3,672</b>	<b>308,097</b>	<b>28%</b>	<b>777,113</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Three Months Ending 3/31/2022*

	<u>2022 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<b>OTHER EXPENDITURES:</b>					
Board of Directors Expenses	4,000	749	1,421	36%	2,579
Chief Appraiser Expense	8,000	613	1,672	21%	6,328
<b>TOTAL OTHER EXPENDITURES</b>	<b>12,000</b>	<b>1,362</b>	<b>3,093</b>	<b>26%</b>	<b>8,907</b>
<b><u>A.R.B EXPENDITURES</u></b>					
Compensation	600,000	11,568	25,600	4%	574,400
Training	11,500	0	0	0	11,500
Postage	75,425	9	468	1%	74,957
Legal Services	65,000	0	0	0	65,000
Contingency	1,500	0	0	0	1,500
<b>TOTAL A.R.B EXPENDITURES</b>	<b>753,425</b>	<b>11,576</b>	<b>26,068</b>	<b>3%</b>	<b>727,357</b>
<b>TOTAL EXPENDITURES</b>	<b>20,238,268</b>	<b>1,321,813</b>	<b>4,790,746</b>	<b>24%</b>	<b>15,447,522</b>
<b>REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>(3,726,360)</b>	<b>(5,338,554)</b>	<b>0</b>	<b>5,338,554</b>

**BEXAR APPRAISAL DISTRICT**  
**STATEMENT OF EXPENDITURES FOR**  
**DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)**  
**FOR THE MONTH ENDED March 31, 2022**

		GENERAL RESTRICTED FUND	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 3,323,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 3,323,000.00

		DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 100,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 100,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 350,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 350,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 900,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 900,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 162,645.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 162,645.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 250,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 250,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 104,999.00
	Retiree COLA		
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 104,999.00

		DESIGNATED - TECHNOLOGY RESERVE	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 125,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 125,000.00

		DESIGNATED - Building Upgrades	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 143,630.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 143,630.00

		DESIGNATED - Bond Reserve	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 270,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 270,000.00

		DESIGNATED - Homestead Exemption/Outreach	
DATE	PAYEE	PURPOSE	AMOUNT
31-Mar	Balance Forward		\$ 220,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 220,000.00

**BEXAR APPRAISAL DISTRICT**  
*Comparison of Current Year*  
*Prior Year-Income Statement*  
 For the Three Months Ending 3/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>TAXING UNITS</u></b>					
Alamo Community College District	\$1,216,731	\$608,362	\$562,716	\$304,179	\$281,358
City of Alamo Heights	30,651	15,326	15,248	7,663	7,624
Alamo Heights ISD	394,553	197,275	191,616	98,637	95,808
City of Balcones Heights	8,237	4,118	3,898	2,059	1,949
Bexar County	2,236,481	1,118,233	1,035,040	559,113	517,520
Bexar County Emer Serv Dist#1	5,245	2,622	2,346	1,311	1,173
Bexar County Emer Serv Dist#2	45,986	22,993	19,552	11,496	9,776
Bexar County Emer Serv Dist#3	27,753	13,876	13,032	6,938	6,516
Bexar County Emer Serv Dist#5	7,750	3,875	3,380	1,937	1,690
Bexar County Emer Serv Dist#6	4,904	2,452	2,930	1,226	1,465
Bexar County Flood	193,648	96,823	89,458	48,411	44,729
Bexar County Emer Serv Dist#7	17,330	8,666	7,968	4,333	3,984
Bexar County Emer Serv Dist#8	5,747	2,874	2,640	1,437	1,320
Bexar County Emer Serv Dist#4	8,122	4,062	3,836	2,031	1,918
Bexar County Emer Serv Dist#10	6,823	3,412	3,080	1,706	1,540
Boerne ISD	149,349	74,674	66,698	37,337	33,349
Bexar County Emer Serv Dist#11	6,624	3,312	2,908	1,656	1,454
Bexar County Emer Serv Dist#12	3,713	1,856	1,656	928	828
City of Castle Hills	17,921	8,960	8,034	4,480	4,017
City of China Grove	1,335	668	448	334	224
Cibolo Canyon	27,983	13,992	12,740	6,996	6,370
Comal ISD	182,065	91,032	83,456	45,516	41,728
City of Converse	39,237	19,618	17,746	9,809	8,873
Crosswinds at South Lake SID	775	388	90	194	45
East Central ISD	246,850	123,425	117,168	61,712	58,584
Edgewood ISD	101,223	50,611	44,414	25,305	22,207
City of Elmendorf	2,879	1,440	1,360	720	680
City of Fair Oaks Ranch	19,326	9,661	8,660	4,831	4,330
Floresville ISD	100	51	46	25	23
City of Grey Forest	235	118	112	59	56
Harlandale ISD	135,435	67,717	64,122	33,858	32,061
City of Helotes	18,980	9,490	9,050	4,745	4,525
Hill Country Village	2,453	1,226	1,180	613	590
Town of Hollywood Park	13,575	6,788	6,698	3,394	3,349
Judson ISD	674,069	337,032	321,088	168,515	160,544
City of Kirby	12,818	6,409	6,078	3,204	3,039
City of Leon Valley	26,229	13,114	12,326	6,557	6,163
City of Live Oak	29,401	14,700	13,246	7,350	6,623
City of Lytle	23	12	12	6	6
Medina Valley ISD	70,583	35,292	29,160	17,646	14,580
Northeast ISD	2,566,210	1,283,096	1,219,126	641,544	609,563
Northside ISD	3,704,081	1,852,028	1,721,508	926,008	860,754
City of Olmos Park	13,778	6,888	7,064	3,444	3,532
City of San Antonio	3,159,439	1,579,709	1,465,690	789,849	732,845
San Antonio ISD	1,462,291	731,141	684,234	365,568	342,117
San Antonio MUD #1	1,494	748	770	374	385
San Antonio River Authority	159,760	79,880	73,632	39,940	36,816

BEXAR APPRAISAL DISTRICT  
 Comparison of Current Year  
 Prior Year-Income Statement  
 For the Three Months Ending 3/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
City of Sandy Oaks	2,176	1,088	792	544	396
City of Schertz	10,729	5,364	4,656	2,682	2,328
Schertz-Cibolo-Univ City ISD	54,779	27,390	22,978	13,695	11,489
City of Selma	7,677	3,838	3,430	1,919	1,715
City of Shavano Park	17,340	8,670	8,252	4,335	4,126
City of Somerset	3,476	1,738	1,602	869	801
Somerset ISD	37,808	18,904	11,796	9,452	5,898
South San Antonio ISD	133,230	66,615	60,964	33,307	30,482
Southside ISD	114,894	57,446	54,806	28,723	27,403
Southwest ISD	269,805	134,901	126,752	67,450	63,376
City of St. Hedwig	3,503	1,752	1,492	876	746
City of Terrell Hills	25,685	12,842	12,752	6,421	6,376
Universal City	42,159	21,080	19,554	10,540	9,777
University Health System	2,388,590	1,194,287	1,101,604	597,140	550,802
Westside 211 SID	2,740	1,370	1,058	685	529
City of Windcrest	15,298	7,648	7,110	3,824	3,555
Clear Water Creek SID	9	4	4	2	2
Gates SID	9	4	4	2	2
Stolte Ranch SID	28	14	14	7	7
Tally Road SID	8	4	4	2	2
Westpoint SID	130	64	62	32	31
<b>TOTAL TAX UNIT LEVY</b>	<b>20,190,268</b>	<b>10,095,068</b>	<b>9,396,946</b>	<b>5,047,501</b>	<b>4,698,473</b>
Other Revenues	20,000	32,479	29,994	0	0
Other Revenues - Information Systems	8,000	924	495	419	65
Interest Revenues	20,000	830	934	253	332
<b>TOTAL OTHER REVENUES</b>	<b>48,000</b>	<b>34,232</b>	<b>31,422</b>	<b>672</b>	<b>397</b>
<b>TOTAL REVENUES COLLECTED</b>	<b>20,238,268</b>	<b>10,129,300</b>	<b>9,428,368</b>	<b>5,048,173</b>	<b>4,698,870</b>

BEXAR APPRAISAL DISTRICT  
 Comparison of Current Year  
 Prior Year-Income Statement  
 For the Three Months Ending 3/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>OPERATING EXPENDITURES</u></b>					
Advertising Public Notices	60,000	7,036	4,042	5,576	2,790
Auto Allowance	626,200	153,009	150,727	52,876	51,960
Stipend	0	3,750	3,250	1,250	1,083
Copier Costs	39,921	8,724	7,782	3,072	3,611
Copier, FAX, & Printer Supplies	51,950	10,034	8,950	6,893	1,659
Employee Recognition/Awards	45,000	2,719	3,319	(600)	0
Equipment Maintenance	1,050	0	0	0	0
Forms Creation	375,000	47,677	30,166	7,041	14,433
General Insurance	35,000	51,292	31,723	0	0
Map Production & Supplies	4,550	23	146	0	126
Mileage Reimbursements	4,000	0	40	0	40
Office Building Expense	250,000	34,440	27,961	14,572	9,358
Offsite Storage	25,000	3,601	5,171	1,081	2,789
Office Supplies	86,465	12,634	5,330	4,560	2,519
Postage	661,700	365,108	249,803	53,601	17,441
Professional Dues	21,247	6,424	6,721	1,134	685
Publications	178,112	25,013	23,142	13,425	5,736
Security	215,000	38,550	37,690	16,320	16,300
Telephone	75,800	19,398	13,952	6,814	8,187
Training	217,963	38,536	17,462	1,361	610
Utilities	125,000	17,565	18,797	5,920	5,996
Worker's Compensation	50,000	39,704	42,624	(50)	(50)
Contingency	210,000	197,888	199,417	0	0
<b>TOTAL OPERATING EXPENDITURES</b>	<b>3,358,958</b>	<b>1,083,126</b>	<b>888,213</b>	<b>194,845</b>	<b>145,274</b>
<b><u>CAPITAL EXPENDITURES</u></b>					
FURNITURE:					
Executive Services	2,000	0	0	0	0
Information Services	500	0	0	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	8,000	0	0	0	0
Residential	3,000	0	0	0	0
Commercial	3,500	0	0	0	0
Personal Property	2,000	0	0	0	0
EQUIPMENT:					
Information Services	92,000	27,341	99,155	22,592	90,102
CAMA Hardware	10,000	0	0	0	0
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>121,500</b>	<b>27,341</b>	<b>99,155</b>	<b>22,592</b>	<b>90,102</b>

BEXAR APPRAISAL DISTRICT  
Comparison of Current Year  
Prior Year-Income Statement  
For the Three Months Ending 3/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>EMPLOYEE EXPENDITURES:</u></b>					
Salaries, Regular	9,315,737	2,200,085	2,030,523	748,782	691,189
Salaries, Overtime	81,000	31,667	13,364	21,532	10,297
Retirement	1,633,556	400,344	366,340	133,949	117,307
Payroll Taxes	27,054	32,655	19,492	100	1,608
Group Medical Insurance	1,461,718	257,552	266,450	60,708	91,253
Life Insurance	58,558	13,730	13,102	4,978	4,352
Medicare Taxes	146,142	33,783	31,532	11,701	10,622
TCDRS Retiree COLA	250,000	0	0	0	0
Sick Leave Buy Back Fund	40,000	10,361	22,729	3,429	3,266
Departure Contingency	40,000	88	12,260	0	0
<b>TOTAL EMPLOYEE EXPENDITURES</b>	<b>13,053,765</b>	<b>2,980,265</b>	<b>2,775,791</b>	<b>985,178</b>	<b>929,894</b>
<b><u>CONTRACT SERVICES:</u></b>					
Valuation Oil & Gas	38,000	9,466	6,130	0	0
Valuation Telecommunications Accounts	32,000	0	0	0	0
Accounting & Auditing	50,000	5,066	9,668	2,203	6,950
Legal Services	1,000,000	163,396	215,648	87,226	85,803
Consulting Studies	25,000	883	1,110	294	566
Taxpayer Liasion Officer	22,400	2,353	2,572	941	1,169
Contract Services Contingency	41,910	75	9,227	25	3,031
Temporary Services	132,200	10,295	4,147	6,084	1,976
<b>TOTAL CONTRACT SERV. EXP</b>	<b>1,341,510</b>	<b>191,533</b>	<b>248,502</b>	<b>96,774</b>	<b>99,496</b>
<b><u>INFO. SYSTEMS EXPENDITURES</u></b>					
Leases	55,000	6,254	1,050	1,050	0
Software Maintenance	366,300	119,684	112,555	1,407	59,695
Hardware Maintenance	35,000	13,476	19,564	0	7,815
IS Supplies	30,000	22,086	11,188	2,037	2,382
IS Services	25,600	9,724	1,546	1,321	616
<b>TOTAL INFO. SYSTEMS EXP.</b>	<b>511,900</b>	<b>171,224</b>	<b>145,903</b>	<b>5,815</b>	<b>70,509</b>
<b><u>PROJECT EXPENDITURES:</u></b>					
Aerial Maps	240,000	58,500	0	0	0
Homestead Audit /Outreach	10,000	0	0	0	0
Field Device Maintenance	165,094	130,437	127,360	3,672	3,343
Server Infrastructure Upgrade	50,000	0	0	0	0
Technology Improvements	100,000	0	0	0	0
CAMA Software	470,116	119,160	111,301	0	0
CAMA Enhancements	50,000	0	49,529	0	49,529
<b>TOTAL PROJECT EXPENDITURES</b>	<b>1,085,210</b>	<b>308,097</b>	<b>288,191</b>	<b>3,672</b>	<b>52,873</b>

BEXAR APPRAISAL DISTRICT  
 Comparison of Current Year  
 Prior Year-Income Statement  
 For the Three Months Ending 3/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b>OTHER EXPENDITURES:</b>					
Board of Directors Expenses	4,000	1,421	0	749	0
Chief Appraiser Expense	8,000	1,672	1,414	613	388
<b>TOTAL OTHER EXPENDITURES</b>	<b>12,000</b>	<b>3,093</b>	<b>1,414</b>	<b>1,362</b>	<b>388</b>
<b><u>A.R.B EXPENDITURES</u></b>					
Compensation	600,000	25,600	34,715	11,568	22,643
Training	11,500	0	2,750	0	0
Postage	75,425	468	795	9	692
Legal Services	65,000	0	315	0	0
Contingency	1,500	0	0	0	0
<b>TOTAL A.R.B EXPENDITURES</b>	<b>753,425</b>	<b>26,068</b>	<b>38,575</b>	<b>11,576</b>	<b>23,335</b>
<b>TOTAL EXPENDITURES</b>	<b>20,238,268</b>	<b>4,790,746</b>	<b>4,485,744</b>	<b>1,321,813</b>	<b>1,411,870</b>
<b>REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>(5,338,554)</b>	<b>(4,942,624)</b>	<b>(3,726,360)</b>	<b>(3,287,001)</b>

**BEXAR APPRAISAL DISTRICT**  
**Funds Investment Report**  
**4/30/2022**

		<b>% RATE</b>
Cash - Operating Account	\$ 4,736,042.31	0%
Money Market Account	\$ 5,946,921.01	0.05%
<b>Total Deposits</b>	<b>\$ 10,682,963.32</b>	

Other Rate Comparisons	
TexPool	90 day T-Bill
0.32%	0.37%

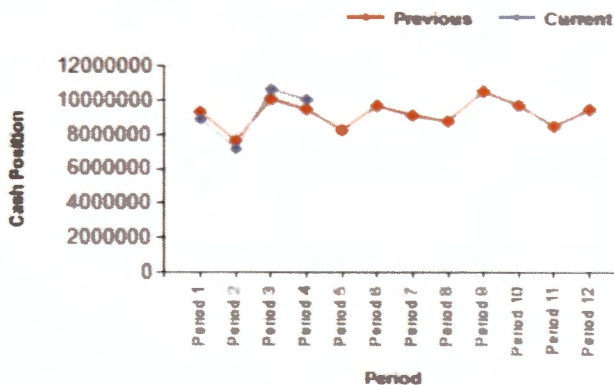
Pledged Collateral:			
FDIC	\$ 250,000.00	Year-To-Date Interest Earned	\$ 1,074.04
FMV	\$ 10,873,369.51		
<b>Total Collateral</b>	<b>\$ 11,123,369.51</b>		

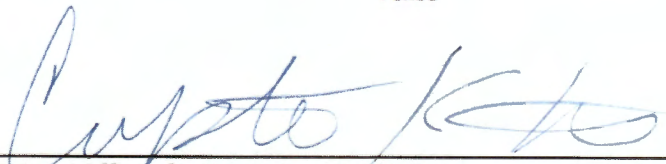
Collateral Over (Under) \$ 440,406.19 102% FMV Less FDIC per investment Policy

**Cash Position**

	<b>This Period</b>	<b>Current</b>	<b>Previous</b>	<b>Change</b>	<b>% Change</b>
<b>vs. Last Period</b>	\$ 10,077,924.00		\$ 10,682,963.00	\$ 605,039.00	5.66%
<b>vs. This Period Last Year</b>	\$ 10,077,924.00	\$ 9,504,686.00		\$ 573,238.00	6.03%

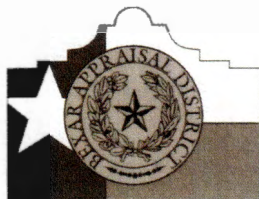
**Cash Position Detail**



Signed by:   
Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: August 2020 with UNTCPM



## Bexar Appraisal District

### Balance Sheet

As of 4/30/2022

	<u>February</u>	<u>March</u>	<u>April</u>
<b>ASSETS</b>			
Cash and Short Term Investments	\$7,189,711.70	\$10,682,963.32	\$10,077,924.43
Accounts Receivable	797,085.00	1,095,051.00	66,727.00
Prepaid Expenses	20,876.21	20,876.21	20,876.21
<b>Total Current Assets</b>	<b>8,007,672.91</b>	<b>11,798,890.53</b>	<b>10,165,527.64</b>
General Fixed Assets	4,179,893.20	4,179,893.20	4,179,893.20
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,149,711.79	1,149,711.79	1,149,711.79
<b>Total Non- Current Assets</b>	<b>11,079,144.12</b>	<b>11,079,144.12</b>	<b>11,079,144.12</b>
<b>Total Assets</b>	<b>19,086,817.03</b>	<b>22,878,034.65</b>	<b>21,244,671.76</b>
<b>LIABILITIES</b>			
Accounts Payable	118,817.55	191,985.57	188,757.13
<b>Total Current Liabilities</b>	<b>118,817.55</b>	<b>191,985.57</b>	<b>188,757.13</b>
Non-Current Sick & Vacation Accrual	1,149,711.79	1,149,711.79	1,149,711.79
<b>Total Liabilities</b>	<b>1,268,529.34</b>	<b>1,341,697.36</b>	<b>1,338,468.92</b>
<b>Equity</b>			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,179,893.20	4,179,893.20	4,179,893.20
General Restricted Reserve Fund	3,323,000.00	3,323,000.00	3,323,000.00
Designated - Digital Orthophotography	100,000.00	100,000.00	100,000.00
Designated - Litigation Expenses	350,000.00	350,000.00	350,000.00
Designated - Retirement Funding	104,999.00	104,999.00	104,999.00
Designated - Technology Reserve	125,000.00	125,000.00	125,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	270,000.00	270,000.00	187,482.00
Reserved for Building - Capital	900,000.00	900,000.00	900,000.00
Reserved for Building-Furniture	162,645.00	162,645.00	162,645.00
Reserved for Men's Restroom	250,000.00	250,000.00	250,000.00
Unreserved Funds	305,400.44	305,400.44	305,400.44
Net Profit/(Loss)	1,612,194.41	5,338,620.01	3,791,003.56
<b>Total Equity</b>	<b>17,796,301.18</b>	<b>21,522,726.78</b>	<b>19,892,592.33</b>
<b>Total Liabilities and Equity</b>	<b>19,064,830.52</b>	<b>22,864,424.14</b>	<b>21,231,061.25</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Four Months Ending 4/30/2022*

<b>TAXING UNITS</b>	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
Alamo Community College District	\$1,216,731	\$0	\$608,362	(50%)	\$608,369
City of Alamo Heights	30,651	0	15,326	(50%)	15,325
Alamo Heights ISD	394,553	0	197,275	(50%)	197,278
City of Balcones Heights	8,237	0	4,118	(50%)	4,119
Bexar County	2,236,481	0	1,118,233	(50%)	1,118,248
Bexar County Emer Serv Dist#1	5,245	0	2,622	(50%)	2,623
Bexar County Emer Serv Dist#2	45,986	0	22,993	(50%)	22,993
Bexar County Emer Serv Dist#3	27,753	0	13,876	(50%)	13,877
Bexar County Emer Serv Dist#5	7,750	0	3,875	(50%)	3,875
Bexar County Emer Serv Dist#6	4,904	0	2,452	(50%)	2,452
Bexar County Flood	193,648	0	96,823	(50%)	96,825
Bexar County Emer Serv Dist#7	17,330	0	8,666	(50%)	8,664
Bexar County Emer Serv Dist#8	5,747	0	2,874	(50%)	2,873
Bexar County Emer Serv Dist#4	8,122	0	4,062	(50%)	4,060
Bexar County Emer Serv Dist#10	6,823	0	3,412	(50%)	3,411
Boerne ISD	149,349	0	74,674	(50%)	74,675
Bexar County Emer Serv Dist#11	6,624	0	3,312	(50%)	3,312
Bexar County Emer Serv Dist#12	3,713	0	1,856	(50%)	1,857
City of Castle Hills	17,921	0	8,960	(50%)	8,961
City of China Grove	1,335	0	668	(50%)	667
Cibolo Canyon	27,983	0	13,992	(50%)	13,991
Comal ISD	182,065	0	91,032	(50%)	91,033
City of Converse	39,237	0	19,618	(50%)	19,619
Crosswinds at South Lake SID	775	0	388	(50%)	387
East Central ISD	246,850	0	123,425	(50%)	123,425
Edgewood ISD	101,223	0	50,611	(50%)	50,612
City of Elmendorf	2,879	0	1,440	(50%)	1,439
City of Fair Oaks Ranch	19,326	0	9,661	(50%)	9,665
Floresville ISD	100	0	51	(51%)	49
City of Grey Forest	235	0	118	(50%)	117
Harlandale ISD	135,435	0	67,717	(50%)	67,718
City of Helotes	18,980	0	9,490	(50%)	9,490
Hill Country Village	2,453	0	1,226	(50%)	1,227
Town of Hollywood Park	13,575	0	6,788	(50%)	6,787
Judson ISD	674,069	0	337,032	(50%)	337,037
City of Kirby	12,818	0	6,409	(50%)	6,409
City of Leon Valley	26,229	0	13,114	(50%)	13,115
City of Live Oak	29,401	0	14,700	(50%)	14,701
City of Lytle	23	0	12	(52%)	11
Medina Valley ISD	70,583	0	35,292	(50%)	35,291
Northeast ISD	2,566,210	0	1,283,096	(50%)	1,283,114
Northside ISD	3,704,081	0	1,852,028	(50%)	1,852,053
City of Olmos Park	13,778	0	6,888	(50%)	6,890
City of San Antonio	3,159,439	0	1,579,709	(50%)	1,579,730
San Antonio ISD	1,462,291	0	731,141	(50%)	731,150
San Antonio MUD #1	1,494	0	748	(50%)	746
San Antonio River Authority	159,760	0	79,880	(50%)	79,880
City of Sandy Oaks	2,176	0	1,088	(50%)	1,088

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Four Months Ending 4/30/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
City of Schertz	10,729	0	5,364	(50%)	5,365
Schertz-Cibolo-Univ City ISD	54,779	0	27,390	(50%)	27,389
City of Selma	7,677	0	3,838	(50%)	3,839
City of Shavano Park	17,340	0	8,670	(50%)	8,670
City of Somerset	3,476	0	1,738	(50%)	1,738
Somerset ISD	37,808	0	18,904	(50%)	18,904
South San Antonio ISD	133,230	0	66,615	(50%)	66,615
Southside ISD	114,894	0	57,446	(50%)	57,448
Southwest ISD	269,805	0	134,901	(50%)	134,904
City of St. Hedwig	3,503	0	1,752	(50%)	1,751
City of Terrell Hills	25,685	0	12,842	(50%)	12,843
Universal City	42,159	0	21,080	(50%)	21,079
University Health System	2,388,590	0	1,194,287	(50%)	1,194,303
Westside 211 SID	2,740	0	1,370	(50%)	1,370
City of Windcrest	15,298	0	7,648	(50%)	7,650
Clear Water Creek SID	9	0	4	(44%)	5
Gates SID	9	0	4	(44%)	5
Stolte Ranch SID	28	0	14	(50%)	14
Tally Road SID	8	0	4	(50%)	4
Westpoint SID	130	0	64	(49%)	66
<b>TOTAL TAX UNIT LEVY</b>	<b>20,190,268</b>	<b>0</b>	<b>10,095,068</b>	<b>50%</b>	<b>10,095,200</b>
Other Revenues	20,000	50,555	83,033	(415%)	(63,033)
Other Revenues - Information Systems	8,000	140	1,064	(13%)	6,936
Interest Revenues	20,000	244	1,074	(5%)	18,926
<b>TOTAL OTHER REVENUES</b>	<b>48,000</b>	<b>50,939</b>	<b>85,172</b>	<b>177%</b>	<b>(37,172)</b>
<b>TOTAL REVENUES COLLECTED</b>	<b>20,238,268</b>	<b>50,939</b>	<b>10,180,240</b>	<b>50%</b>	<b>10,058,028</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Four Months Ending 4/30/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
<b><u>OPERATING EXPENDITURES</u></b>					
Advertising Public Notices	60,000	17,745	24,781	41%	35,219
Auto Allowance	626,200	52,017	205,026	33%	421,174
Stipend	0	1,250	5,000	0	(5,000)
Copier Costs	39,921	2,684	11,408	29%	28,513
Copier, FAX, & Printer Supplies	51,950	1,600	11,634	22%	40,316
Employee Recognition/Awards	45,000	7,374	10,092	22%	34,908
Equipment Maintenance	1,050	0	0	0	1,050
Forms Creation	375,000	16,556	64,233	17%	310,767
General Insurance	35,000	0	51,292	147%	(16,292)
Map Production & Supplies	4,550	0	23	1%	4,527
Mileage Reimbursements	4,000	37	37	1%	3,963
Office Building Expense	250,000	12,882	47,322	19%	202,678
Offsite Storage	25,000	1,172	4,774	19%	20,226
Office Supplies	86,465	5,634	18,268	21%	68,197
Postage	661,700	(519)	364,589	55%	297,111
Professional Dues	21,247	1,455	7,879	37%	13,368
Publications	178,112	17,007	42,021	24%	136,091
Security	215,000	14,894	53,444	25%	161,556
Telephone	75,800	3,231	22,629	30%	53,171
Training	217,963	5,859	44,395	20%	173,568
Utilities	125,000	6,554	24,119	19%	100,881
Worker's Compensation	50,000	(1,171)	38,533	77%	11,467
Contingency	210,000	0	197,888	94%	12,112
<b>TOTAL OPERATING EXPENDITURES</b>	<b>3,358,958</b>	<b>166,261</b>	<b>1,249,386</b>	<b>37%</b>	<b>2,109,572</b>
<b><u>CAPITAL EXPENDITURES</u></b>					
<b>FURNITURE:</b>					
Executive Services	2,000	0	0	0	2,000
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	8,000	0	0	0	8,000
Residential	3,000	0	0	0	3,000
Commercial	3,500	0	0	0	3,500
Personal Property	2,000	0	0	0	2,000
<b>EQUIPMENT:</b>					
Information Services	92,000	4,895	32,235	35%	59,765
CAMA Hardware	10,000	0	0	0	10,000
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>121,500</b>	<b>4,895</b>	<b>32,235</b>	<b>27%</b>	<b>89,265</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Four Months Ending 4/30/2022*

	<b>2022 BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>YTD %</b>	<b>(OVER) UNDER</b>
<b><u>EMPLOYEE EXPENDITURES:</u></b>					
Salaries, Regular	9,315,737	737,812	2,937,897	32%	6,377,840
Salaries, Overtime	81,000	1,181	32,847	41%	48,153
Retirement	1,633,556	131,760	532,104	33%	1,101,452
Payroll Taxes	27,054	42	32,696	121%	(5,642)
Group Medical Insurance	1,461,718	102,238	359,790	25%	1,101,928
Life Insurance	58,558	4,619	18,349	31%	40,209
Medicare Taxes	146,142	11,510	45,293	31%	100,849
TCDRS Retiree COLA	250,000	0	0	0	250,000
Sick Leave Buy Back Fund	40,000	6,675	17,037	43%	22,963
Departure Contingency	40,000	15,405	15,493	39%	24,507
<b>TOTAL EMPLOYEE EXPENDITURES</b>	<b>13,053,765</b>	<b>1,011,242</b>	<b>3,991,507</b>	<b>31%</b>	<b>9,062,258</b>
<b><u>CONTRACT SERVICES:</u></b>					
Valuation Oil & Gas	38,000	9,467	18,933	50%	19,067
Valuation Telecommunications Accounts	32,000	13,525	13,525	42%	18,475
Accounting & Auditing	50,000	795	5,861	12%	44,139
Legal Services	1,000,000	72,766	236,162	24%	763,838
Consulting Studies	25,000	789	1,673	7%	23,327
Taxpayer Liasion Officer	22,400	471	2,823	13%	19,577
Contract Services Contingency	41,910	5,116	5,191	12%	36,719
Temporary Services	132,200	14,363	24,658	19%	107,542
<b>TOTAL CONTRACT SERV. EXP</b>	<b>1,341,510</b>	<b>117,292</b>	<b>308,826</b>	<b>23%</b>	<b>1,032,684</b>
<b><u>INFO. SYSTEMS EXPENDITURES</u></b>					
Leases	55,000	1,050	7,304	13%	47,696
Software Maintenance	366,300	18,440	138,124	38%	228,176
Hardware Maintenance	35,000	0	13,476	39%	21,524
IS Supplies	30,000	7,114	29,200	97%	800
IS Services	25,600	847	10,571	41%	15,029
<b>TOTAL INFO. SYSTEMS EXP.</b>	<b>511,900</b>	<b>27,451</b>	<b>198,675</b>	<b>39%</b>	<b>313,225</b>
<b><u>PROJECT EXPENDITURES:</u></b>					
Aerial Maps	240,000	0	58,500	24%	181,500
Homestead Audit /Outreach	10,000	0	0	0	10,000
Field Device Maintenance	165,094	3,674	134,111	81%	30,983
Server Infrastructure Upgrade	50,000	0	0	0	50,000
Technology Improvements	100,000	20,196	20,196	20%	79,804
CAMA Hardware	0	101,778	101,778	0	(101,778)
CAMA Software	470,116	119,160	238,320	51%	231,796
CAMA Enhancements	50,000	0	0	0	50,000
<b>TOTAL PROJECT EXPENDITURES</b>	<b>1,085,210</b>	<b>244,808</b>	<b>552,905</b>	<b>51%</b>	<b>532,305</b>
<b><u>OTHER EXPENDITURES:</u></b>					
Board of Directors Expenses	4,000	0	1,421	36%	2,579
Chief Appraiser Expense	8,000	545	2,216	28%	5,784
<b>TOTAL OTHER EXPENDITURES</b>	<b>12,000</b>	<b>545</b>	<b>3,637</b>	<b>30%</b>	<b>8,363</b>

**BEXAR APPRAISAL DISTRICT**  
*Summary of All Units*  
**Comparison of Budget and Actual Revenues**  
*For the Four Months Ending 4/30/2022*

	<u>2022</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
<b><u>A.R.B EXPENDITURES</u></b>					
Compensation	600,000	12,908	38,508	6%	561,493
Training	11,500	0	0	0	11,500
Postage	75,425	1,224	1,692	2%	73,733
Legal Services	65,000	11,931	11,931	18%	53,069
Contingency	1,500	0	0	0	1,500
<b>TOTAL A.R.B EXPENDITURES</b>	<b>753,425</b>	<b>26,062</b>	<b>52,130</b>	<b>7%</b>	<b>701,295</b>
<b>TOTAL EXPENDITURES</b>	<b>20,238,268</b>	<b>1,598,556</b>	<b>6,389,302</b>	<b>32%</b>	<b>13,848,966</b>
<b>REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>1,547,616</b>	<b>(3,790,938)</b>	<b>0</b>	<b>3,790,938</b>

**BEXAR APPRAISAL DISTRICT**  
**STATEMENT OF EXPENDITURES FOR**  
**DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)**  
**FOR THE MONTH ENDED April 30,2022**

		GENERAL RESTRICTED FUND	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 3,323,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 3,323,000.00

		DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 100,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 100,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 350,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 350,000.00

		DESIGNATED - BUILDING CAPITAL	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 900,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 900,000.00

		DESIGNATED - BUILDING FURNITURE	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 162,645.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 162,645.00

		DESIGNATED - Men's Restroom	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 250,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 250,000.00

		DESIGNATED - RETIREMENT FUNDING	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 104,999.00
	Retiree COLA		-
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 104,999.00

		DESIGNATED - TECHNOLOGY RESERVE	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 125,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 125,000.00

		DESIGNATED - Building Upgrades	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 143,630.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 143,630.00

		DESIGNATED - Roof Reserve	
DATE	PAYEE	PURPOSE	AMOUNT
13-Apr	JGA Roofing	Roof Replacment Deposit	(82,518.00)
30-Apr	Balance Forward		\$ 270,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 187,482.00

		DESIGNATED - Homestead Exemption/Outreach	
DATE	PAYEE	PURPOSE	AMOUNT
30-Apr	Balance Forward		\$ 220,000.00
	<b>ITEMIZED MONTHLY TOTAL</b>		-
	<b>ITEMIZED YTD TOTAL</b>		\$ 220,000.00

BEXAR APPRAISAL DISTRICT  
 Comparison of Current Year  
 Prior Year-Income Statement  
 For the Four Months Ending 4/30/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>TAXING UNITS</u></b>					
Alamo Community College District	\$1,216,731	\$608,362	\$562,716	\$0	\$0
City of Alamo Heights	30,651	15,326	15,248	0	0
Alamo Heights ISD	394,553	197,275	191,616	0	0
City of Balcones Heights	8,237	4,118	3,898	0	0
Bexar County	2,236,481	1,118,233	1,035,040	0	0
Bexar County Emer Serv Dist#1	5,245	2,622	2,346	0	0
Bexar County Emer Serv Dist#2	45,986	22,993	19,552	0	0
Bexar County Emer Serv Dist#3	27,753	13,876	13,032	0	0
Bexar County Emer Serv Dist#5	7,750	3,875	3,380	0	0
Bexar County Emer Serv Dist#6	4,904	2,452	2,930	0	0
Bexar County Flood	193,648	96,823	89,458	0	0
Bexar County Emer Serv Dist#7	17,330	8,666	7,968	0	0
Bexar County Emer Serv Dist#8	5,747	2,874	2,640	0	0
Bexar County Emer Serv Dist#4	8,122	4,062	3,836	0	0
Bexar County Emer Serv Dist#10	6,823	3,412	3,080	0	0
Boerne ISD	149,349	74,674	66,698	0	0
Bexar County Emer Serv Dist#11	6,624	3,312	2,908	0	0
Bexar County Emer Serv Dist#12	3,713	1,856	1,656	0	0
City of Castle Hills	17,921	8,960	8,034	0	0
City of China Grove	1,335	668	448	0	0
Cibolo Canyon	27,983	13,992	12,740	0	0
Comal ISD	182,065	91,032	83,456	0	0
City of Converse	39,237	19,618	17,746	0	0
Crosswinds at South Lake SID	775	388	90	0	0
East Central ISD	246,850	123,425	117,168	0	0
Edgewood ISD	101,223	50,611	44,414	0	0
City of Elmendorf	2,879	1,440	1,360	0	0
City of Fair Oaks Ranch	19,326	9,661	8,660	0	0
Floresville ISD	100	51	46	0	0
City of Grey Forest	235	118	112	0	0
Harlandale ISD	135,435	67,717	64,122	0	0
City of Helotes	18,980	9,490	9,050	0	0
Hill Country Village	2,453	1,226	1,180	0	0
Town of Hollywood Park	13,575	6,788	6,698	0	0
Judson ISD	674,069	337,032	321,088	0	0
City of Kirby	12,818	6,409	6,078	0	0
City of Leon Valley	26,229	13,114	12,326	0	0
City of Live Oak	29,401	14,700	13,246	0	0
City of Lytle	23	12	12	0	0
Medina Valley ISD	70,583	35,292	29,160	0	0
Northeast ISD	2,566,210	1,283,096	1,219,126	0	0
Northside ISD	3,704,081	1,852,028	1,721,508	0	0
City of Olmos Park	13,778	6,888	7,064	0	0
City of San Antonio	3,159,439	1,579,709	1,465,690	0	0
San Antonio ISD	1,462,291	731,141	684,234	0	0
San Antonio MUD #1	1,494	748	770	0	0

BEXAR APPRAISAL DISTRICT  
 Comparison of Current Year  
 Prior Year-Income Statement  
 For the Four Months Ending 4/30/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
San Antonio River Authority	159,760	79,880	73,632	0	0
City of Sandy Oaks	2,176	1,088	792	0	0
City of Schertz	10,729	5,364	4,656	0	0
Schertz-Cibolo-Univ City ISD	54,779	27,390	22,978	0	0
City of Selma	7,677	3,838	3,430	0	0
City of Shavano Park	17,340	8,670	8,252	0	0
City of Somerset	3,476	1,738	1,602	0	0
Somerset ISD	37,808	18,904	11,796	0	0
South San Antonio ISD	133,230	66,615	60,964	0	0
Southside ISD	114,894	57,446	54,806	0	0
Southwest ISD	269,805	134,901	126,752	0	0
City of St. Hedwig	3,503	1,752	1,492	0	0
City of Terrell Hills	25,685	12,842	12,752	0	0
Universal City	42,159	21,080	19,554	0	0
University Health System	2,388,590	1,194,287	1,101,604	0	0
Westside 211 SID	2,740	1,370	1,058	0	0
City of Windcrest	15,298	7,648	7,110	0	0
Clear Water Creek SID	9	4	4	0	0
Gates SID	9	4	4	0	0
Stolte Ranch SID	28	14	14	0	0
Tally Road SID	8	4	4	0	0
Westpoint SID	130	64	62	0	0
<b>TOTAL TAX UNIT LEVY</b>	<b>20,190,268</b>	<b>10,095,068</b>	<b>9,396,946</b>	<b>0</b>	<b>0</b>
Other Revenues	20,000	83,033	75,151	50,555	45,157
Other Revenues - Information Systems	8,000	1,064	1,226	140	731
Interest Revenues	20,000	1,074	1,320	244	386
<b>TOTAL OTHER REVENUES</b>	<b>48,000</b>	<b>85,172</b>	<b>77,696</b>	<b>50,939</b>	<b>46,274</b>
<b>TOTAL REVENUES COLLECTED</b>	<b>20,238,268</b>	<b>10,180,240</b>	<b>9,474,642</b>	<b>50,939</b>	<b>46,274</b>

**BEXAR APPRAISAL DISTRICT**  
*Comparison of Current Year*  
*Prior Year-Income Statement*  
 For the Four Months Ending 4/30/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>OPERATING EXPENDITURES</u></b>					
Advertising Public Notices	60,000	24,781	21,815	17,745	17,773
Auto Allowance	626,200	205,026	202,277	52,017	51,550
Stipend	0	5,000	4,333	1,250	1,083
Copier Costs	39,921	11,408	10,897	2,684	3,115
Copier, FAX, & Printer Supplies	51,950	11,634	12,035	1,600	3,085
Employee Recognition/Awards	45,000	10,092	7,819	7,374	4,500
Equipment Maintenance	1,050	0	0	0	0
Forms Creation	375,000	64,233	160,283	16,556	130,118
General Insurance	35,000	51,292	31,723	0	0
Map Production & Supplies	4,550	23	166	0	20
Mileage Reimbursements	4,000	37	76	37	36
Office Building Expense	250,000	47,322	38,598	12,882	10,637
Offsite Storage	25,000	4,774	6,558	1,172	1,387
Office Supplies	86,465	18,268	19,210	5,634	13,881
Postage	661,700	364,589	312,427	(519)	62,624
Professional Dues	21,247	7,879	7,086	1,455	365
Publications	178,112	42,021	46,607	17,007	23,465
Security	215,000	53,444	50,400	14,894	12,710
Telephone	75,800	22,629	18,930	3,231	4,977
Training	217,963	44,395	21,324	5,859	3,862
Utilities	125,000	24,119	26,571	6,554	7,774
Worker's Compensation	50,000	38,533	42,574	(1,171)	(50)
Contingency	210,000	197,888	199,417	0	0
<b>TOTAL OPERATING EXPENDITURES</b>	<b>3,358,958</b>	<b>1,249,386</b>	<b>1,241,126</b>	<b>166,261</b>	<b>352,913</b>
<b><u>CAPITAL EXPENDITURES</u></b>					
<b>FURNITURE:</b>					
Executive Services	2,000	0	0	0	0
Information Services	500	0	0	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	8,000	0	0	0	0
Residential	3,000	0	0	0	0
Commercial	3,500	0	0	0	0
Personal Property	2,000	0	0	0	0
<b>EQUIPMENT:</b>					
Information Services	92,000	32,235	98,938	4,895	(217)
CAMA Hardware	10,000	0	0	0	0
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>121,500</b>	<b>32,235</b>	<b>98,938</b>	<b>4,895</b>	<b>(217)</b>

BEXAR APPRAISAL DISTRICT  
Comparison of Current Year  
Prior Year-Income Statement  
For the Four Months Ending 4/30/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>EMPLOYEE EXPENDITURES:</u></b>					
Salaries, Regular	9,315,737	2,937,897	2,712,770	737,812	682,247
Salaries, Overtime	81,000	32,847	13,402	1,181	38
Retirement	1,633,556	532,104	475,479	131,760	109,139
Payroll Taxes	27,054	32,696	19,843	42	351
Group Medical Insurance	1,461,718	359,790	353,204	102,238	86,754
Life Insurance	58,558	18,349	17,421	4,619	4,319
Medicare Taxes	146,142	45,293	42,100	11,510	10,568
TCDRS Retiree COLA	250,000	0	0	0	0
Sick Leave Buy Back Fund	40,000	17,037	33,160	6,675	10,431
Departure Contingency	40,000	15,493	20,441	15,405	8,181
<b>TOTAL EMPLOYEE EXPENDITURES</b>	<b>13,053,765</b>	<b>3,991,507</b>	<b>3,687,820</b>	<b>1,011,242</b>	<b>912,028</b>
<b><u>CONTRACT SERVICES:</u></b>					
Valuation Oil & Gas	38,000	18,933	12,260	9,467	6,130
Valuation Telecommunications Accounts	32,000	13,525	15,775	13,525	15,775
Accounting & Auditing	50,000	5,861	30,445	795	20,777
Legal Services	1,000,000	236,162	275,284	72,766	59,636
Consulting Studies	25,000	1,673	1,875	789	764
Taxpayer Liason Officer	22,400	2,823	3,508	471	935
Contract Services Contingency	41,910	5,191	12,266	5,116	3,039
Temporary Services	132,200	24,658	15,596	14,363	11,449
<b>TOTAL CONTRACT SERV. EXP</b>	<b>1,341,510</b>	<b>308,826</b>	<b>367,008</b>	<b>117,292</b>	<b>118,506</b>
<b><u>INFO. SYSTEMS EXPENDITURES</u></b>					
Leases	55,000	7,304	2,100	1,050	1,050
Software Maintenance	366,300	138,124	115,042	18,440	2,487
Hardware Maintenance	35,000	13,476	19,564	0	0
IS Supplies	30,000	29,200	32,295	7,114	21,108
IS Services	25,600	10,571	2,179	847	633
<b>TOTAL INFO. SYSTEMS EXP.</b>	<b>511,900</b>	<b>198,675</b>	<b>171,181</b>	<b>27,451</b>	<b>25,278</b>
<b><u>PROJECT EXPENDITURES:</u></b>					
Aerial Maps	240,000	58,500	0	0	0
Homestead Audit /Outreach	10,000	0	0	0	0
Field Device Maintenance	165,094	134,111	130,704	3,674	3,344
Server Infrastructure Upgrade	50,000	0	0	0	0
Technology Improvements	100,000	20,196	0	20,196	0
CAMA Hardware	0	101,778	0	101,778	0
CAMA Software	470,116	238,320	222,603	119,160	111,301
CAMA Enhancements	50,000	0	49,529	0	0
<b>TOTAL PROJECT EXPENDITURES</b>	<b>1,085,210</b>	<b>552,905</b>	<b>402,836</b>	<b>244,808</b>	<b>114,645</b>
<b><u>OTHER EXPENDITURES:</u></b>					
Board of Directors Expenses	4,000	1,421	0	0	0
Chief Appraiser Expense	8,000	2,216	2,051	545	638
<b>TOTAL OTHER EXPENDITURES</b>	<b>12,000</b>	<b>3,637</b>	<b>2,051</b>	<b>545</b>	<b>638</b>

*BEXAR APPRAISAL DISTRICT  
Comparison of Current Year  
Prior Year-Income Statement  
For the Four Months Ending 4/30/2022*

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<b><u>A.R.B EXPENDITURES</u></b>					
Compensation	600,000	38,508	39,938	12,908	5,223
Training	11,500	0	2,750	0	0
Postage	75,425	1,692	2,989	1,224	2,194
Legal Services	65,000	11,931	315	11,931	0
Contingency	1,500	0	0	0	0
<b>TOTAL A.R.B EXPENDITURES</b>	<b>753,425</b>	<b>52,130</b>	<b>45,992</b>	<b>26,062</b>	<b>7,417</b>
<b>TOTAL EXPENDITURES</b>	<b>20,238,268</b>	<b>6,389,302</b>	<b>6,016,951</b>	<b>1,598,556</b>	<b>1,531,207</b>
<b>REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>(3,790,938)</b>	<b>(3,457,691)</b>	<b>1,547,616</b>	<b>1,484,933</b>

## Bexar Appraisal District 25.25B Report

Prop ID	Geo ID	Legal Description	Owner Name	Year	Sup Num	Sup Date	Code	Supp Action	Supp Description	Beginning Market	Beginning Appraised	Beginning Assessed	Corrected Market	Corrected Appraised	Corrected Assessed	Delete Date
114540	01370-002-0111	NCB 1370 BLK 2 LOT N 98 FT OF 11	TURNER JOSEPH SCOTT	2021	231	01/04/2022	2525B	Account Modified	OK-R Improvement #1 single story house was inadvertently double assessed on adjoining PIDS 114540 & 114541. Remove improvement #1 from PID 114540 for tax year 2021. 379-TSG, 340-TJA 339-RRS	\$186,730	\$186,730	\$186,730	\$144,630	\$144,630	\$144,630	

.....  
Milestone Years of Service  
.....

- 5 Years -     Cody Clark  
                  Roxanne Delgado Ibarra  
                  Leonard "Trey" Neely  
                  Alvira Pope
- 10 Years -    Destiny Arguello  
                  Lori Garcia
- 15 Years -    Melanie Addicks  
                  Nadia Cazares  
                  Jose Espinoza  
                  Debra Garansuay  
                  Gloria Gonzales Garcia  
                  Elizabeth Tambunga
- 20 Years -    Laura Cantu  
                  Joe Figueroa  
                  Eudelia Perez-Renteria
- 25 Years -    Yesica Antu-Sanchez
- 30 Years -    Eleazar Villanueva

**STAFF SUMMARY SHEET**

**ISSUE:** Chief appraiser's report

The board of directors will receive the following reports:

1. Community Outreach
2. Taxpayer Liaison
3. Appraisal Review Board Chair

## Community Outreach Report – 02/01 through 05/31/2022

**Date:** June 1, 2022

**To:** Board of Directors  
Michael Amezcuita, Chief Appraiser

**From:** Jennifer Rodriguez, Executive Assistant

	Program	Presenter	Topic
04/04/2022	Highland Hills Neighborhood Association Meeting	Michael Amezcuita, Rogelio Sandoval & Sarah Yanez	General appraisal, exemption and protest information
04/06/2022	Habitat for Humanity of San Antonio – Via Zoom	Marquesa Esparza	Taxpayer Rights, Remedies and Responsibilities: Exemptions (English)
04/07/2022	Business Personal Property Rendition Information & Assistance Sessions – Virtual	Jay Morales, Bernardo Ortegon, Amy Perez, Gabriela Reyes, Linda Rodriguez & Maribel Sena-Rodriguez	Information & assistance completing renditions
04/09/22	For What It's Worth With Mike Hermes – KTSA radio show	Michael Amezcuita	General appraisal and protest information
04/11/2022	Jefferson Neighborhood Association Meeting	Lisa Aguilar, Michael Amezcuita, Veronica Camacho, Andrea Lopez, Richard Rodriguez & Rogelio Sandoval	General appraisal, exemption and protest information
04/013/2022	Business Personal Property Rendition Information & Assistance Sessions – Virtual	Maria Gonzalez, Dylon Gomez, Jay Morales, Linda Rodriguez, Maribel Sena-Rodriguez, Kimberly Shaner & Eli Villanueva	Information & assistance completing renditions

04/14/2022	District 1 Property Tax Protest/Homestead Exemption Townhall	Michael Amezcuita, Virginia DelaO, Rogelio Sandoval & Sarah Yanez	Overview of the appraisal district and protest process, and general exemption information
04/16/2022	Property Tax Clinic District 2 & HECHO (Collaborative of community groups including: Texas Housers, My City is My Home & TRLA)	Rogelio Sandoval, Melanie Soto & Sarah Yanez	General appraisal, exemption and protest information
04/25/2022	San Antonio Board of Realtors Podcast	Michael Amezcuita	General appraisal and protest information
04/26/2022	Mission Del Lago Homeowner's Association Townhall	Lisa Aguilar, Michael Amezcuita, Austin Andrade, Gloria Arevalo, Anthony Cardenas, Monica Charo, Mary Encina, Andrea Lopez, Rogelio Sandoval, & Erich Strey	General appraisal, exemption and protest information
04/27/2022	District 9 Neighborhood Alliance	Tom Allison, Michael Amezcuita, Alberto Cavazos, Alexandra Martinez, Ruben Martinez, Rogelio Sandoval, Erich Strey & Sarah Yanez	General appraisal, exemption and protest information
04/30/2022	District 4 Property Tax Workshop	Michael Amezcuita, Lee Cantu, Mary Encina, Andrea Lopez, Rogelio Sandoval, Nancy Shaw, Erich Strey & Sarah Yanez	General appraisal, exemption and protest information
04/30/2022	District 5 State of Property Taxes in San Antonio – Panel Discussion & Clinic	Michael Amezcuita, Max Nombrano, Terry Santini, Nancy Shaw, Rogelio Sandoval & Sarah Yanez	General appraisal, exemption and protest information

05/02/2022	City of Windcrest Council Meeting	Michael Amezquita	General appraisal and protest information
05/03/2022	District 10 – Roseheart Roadshow	Austin Andrade, Jessica Ochoa, Richard Rodriguez, Rogelio Sandoval, Joyce Tamayo & Sarah Yanez	General appraisal, exemption and protest information
05/03/2022	Universal City Council Meeting	Michael Amezquita	General appraisal, exemption and protest information
05/09/222	The Source – Texas Public Radio	Michael Amezquita	General appraisal, exemption and protest information
05/05/2022	Spurs Sports & Entertainment Via Zoom	Rogelio Sandoval & Sarah Yanez	General appraisal, exemption and protest information
05/07/2022	San Antonio Historic Homeowner Fair	Omar Ayala, Marquesa Esparza, Christina Holstun, Andrea Lopez & Terry Santini	General appraisal, exemption and protest information
05/07/2022	Senator Jose Menendez, Representative Diego Bernal & Commissioner Tommy Calvert Property Tax Event	Michael Amezquita, Felipe Cavazos, Monica Charo, Gloria Ramirez, Richard Rodriguez, Rogelio Sandoval, & Sarah Yanez	General appraisal, exemption and protest information
05/09/2022	Kirby Senior Center	Michael Amezquita, Veronica Camacho, Clarissa Maldonado, Leslie Rodriguez & JP Rodriquez	General appraisal, exemption and protest information

05/10/2022	District 7 Property Tax Workshop	Michael Amezquita, Lee Cantu, Alexandra Martinez, Rogelio Sandoval, Tracy Tiller & Sarah Yanez	General appraisal, exemption and protest information
05/11/2022	On the Record – KLRN	Michael Amezquita	General appraisal, exemption and protest information
05/11/2022	SA Heron Q&A Event With Workshop	Lisa Aguilar, Mary Encina, Lucy Lopez, Monica McKenna, Roy Sandoval, Terry Santini, Joyce Tamayo & Melanie Soto	General appraisal, exemption and protest information
05/11/2022	Stone Oak Property Owners Association	Michael Amezquita, Alberto Cavazos, JP Rodriguez, Nancy Saldaña, Tracy Tiller, Nancy Shaw & Sarah Yanez	General appraisal, exemption and protest information
05/12/2022	District 2 Senior Center	Lisa Aguilar, Michael Amezquita, Omar Ayala, Alberto Cavazos, Virginia DelaO, Kathy Lefforge, JP Rodriguez & Rogelio Sandoval	General appraisal, exemption and protest information
05/14/22	For What It's Worth With Mike Hermes – KTSA radio show	Rogelio Sandoval	General appraisal and protest information
05/24/2022	Representative Barbara Gervin-Hawkins Virtual Power Breakfast	Rogelio Sandoval & Sarah Yanez	General appraisal, exemption and protest information

**STAFF SUMMARY SHEET**

**ISSUE:** Bids and Proposals

The chief appraiser will inform the board of the issuance of the following: Invitations for bid for janitorial services and restroom renovations, and request for proposal for group insurance.



**Bexar Appraisal District**

**Board of Directors  
Summary Report of Upcoming  
Bids, Contracts and Agreements**

DATE: 6/1/2022

**TYPE:**

- IFB - Invitation for Bid**
- RFP - Request for Proposal**
- Contract/Agreement**

**SERVICE/PRODUCT:**

Janitorial Services

**DESCRIPTION:**

Contract awarded annually to perform janitorial  
services for the District's building.

**PERIOD COVERED:**

January 1, 2023 - December 31, 2023

**CURRENT VENDOR:**

Unified Service Associates

**BUDGETED AMOUNT:**

\$65,000

**ORIGINATING DEPT.:**

Executive Services

**DATE OF BOARD APPROVAL:**

**REVIEWED/APPROVED BY:**

**Finance Director**

**Chief Appraiser**

*Cristina Khe*  
*[Signature]*



**Bexar Appraisal District**

**Board of Directors  
Summary Report of Upcoming  
Bids, Contracts and Agreements**

DATE: 6/1/2022

TYPE:

- IFB - Invitation for Bid**
- RFP - Request for Proposal**
- Contract/Agreement**

SERVICE/PRODUCT:

Men's 2nd Floor Restroom Renovation

DESCRIPTION:

Contract awarded to perform renovation  
to the men's 2nd floor restroom

PERIOD COVERED:

N/A

CURRENT VENDOR:

N/A

BUDGETED AMOUNT:

\$250,000

ORIGINATING DEPT.:

Executive Services

REVIEWED/APPROVED BY:

Finance Director

Chief Appraiser

Cynthia Kline  
Michael J. [Signature]

**STAFF SUMMARY SHEET**

**ISSUE:**        Audit Report

The district's auditors, Weaver and Tidwell L.L.P., will report to the board on the financial audit of Bexar Appraisal District as of December 31, 2021.

June 1, 2022

To the Board of Directors of  
Bexar Appraisal District

We have audited the financial statements of Bexar Appraisal District as of and for the year ended December 31, 2021, and have issued our report thereon dated June 1, 2022. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated April 4, 2022, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, as part of our audit, we considered the internal control of Bexar Appraisal District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

**Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

**Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

**Significant Risks Identified**

We have identified improper revenue recognition as a significant risk and tailored our auditing procedures to address this risk during the course of the audit.

The Board of Directors of  
Bexar Appraisal District  
June 1, 2022

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## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Bexar Appraisal District is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year ended December 31, 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on 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 markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are the net pension liability and other post-employment benefits (OPEB) liability.

Management's estimate of the net pension liability is based on a report prepared for Bexar Appraisal District by a Texas County and District Retirement System (TCDRS) consulting actuary in compliance with GASB 68. Management's estimate of the OPEB liability is based on a report prepared for Bexar Appraisal District by an independent consulting actuary in compliance with GASB 75. We evaluated the key factors and assumptions used to develop these estimates and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

### Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting Bexar Appraisal District's financial statements relate to the retirement plan and other post-employment benefits in Notes 4 and 5 to the financial statements.

## **Significant Unusual Transactions**

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. There were no significant unusual transactions identified as a result of our audit procedures.

## **Identified or Suspected Fraud**

For purposes of this communication, professional standards require us to communicate to you identified or suspected fraud during our audit. We did not encounter identified or suspected fraud during the course of the audit.

The Board of Directors of  
Bexar Appraisal District  
June 1, 2022

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### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. The attached schedule summarizes uncorrected financial statement misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Bexar Appraisal District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Circumstances that Affect the Form and Content of the Auditor's Report**

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. Our auditor's report includes additional paragraphs to describe the procedures performed for the following:

- Required supplementary information
- Supplementary information
- Other information included in the Annual Comprehensive Financial Report

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in a separate letter dated June 1, 2022.

The Board of Directors of  
Bexar Appraisal District  
June 1, 2022

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### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with Bexar Appraisal District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Bexar Appraisal District's auditors.

### **Other Information Included in the Annual Comprehensive Financial Report**

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in Bexar Appraisal District's annual comprehensive financial report, does not extend beyond the information identified in the annual comprehensive financial report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the other information and considered whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

### **Modification of the Auditor's Report**

Our auditor's report included the following modifications:

- Additional paragraphs for the following:
  - - Required supplementary information
    - Supplementary information
    - Other information included in the annual comprehensive financial report

This report is intended solely for the information and use of the Board of Directors and management of Bexar Appraisal District and is not intended to be and should not be used by anyone other than these specified parties.

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
June 1, 2022

The Board of Directors of  
 Bexar Appraisal District  
 June 1, 2022

Page 5

**Uncorrected Misstatements**

Account	Description	Debit	Credit
<b>Proposed Journal Entries</b>			
<b>Proposed Journal Entries JE # 3001</b>			
To record prepaid balance as of year end			
1400-00	Prepaid Expenses	123,583.00	
8510-03	Digital Orthophotography		123,583.00
<b>Total</b>		<b>123,583.00</b>	<b>123,583.00</b>
<b>Proposed Journal Entries JE # 3002</b>			
PBC Entry To Record Late Legal Invoices			
5900-01	Contingency	11,931.00	
2000-00	Accounts Payable		11,931.00
<b>Total</b>		<b>11,931.00</b>	<b>11,931.00</b>
	<b>Total Proposed Journal Entries</b>	<b>135,514.00</b>	<b>135,514.00</b>



# BEXAR APPRAISAL DISTRICT

MICHAEL A. AMEZQUITA  
Chief Appraiser

411 N. Frio, P.O. Box 830248  
San Antonio, TX 78283-0248  
Phone (210) 224-8511  
Fax (210) 242-2451

## BOARD OF DIRECTORS

CHERI BYROM-  
Chair  
TRISH DEBERRY  
Vice-Chair  
JON FISHER  
Secretary

ADRIANA ROCHA GARCIA -  
Councilwoman, District 4  
DAVE GANNON  
ALBERT URESTI, MPA

June 1, 2022

Weaver & Tidwell, LLP  
1601 S MoPac Expy Suite D250  
Austin, TX 78746

This representation letter is provided in connection with your audit of the financial statements of the governmental activities, the major fund and the aggregate remaining fund information of Bexar Appraisal District (the "District"), as of as of and for the year ended December 31, 2021, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, and results of operations of the various opinion units of the District in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information such that, in the light of surrounding circumstances, 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.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of June 1, 2022:

### Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 4, 2022, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of uncorrected misstatements summarized in the attached schedule and aggregated by you during the current engagement are immaterial, both individually and in the aggregate, to the applicable opinion units and to the financial statements as a whole.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
  - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
  - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
  - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.

- There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to the nonattest services, preparation of the financial statements and notes, we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the result of the service performed; and
  - Established and maintained internal controls, including monitoring ongoing activities.

**Information Provided**

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit;
  - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
  - A written acknowledgement of all the documents that we expect to issue that will be included in the annual report and the planned timing and method of issuance of that annual report;
  - A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
- The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

- We have disclosed to you the identity of all the entity's related parties and the nature of all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
  - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

- We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances.

### **Supplementary Information in Relation to the Financial Statements as a Whole**

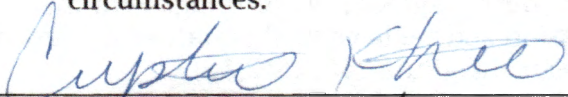
With respect to the supplementary information accompanying the financial statements:

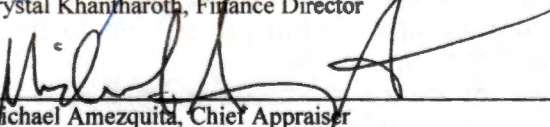
- We acknowledge our responsibility for the presentation of the supplementary information in accordance with accounting principles generally accepted in the United States of America.
- We believe the supplementary information, including its form and content, is measured and fairly presented in accordance with accounting principles generally accepted in the United States of America.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We acknowledge our responsibility to include the auditor's report on the supplementary information in any document containing the supplementary information that indicates the auditor reported on such supplementary information.
- We acknowledge our responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the entity of the supplementary information and the auditor's report thereon.

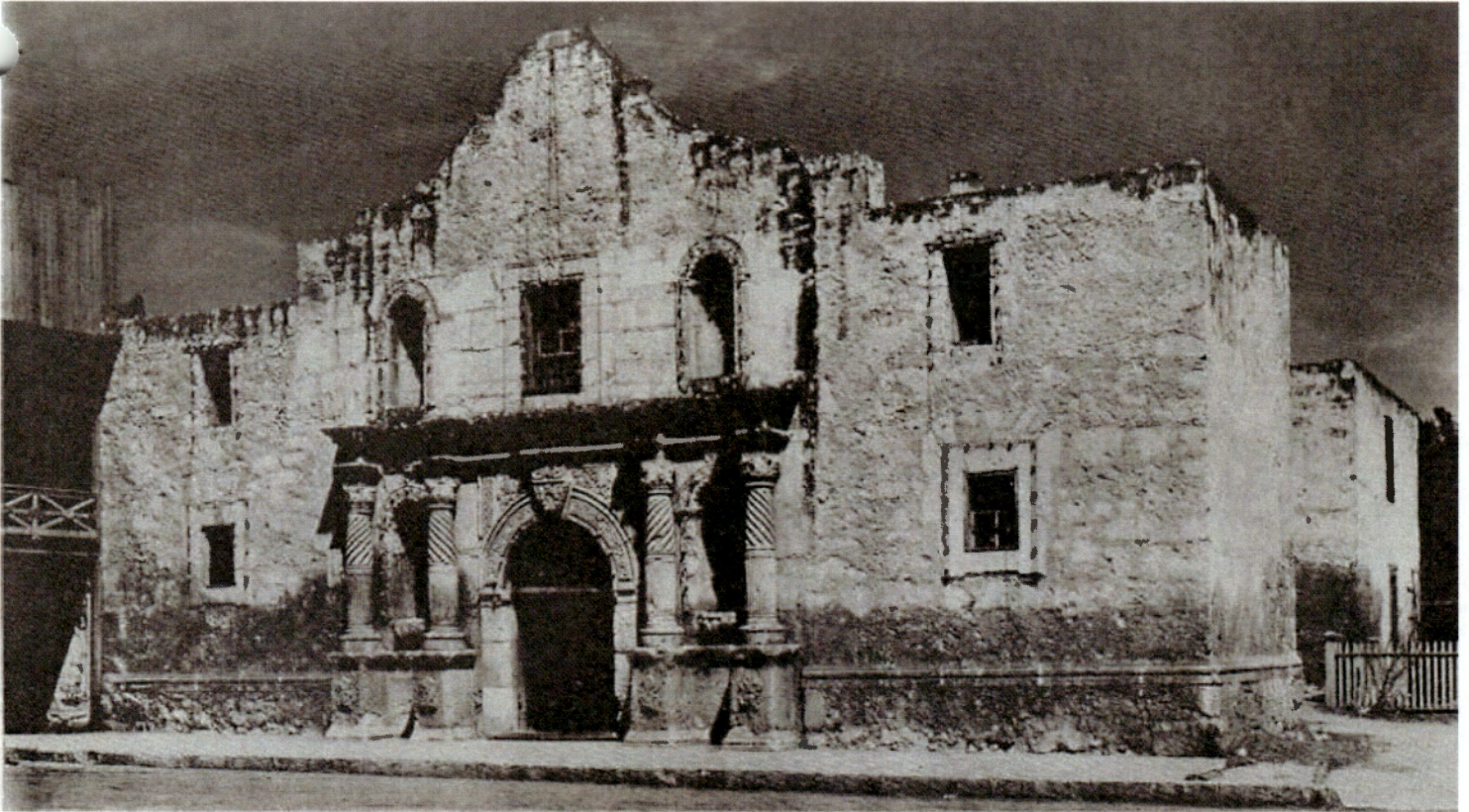
### **Required Supplementary Information**

With respect to the required pension and OPEB supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the pension and OPEB supplementary information in accordance with GASB-68 and GASB 75.
- We believe the pension and OPEB supplementary information, including its form and content, is measured and fairly presented in accordance with GASB-68 and GASB 75.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe the amounts and interpretations underlying the measurement or presentation of the pension and OPEB supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

  
\_\_\_\_\_  
Crystal Khantharoth, Finance Director

  
\_\_\_\_\_  
Michael Amezcua, Chief Appraiser



# **Bexar Appraisal District San Antonio, Texas**

Annual Comprehensive  
Financial Report

For the Fiscal Year Ended  
December 31, 2021



Prepared by:  
Bexar Appraisal District  
Finance Department



**Bexar Appraisal District**  
 San Antonio, Texas  
 Annual Comprehensive Financial Report  
 For the Fiscal Year Ended December 31, 2021  
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**Bexar Appraisal District**  
San Antonio, Texas  
Annual Comprehensive Financial Report  
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# **Introductory Section**





# BEXAR APPRAISAL DISTRICT

Michael A. Arnezquita  
Chief Appraiser

411 N. Frio, P.O. Box 830248  
San Antonio, TX 78283-0248  
Phone (210) 224-8511  
Fax (210) 242-2451

BOARD OF DIRECTORS

CHERI BYROM-  
Chair

TRISH DEBERRY  
Vice-Chair

JON FISHER  
Secretary

ADRIANA ROCHA GARCIA -  
Councilwoman, District 4

DAVE GANNON

ALBERT URESTI, MPA

## OFFICE OF THE CHIEF APPRAISER

June 1, 2022

Presiding Officer of Bexar County Taxing Units  
and Members of the Board of Directors  
Bexar Appraisal District

The Annual Comprehensive Financial Report of the Bexar Appraisal District (District) for the year ended December 31, 2021, is hereby submitted. This report has been prepared pursuant to Section 6.063, Texas Tax Code, which requires an audit of the financial affairs of an appraisal district by an independent certified public accountant.

## THE REPORT

In 1999, the Governmental Accounting Standards Board issued GASB Statement No. 34, Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments. This statement establishes new requirements for the annual financial reports of state and local governments. It was developed to provide additional information about the fiscal health of the government and to make the annual reports more comprehensive and easier to understand and use. GASB Statement No. 34 requires that governments comparable to the district implement the new reporting model by fiscal year 2003.

This report consists of management’s representations concerning the finances of the district. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the district has established a comprehensive internal control framework that is designed to both protect the district’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the district’s financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the district’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The independent certified public accounting firm of Weaver has audited the financial statements and related notes. The goal of the independent audit was to provide reasonable assurance that the district’s financial statements for the fiscal year ended December 31, 2021, are free of material misstatement. The

independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the district's financial statements for the fiscal year ended December 31, 2021, are fairly presented in conformity with GAAP. The independent auditors report is presented as the first component of the financial section of this report.

## **THE DISTRICT AND ITS SERVICES**

The Bexar Appraisal District is a political subdivision of the State of Texas established in 1980, following the codification of property tax laws by the 66<sup>th</sup> Texas Legislature in 1979. The 1979 codification established one appraisal district in each of the state's 254 counties for the purpose of discovering and appraising property for ad valorem tax purposes for each tax unit within the boundaries of that appraisal district. The District, the fourth largest in the state, serves 68 taxing units.

### **Board of Directors**

The District is governed by a five-member board of directors. Five directors are appointed by the taxing units within the county. The sixth member is the county tax assessor-collector and serves as a nonvoting director if not appointed by the taxing units.

The board of directors has policy-making authority; appoints the chief appraiser who is administrator of the district, the taxpayer liaison officer, and the officers of the appraisal review board; has primary responsibility for fiscal matters, including approval of major contracts; selection of auditors; and adoption of the annual budget.

### **Purpose**

The primary purpose and responsibility of the district is to provide to the taxing units and property owners within its boundaries fair and equitable appraisal of property subject to ad valorem taxation.

In Texas, property tax is the primary source of funding for local governmental units (school districts, cities, counties, junior college districts, and other special districts). Property taxes pay much of the cost of public schools, police and fire protection, courts, health services, streets, water and sewage, parks, and most other local government activities. The Bexar Appraisal District does not determine how much each of these local governments will spend to provide services, nor does it set their tax rates. Each local government adopts its own budget, then sets a tax rate that will generate the amount of money required to pay for its services. The district provides each local government with a list of its taxable property, together with the January 1<sup>st</sup> value of each property and appropriate exemptions. The appraisals serve to allocate the tax burden among all property owners on an equitable basis, based upon market value.

## **Departmental Functions**

The Office of the Chief Appraiser is primarily responsible for the overall planning, organizing, staffing, and controlling district operations as required by the Texas Property Tax Code. The Customer Information and Assistance Department provides support functions relating to exemptions and customer service to property owners and also coordinates all hearings, maintains records of those hearings, organizes the mailing of property notices to taxpayers, and coordinates postal services. The Residential, Commercial, and Personal Property Departments are responsible for the valuation of all property accounts. The Information Systems Department maintains the district's data processing facility, local area networks, software applications, and records management. The Geographical Information Systems Department is responsible for the mapping function and deed maintenance for all properties within the district. The Executive Services Department is responsible for the business support functions including human resources, budget, finance, employee benefits, purchasing, fixed assets, facilities, and litigation coordination.

## **Budget**

The district uses a detailed line item budget. Department managers submit their budget recommendations to the chief appraiser in March. Section 6.06 of the Texas Property Tax Code requires the chief appraiser to formulate his proposed budget and submit it to the board of directors and presiding officers of the taxing units prior to June 15. The statute also provides that the board of directors publish a ¼ page advertisement on the budget, conduct a public hearing, and finally adopt a budget before September 15. Texas law also provides that each of the 68 taxing units entitled to vote on the appointment of board members be required to maintain a copy of the proposed budget for public inspection at its principal administrative office.

The taxing units participating in the appraisal district fund the district. The annual allocation to the taxing units is based upon the proportion of each taxing unit's property tax levy bears to the sum of the tax levies of all participating taxing units. Taxing units pay their share quarterly with the first quarter due by December 31 of the year before the budget takes effect. The taxing units paid approximately 0.45% of their property tax levy for appraisal district services in 2021.

The chief appraiser may transfer budgeted amounts among departments or line items; however, supplemental appropriations require the approval of the board of directors and notification to the taxing units. Actual expenditures may not legally exceed appropriations at the fund level.

The board of directors adopted a 2021 expenditure budget of \$18,841,893 on September 2, 2020. This amount represented a 0.56% decrease from the 2020 budget. Taxing unit funding decreased from \$18,890,050 to 18,793,892 for 2021.

## MAJOR ACTIVITIES DURING 2021 AND FORECAST FOR 2022

The District’s activities for the previous twelve months led up to the major event of certification of the appraisal roll. The appraisal roll was initially certified on July 25, 2021 with 4.26% of the value in the District remaining under protest. State law requires that districts of our size may certify the appraisal roll if not more than 10% of the total value remain in unresolved property owner protests at the time the records are approved. The appraised value for properties within the Bexar Appraisal District’s jurisdiction, totaled \$221,087,460,512 resulting in a 5.40% increase over the 2020 roll.

### Comparison of Appraised Values to Previous Years

BEXAR APPRAISAL DISTRICT APPRAISED VALUES			
2021		2020	
Number of Accounts	Appraised Value	Number of Accounts	Appraised Value
721,056	\$221,087,460,512	706,199	\$209,754,304,301

Source: Bexar Appraisal District 2021 and 2020 Certified Totals Report (internal)

*Note: For land which is valued using productivity valuation methodology, such as agricultural and timber use, the productivity value of the land is included as the appraised value of the parcel. Market value of the land subject to productivity value is omitted from the appraised value. The actual number of parcels appraised by the District can be more than the number of accounts listed above due to the entity apportionment of certain properties.*

## 2021 ECONOMIC CONDITION AND OUTLOOK

### RESIDENTIAL REAL ESTATE MARKET

The residential real estate market experienced some of the strongest gains seen in decades as increasing demand for homeownership coupled with historically low interest rates faced a decade-long housing shortage. Dynamic market conditions spurred by the ongoing pandemic led to record-breaking home price growth as buyers competed for the limited supply of homes. The San Antonio Board of Realtors (SABOR) housing market research and statistics for 2021 reported that home sales totaled approximately 40,870 and that the average and median sale prices reached new highs of \$336,296 and \$284,900 respectively. This represents a 6 percent increase in sales volume, 15.6 percent in average price and a 14.4 percent increase in median price. The metro area residential real estate market has now seen its tenth consecutive year of value growth. Home sales price distribution for 2021 indicates that 16.1 percent of the homes sold were priced under \$200,000, 71.2 percent of the homes sold were in the \$200,000 to \$500,000 category; and 12.6 percent accounted for those homes priced over \$500,000.

New home construction for the San Antonio MSA also continued its upward momentum in 2021. Despite the challenge's builders faced with navigating pandemic-related supply disruptions, increased material prices and skilled labor constraints, the Texas Real Estate Research Center reports that new single-family home permits increased 30% year over year to 13,910. Nationally, the U.S. Department of Housing and Urban Development reported that the median price for a new single-family home eclipsed \$400,000 for the first-time back in July 2021 and continued to rise through the second half of the year. Locally the median price for a new single-family home was up approximately 9% at just over \$286,000 while the average price increased to over \$300,000 for the first time. As demand for new housing put upward pressure on prices, so too did building material costs. The National Association of Home Builders reported a year over year increase in building material costs of over 20 percent led by softwood lumber and paint. Locally, those pricing pressures have reduced the builder's ability to economically produce affordable homes in the under \$250,000 category. The price ranges now seeing the most growth in annual starts per year are in the \$250-300k and \$300-400k categories. Development activity continues to favor the western portions of the county where land (lot inventory) is more readily available.

The outlook for the upcoming year is clouded with uncertainty as inflation and geopolitical concerns dominate the headlines. Expectations are that the broader economy will continue to grow but at a decelerated pace as compared to the prior 18 months. Labor and supply-chain issues will continue to be elevated concerns as supply is not meeting current demand. Locally, the San Antonio metro real estate area anticipates another year of growth through 2022 characterized by strong demand and historically low inventory levels. Demand will continue to be driven by demographic factors such as a growing Millennial group entering into their house formation stage and migration from out of state. Low inventory levels will persist as new home construction struggles to keep pace, and the volume of existing homes listed for sale fail to meet the growing demand. Another factor putting upward pressure on affordability in the upcoming year is the expectation that mortgage rates will increase as the Federal Reserve combats inflationary pressures by increasing the federal funds rate more aggressively. While increasing prices along with rising interest rates pose a potential barrier for continued growth, it might act as a counterweight by rebalancing the market conditions allowing prices to moderate and inventory levels to rebound brining about a more stable rate of growth. Despite these mounting pressures, San Antonio still ranks among the state's most affordable major metros.

## **COMMERCIAL REAL ESTATE MARKET**

### **OFFICE MARKET OVERVIEW**

The Bexar County office market remains comparatively steady, while overall appears to be in rather good shape when compared to other major markets. Unlike other markets, Bexar County has not experienced wide-spread demand losses or rapidly increasing sublease space, keeping occupancy in a decade-long rather tight range. This is likely attributable to San Antonio's economy being driven by defense, tourism, healthcare, energy, financial and office service support sectors, an economic base which tends to fare relatively well during recessions.

While the San Antonio market experienced a 2020 slowdown in office trading and a slow start to 2021, activity picked up throughout the year and finished strong equaling 2019 sales volume. Indications are that 2022 will continue to see transactions smaller in size but increasing in sale price per square foot. The San Antonio office market has weathered the pandemic better than other large MSA's. According to CoStar and the National Association of Realtors, San Antonio has seen the 2<sup>nd</sup> most growth of major cities in terms of growth in office-using jobs across the country since the beginning of the pandemic. Indications

for 2022 are overall steady rental rates with increases based on class, quality and location, and projected rental rate increases over the next couple years to offset any losses during the pandemic, while vacancy has experienced a slight uptick.

Increased vacancy and available space on the sublease market is anticipated, primarily due to delivery of new office product and continued telecommuting and working from home instead of going into the office on a daily basis. Construction supply and demand could potentially stall rent growth; however, San Antonio has typically outperformed the national benchmark. It is unclear whether working from home will reduce demand for office space in the long term, or if organizations will need additional space to accommodate social distancing in the workplace.

According to CoStar, total office inventory stands at 87,051,413 sf, after nearly 761,000 sf of office product was delivered in 2021. This increase is largely due to delivery of large office projects, which, much like delivery of the Frost Tower in 2020, were delivered mostly pre-leased. Transaction activity has slowed somewhat, while the typical square footage of those transactions has decreased. This may be attributed to the uncertainty of the coming year, increases in organizations working from home, and other factors.

Although Bexar County continues to experience a new construction boom, most new supply consists of smaller buildings often around 100,000 square feet. San Antonio's Central Business District (CBD) is experiencing a facelift. Entering the second decade of former Mayor Julian Castro's "Decade of Downtown" initiative, the CBD has been transformed with new office, residential, hotel, retail, arts and entertainment projects. Nearly two-thirds of the CBD office inventory was built before 1960, with nearly one-third of the office inventory built during a construction boom in the 1980's.

Growth continues in and around the lower Broadway/Midtown corridor and The Pearl, located just north of the CBD. Recently completed office projects experiencing leases exceeding 20,000 square feet include the Oxbow/Pearl Office Tower, the Soto, and The Light Building. Outside of the CBD and The Pearl, there has been significant two-fold tenant movement due to much of the stock being 1980's vintage, with few modern, efficient buildings. Many tenants are showing preference for the newer 4 & 5-Star spaces across the metro, leading to strong performance in rents in the 4- and 5-Star spaces, while conversely, many investors see opportunity in purchasing and renovating the older properties to their liking and preferences.

#### **NOTE REGARDING SOURCES:**

This summary report relies on several sources to describe the Bexar County office market. Statistics and data obtained from CoStar, Transwestern, CBRE, JLL Research, Marcus & Millichap and others may use different methodologies to indicate current market conditions. The methodology differences may include geographic area, building size, or type of occupant. Regardless of the methodologies used, each source is considered an excellent indicator of conditions in the office market.

## 2021 TOP DELIVERIES



**Oxbow Project – Pearl Office Towers**  
Approx. 340,000 SF  
Completed Summer 2021  
Almost fully leased prior to completion  
Primary tenants include Credit Human,  
Bank of America, and CBRE



**Dept. Of Veteran Affairs Hospital -Westover Hills**  
236,595 SF hospital  
Completed late 2021  
Overall development cost: \$59 million

## NOTABLE NEW CONSTRUCTION PROJECTS:

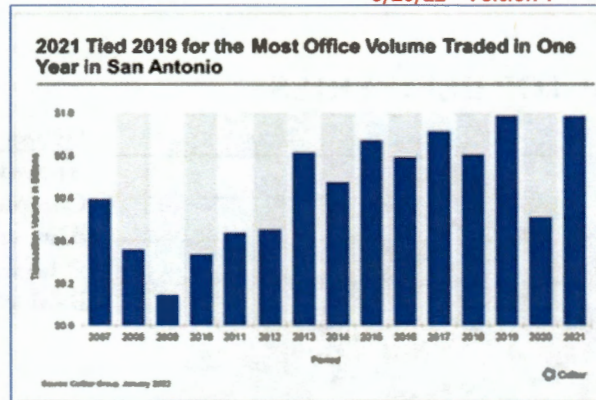
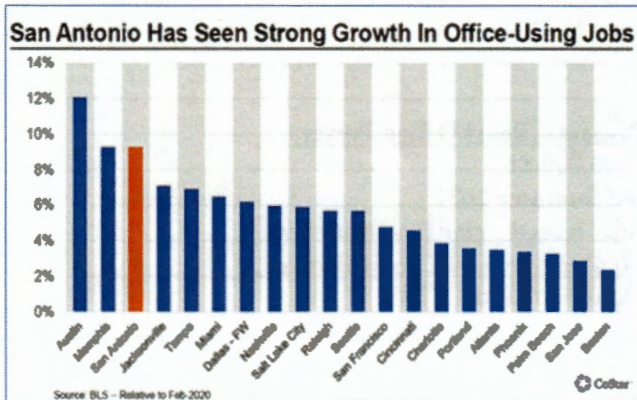


**Jefferson Bank Headquarters**  
Project consists of a 13-story corporate campus-anchored mixed-use development to include office space, five level parking garage, and ground floor retail.  
Total project size: 280,000 square feet.  
Located on the Broadway/Midtown corridor.  
Project start: November, estimated completion July 2022  
Overall development cost: \$62 million



**North Rim Corporate Campus – Fasken Oil and Ranch**  
Project consists of a corporate campus-anchored mixed-use development to include four office buildings totaling over 550,000 SF, multi-level parking garages, and three free-standing restaurants totaling 14,000 SF.  
Project start: December 2020, est. completion Spring 2022  
Overall development cost: \$235 million

CoStar reports 2021 office sale volume tied the record pre-pandemic 2019 volume as the most office traded in San Antonio history, indicating a positive outlook for 2022. Real Capital Analytics data reports sales volume for 2021 was \$711 million compared to full year 2020 at \$401 million, a 77% increase. Sale prices for office product have increased or remained relatively stable depending on office use, quality, and location.

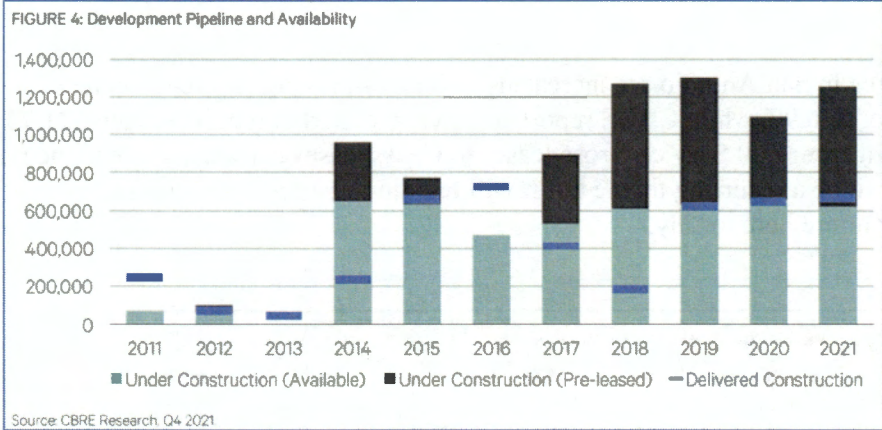


PID	Use	Situs	Sub-Market	Year Built	NRA	Sale Date	Sale Price
657125	400	5800 NORTHWEST PKWY	NW	1999	190,762	11/30/2021	\$ 32,200,000
562064	400	10931 LAUREATE DR	NW	1989	89,298	5/26/2021	\$ 23,900,000
1189685	404	146 NAVARRO BLVD	CBD	1968	97,280	2/5/2021	\$ 22,250,000
993080	400	11603 CROSSWINDS WAY	NE	2001	104,081	6/24/2021	\$ 19,700,000
110967	400	145 NAVARRO ST	CBD	1926	201,805	12/20/2021	\$ 19,000,000
993845	400	6203 FARINON DR	NW	2004	80,431	4/8/2021	\$ 14,400,000
501659-B	400	2700 E LOOP 410	NE	1983	131,997	4/26/2021	\$ 13,250,000
655204	400	11550 W INTERSTATE 10	NW	1985	93,540	8/24/2021	\$ 12,700,000
1048181	400	5727 FARINON DR	NW	1983	51,484	2/26/2021	\$ 10,500,000
537233	400	2391 NE LOOP 410	NW	1982	85,368	1/19/2021	\$ 9,520,000

**NEW CONSTRUCTION:**

According to CoStar, the total inventory of office product under construction totals 1,641,000/sf with a 61.1% pre-leased rate. According to CBRE, utilizing a smaller geographic area, San Antonio office under construction ended 2021 with 1,254,576 million sq. ft. underway with 50.7% already pre-leased. Additionally, over 3.8 million sq. ft. of new office space is in proposal stage. As of the date of this report, Transwestern has yet to release its year ending 2021 or 2022 office market forecast reports.

Construction									
San Antonio Office									
SUBMARKET CONSTRUCTION									
No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Far Northwest	3	558	558	100%	1	15,595	185,929	1
2	Northeast	7	410	178	43.4%	5	18,961	58,532	3
3	Far North Central	2	156	47	30.3%	6	25,717	78,000	2
4	North Central	16	154	143	92.8%	3	17,861	9,655	8
5	Far West	6	130	2	1.5%	9	47,258	21,587	7
6	Northwest	4	122	8	6.8%	8	26,735	30,485	5
7	CBD	1	46	46	100%	1	32,450	45,960	4
8	Cornal County	5	43	8	19.2%	7	6,458	8,544	9
9	Guadalupe County	1	23	13	56.4%	4	7,242	22,944	6
10	Atascosa County	0	-	-	-	-	6,255	-	-
	All Other	0	-	-	-	-	8,058	-	-
<b>Totals</b>		<b>45</b>	<b>1,641</b>	<b>1,003</b>	<b>61.1%</b>		<b>19,040</b>	<b>36,468</b>	

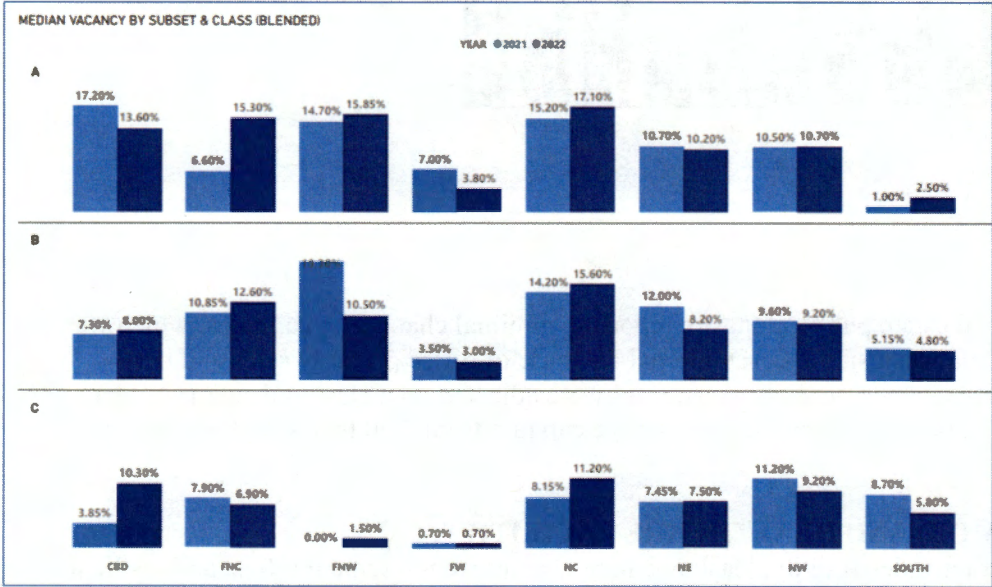


**VACANCY & ABSORPTION:**

San Antonio’s office vacancy stands at 9.6% per CoStar, and has fluctuated between 8% and 11% since 2008. While the vacancy rate has ticked up slightly during the pandemic, most of the leases have been for smaller spaces and shorter terms, which may pave the way for pent-up demand to release in the future.

San Antonio’s office vacancy stands at 9.6% per CoStar, and has fluctuated

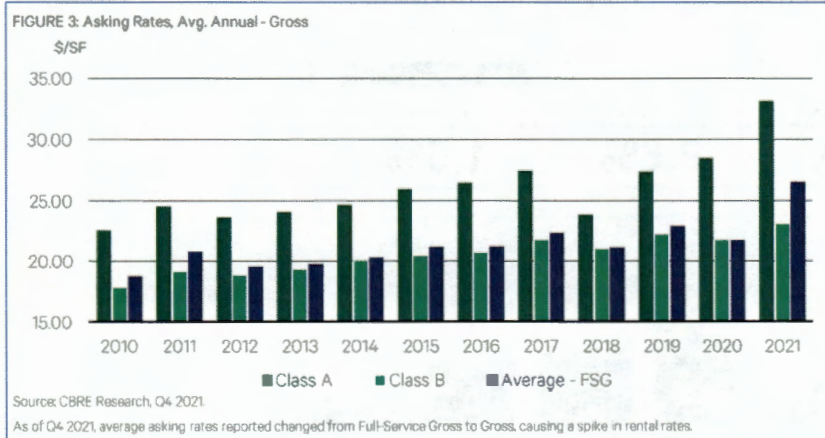
Overview			
San Antonio Office			
12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
<b>761K</b>	<b>837K</b>	<b>9.6%</b>	<b>1.5%</b>



## RENTAL RATES:

Asking rents for office space in San Antonio are increasing, with Costar reporting rents increasing 1.5% to an average market rent of \$26.97, while CBRE reports the average market rent rose from \$21.73 to \$26.54/sf, noting that a shift from Full Service Gross leases to Gross leases caused a spike in the rental rates. Concessions appear to be a recurring theme but it will remain to be seen whether these adjustments are temporary or are here to stay.

KEY INDICATORS							
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	27,298,514	9.5%	\$32.65	13.3%	(93,679)	0	1,395,289
3 Star	38,699,889	10.6%	\$25.13	15.1%	(112,905)	0	245,785
1 & 2 Star	21,053,010	7.8%	\$22.62	9.7%	35,653	0	0
<b>Market</b>	<b>87,051,413</b>	<b>9.6%</b>	<b>\$26.97</b>	<b>13.2%</b>	<b>(170,931)</b>	<b>0</b>	<b>1,641,074</b>
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.2%	9.5%	9.3%	10.8%	2012 Q3	7.7%	2008 Q2
Net Absorption SF	837K	1,220,774	964,323	3,970,535	2007 Q4	124,830	2021 Q1
Deliveries SF	761K	1,458,159	1,047,757	3,900,416	2007 Q4	631,814	2010 Q4
Rent Growth	1.5%	2.7%	2.8%	8.2%	2006 Q3	-2.4%	2010 Q1
Sales Volume	\$167M	\$235M	N/A	\$483.3M	2019 Q3	\$26.8M	2006 Q2



## CAP RATES:

Numerous commercial real estate publications are reporting minimal changes in cap rates, which was confirmed with cap rate analysis using BCAD internal database of office property sales and net operating incomes. Where deemed necessary, cap rates were adjusted on a class and submarket basis, resulting in an overall 13 basis point reduction in average cap rate from 7.60 to 7.47% for all office property.

## MEDICAL OFFICE (MOB) AND HEALTHCARE FACILITIES:

In the medical office market, sales activity, leasing, and new construction remain robust and resilient, with consecutive quarters of positive net absorption. Sales volume and rental rates continue to increase year over year, while vacancy and cap rates are down slightly. This may be due to medical office being viewed as recession proof and a “safe haven” for investors. The uncertainty caused by the Covid-19 pandemic seen in other real estate classes, such as retail and hospitality, is increasing investor interest in

the stability of healthcare real estate space. Several notable medical office projects under development include UT Health Park West and Methodist Hospital Westover Hills.

**NOTABLE 2021 MEDICAL / HEALTHCARE SALES w/ CAP RATES:**

PID	Use	Class	DBA	Year Built	NRA	Sale Date	Sale Price	Sale \$/SF	Cap Rate
1309736	430	A1	VETERAN'S ADMINISTRATION H	2019	240,000	12/28/2021	\$ 113,407,000	\$ 472.53	
612447	410	A1	SONTERRA MEDICAL PARK I, II,	2002	116,876	12/10/2021	\$ 42,300,000	\$ 361.92	5.00%
1195408	415	A1	3 SURGICAL CENTER PORTFOLI	2016	54,969	5/19/2021	\$ 40,000,000	\$ 727.68	5.85%
1202502	410	A1	WESTOVER TOWN CENTER	2013	45,000	4/29/2021	\$ 13,600,000	\$ 302.22	6.82%
1230667	410	A1	WESTOVER HILLS MEDICAL OFF	2019	29,375	4/26/2021	\$ 10,300,000	\$ 350.64	
661646	410	A1	STONE OAK PROFESSIONAL BLE	2004	22,380	12/29/2021	\$ 6,100,000	\$ 272.56	5.00%
1006969	410	A1	FAMILY MEDICINE/URGENT CAI	2017	11,955	11/18/2021	\$ 4,470,000	\$ 373.90	7.60%
420914	410	A1	SONIC HEALTHCARE	2003	9,313	8/13/2021	\$ 3,125,000	\$ 335.55	
1179579	410	A1	WESTOVER MEDICAL PLAZA	2013	10,080	1/26/2021	\$ 2,900,000	\$ 287.70	6.72%
1119684	411	A2	M & M ORTHODONTICS - BRAL	2008	10,255	3/29/2021	\$ 2,500,000	\$ 243.78	

**RETAIL MARKET OVERVIEW**

Outlook for 2022: The Outlook for the San Antonio retail market for 2022 calls for a steady increase in overall occupancy and an increase in new construction as large-format anchors such as H-E-B and Floor & Décor are completed. The retail market is further supported by San Antonio’s healthy economy, which reports strong housing starts and population growth that outpaces both Texas and the nation with a 20.9 percent increase in residents from 2010 to 2020.

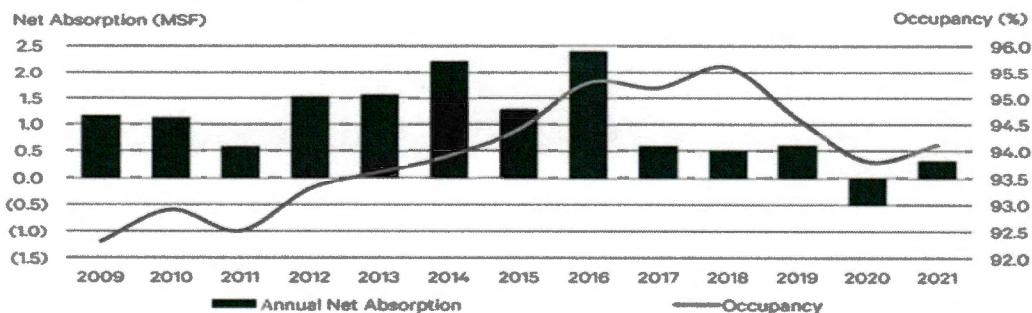
San Antonio’s retail market as of year end 2021 saw occupancy reach 94.0 percent, a rate that compares favorably to the pre-pandemic occupancy of 94.5 percent reported at year end 2019.

- Limited new construction equals higher rental rates
- Tenants are utilizing available spaces by back filling
- Class A rents \$26-38 with endcaps to the \$40’s
- Class B rents \$18-26
- Class C rents \$10-16

**Occupancy Upticks as retail demand strengthens - CBRE**

- According to Mastercard Spending Pulse, in store retail consumption increased 8.1% year over year, and online sales grew 11% year over year, despite concerns of supply chain shortages.

FIGURE 1: Net Absorption and Market Occupancy



Source: CBRE Research, Q4 2021

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# MARKETBEAT

# U.S. NATIONAL

## Shopping Center Q4 2021

	YoY Chg	12-Mo. Forecast
<b>6.5%</b> Vacancy Rate	▼	▼
<b>14.1M</b> Net Absorption, SF	▲	▲
<b>\$21.71</b> Asking Rent, PSF	▲	▲
<b>9.7M</b> Under Construction	▼	▼

### ECONOMIC INDICATORS Q4 2021

	YoY Chg	12-Mo. Forecast
<b>148.7M</b> Total Nonfarm Employment	▲	▲
<b>1554M</b> Retail Employment	▲	▲
<b>4.2%</b> Unemployment Rate	▼	▼
<b>18.4%</b> Retail Sales Growth (Q4 estimate)	▲	▼

Source: U.S. Bureau of Labor Statistics,  
 U.S. Department of Commerce



### Costar Key Indicators:

KEY INDICATORS							
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	10,795,041	5.5%	\$24.17	6.8%	(1,400)	0	0
Power Center	10,738,812	3.4%	\$22.37	3.7%	12,670	0	83,783
Neighborhood Center	33,893,424	7.4%	\$19.74	9.1%	94,819	0	34,001
Strip Center	10,336,103	6.5%	\$19.86	7.7%	85,488	16,000	22,083
General Retail	75,867,182	2.3%	\$19.53	3.6%	(25,654)	34,703	746,077
Other	658,235	10.7%	\$20.77	10.7%	0	0	0
<b>Market</b>	<b>142,288,807</b>	<b>4.2%</b>	<b>\$20.17</b>	<b>5.5%</b>	<b>165,923</b>	<b>50,703</b>	<b>885,944</b>
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.8%	5.5%	4.0%	7.4%	2006 Q3	3.6%	2018 Q3
Net Absorption SF	2M	1,942,456	1,422,861	4,260,107	2007 Q3	(29,639)	2020 Q3
Deliveries SF	908K	2,094,544	1,444,513	4,858,736	2008 Q4	946,917	2010 Q2
Rent Growth	3.7%	1.9%	2.6%	5.5%	2006 Q3	-2.1%	2010 Q1
Sales Volume	\$290M	\$218.8M	N/A	\$578.7M	2019 Q2	\$9.6M	2006 Q3

## 2021/2022 Top New Construction by Square Footage

Costco  
139,451 square feet  
Far West Side  
100% complete for 2022



Floor & Décor  
81,122 square feet complex  
75% complete for 2022  
Part of Live Oak Town Center  
Will be 870,000 sq. ft



Burlington Coat Factory  
66,038 square feet  
Far West Side  
100% complete for 2022



Napa Oaks Mixed Use  
46,413 square feet (first building)  
Boerne Area  
60% complete for 2022



11121 Westwood Loop  
38,200 square feet  
Far West Side  
60% complete for 2022



## Notable Sales During 2021

Alamo Ranch Shopping Center      \$103,500,000  
Many individual parcels have been relisted



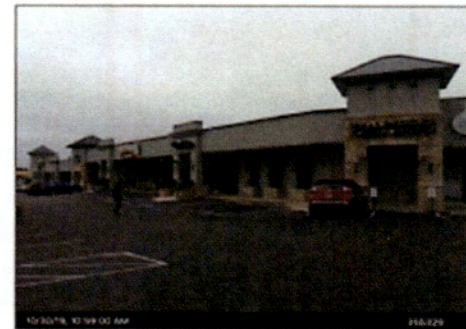
Floor & Décor Big Box      \$8,400,000



Rector Plaza      \$6,000,000



Castle Hills Plaza      \$5,319,000



## New Construction

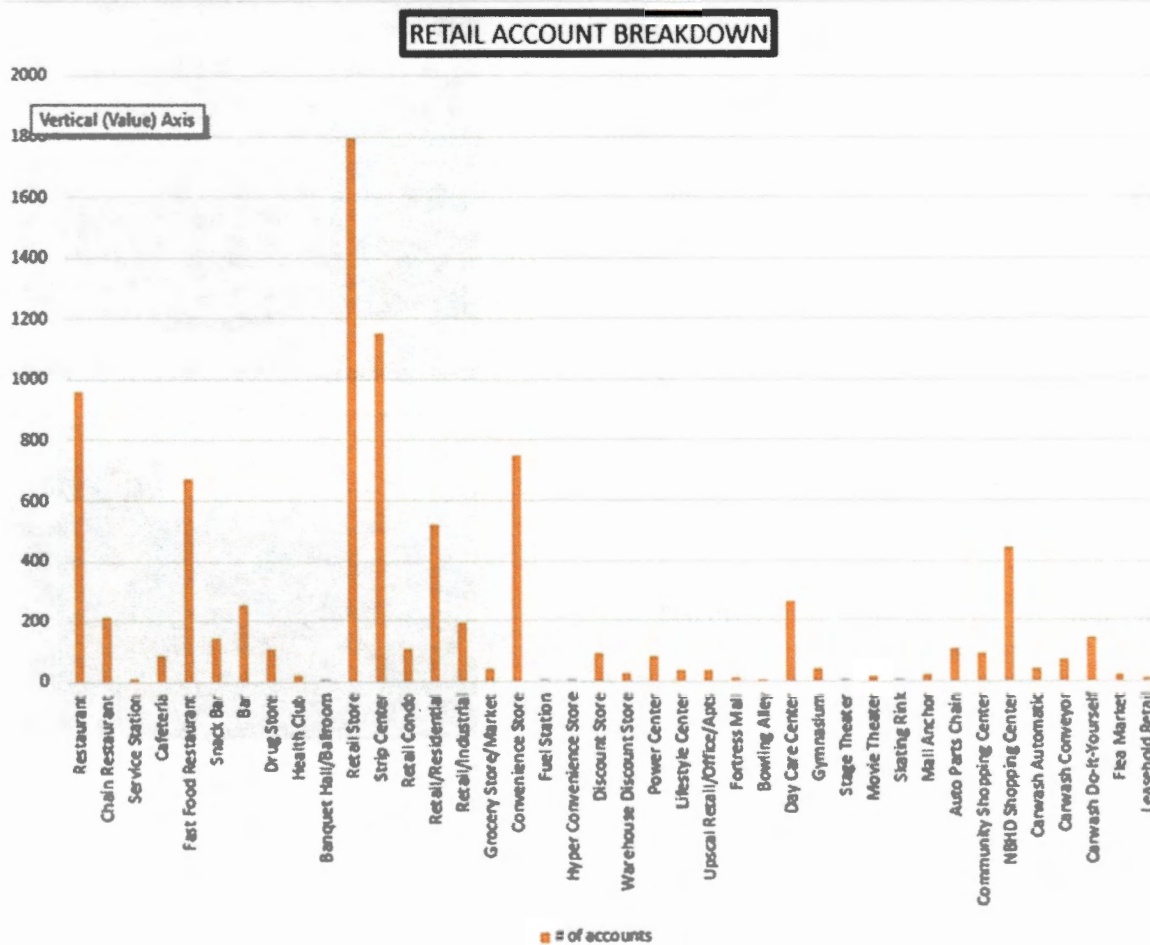
According to Costar, Bexar County has 809,000 square feet of retail under construction and 1,200,000 square feet of retail was delivered in the past 12 months. This is compared to the ten-year average of 1,600,000 square feet of annual retail deliveries. Though the county currently ranks in the top ten for inventory currently under construction, it is still very low, less than 1% of inventory.

## Leasing & Rental Rates

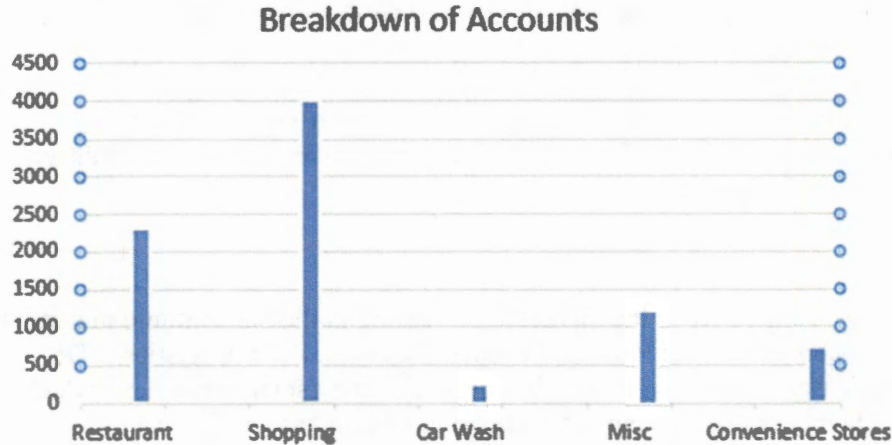
Per Costar, rent growth slowed in the beginning of the pandemic but has since bounced back to almost 4% growth for the year, with less concessions.

## Summary

Following is a breakdown of the retail accounts:



**Rough Breakdown**



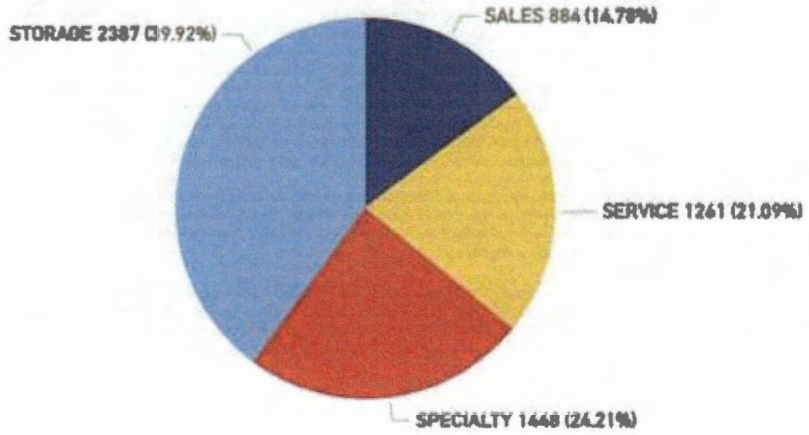
**Summing Up**

- Limited Construction equates to higher rents
- Sales and leasing is nearly back to pre -pandemic levels for most property types
- Sales of High-Quality Multi-Tenant Properties are well above 2019 levels
- Class A multi-tenant rents are reaching into the \$30’s and endcaps to the \$40’s
- Durable tenants that survived the pandemic are getting the highest rents:
  - Starbuck’s
  - AT&T
  - Marcos Pizza
  - Corporate Backed Leases

**INDUSTRIAL MARKET OVERVIEW**

**Introduction**

While the pandemic continued to have residual effects on other commercial markets, industrial remains one of the most robust assets in Bexar County. Property types across industrial vary, and can be broken into several categories: storage, sales, service and specialty. The graph below demonstrates a breakdown (account percentage) of all industrial properties according to their assigned categories.



Storage properties consist mainly of warehousing and self-storage, while sales properties house everything from car dealerships to firework stores. Service contains mostly automobile repair properties like service garages and collision centers, with specialty holding space for manufacturing, research facilities, and data centers.

With a strong housing market and continued rise in E-Commerce, San Antonio’s potential in the industrial market remains exceptional, as one of the fastest growing metropolitan areas in the country.

## Leasing

Even with some remaining COVID-19 influence in the marketplace, leasing in the San Antonio industrial scene remains strong, with several companies like Package Produce Solutions, Pallet Logistics, CDS Moving, and Amazon all signing leases. Additional leasing has been driven by smaller business, which continue to supply a strong local homebuilding industry. This trend in leasing has led to vacancy improvements, with delivery finally slowing. Vacancies are compressing by almost 100 basis point over the past year, and with demand in place for additional leasing, vacancies will likely continue downward.

FIGURES | SAN ANTONIO INDUSTRIAL | Q4 2021

# Strong tenant demand breaks records for industrial market

▼ 9.9% Vacancy Rate  
 ▲ 1,127,501 SF Net Absorption  
 ▲ 8,157,761 SF Construction  
 ▲ \$6.74 WWS / Lease Rate



	YoY Chg	12-Mo. Forecast
4.4% Vacancy Rate	▲	▼
1.4M Net Absorption, SF	▲	▲
\$7.05 Asking Rent, PSF	▲	▲

Overall, Net Asking Rent

	YoY Chg	12-Mo. Forecast
1.1M San Antonio Employment	▲	▲
4.8% San Antonio Unemployment Rate	▼	▼

**ECONOMY: San Antonio industrial continues to grow**  
 San Antonio continues to build its reputation as a top commercial real estate market. In addition to its low cost of living and stable mix of employment sectors, the unemployment rate decreased from 5.5% to 4.8% quarter-over-quarter (QOQ). Total employment in the metro is up by 4.4% year-over-year (YOY). With additional employment gains in other top sectors, economic growth is expected to continue. Industrial-using employment in San Antonio, a reliable predictor of forthcoming demand, is up by 2.9% YOY. The industrial market continued to grow and is anticipated to see additional gains from increased demand in e-commerce.

**SUPPLY AND DEMAND: San Antonio industrial maintains positive absorption**  
 After three years of steady growth, industrial demand continues to exceed supply. In Q4 net absorption was 1.4 million square feet (msf), bringing the annual total to 4.3 msf, reflecting a 3.3% YOY increase. Warehouse and distribution accounted for 81% of total absorption for the year with South and Comal County submarkets housing 54% of total absorption. Leasing in 2021 totaled 11.7 msf, exceeding the large volume of leases in 2020 by 2.3%. The top three move-ins and top three leases in Q4 were made by Amazon, with 319,042 square feet (sf) of new leasing and 562,889 sf of move-ins. Vacancy rates decreased by 240 basis points YOY from 6.8% to 4.4%. The Northeast submarket currently has the highest vacancy rate at 7.7% with the Northwest submarket trailing behind with a 7.2% vacancy rate. Of the larger submarkets, the South submarket has the lowest vacancy rate of 1.7%, with 6.8 msf under construction. Seventeen buildings totaling 2.6 msf delivered in 2021, a decrease over the prior year’s 4.3 msf deliveries. The industrial pipeline is anticipated to continue growing with 8.9 msf (26 buildings) of proposed inventory to address the increasing demand.

Compared to the previous year construction deliveries increased in manufacturing, from 150,000 sf to 773,161 sf in 2021. Many of the buildings under construction are warehouse & distribution, with 5.6 msf build-to-suit and 2.4 msf speculative. A total of 935,000 sf build-to-suit are under construction for manufacturing. In Q4 of 2021, the largest building delivery was Cornerstone Logistics Crossing in the Northeast submarket (224,220 sf).

**PRICING: Net Asking Rents steadily rise despite increased supply**  
 Asking rates continue to see increases. For the third consecutive quarter asking rates grew and ended 2021 at \$7.05 per square foot (psf), a 4.3% increase QOQ and 10.7% YOY. Warehouse & distribution saw rate increases at 3.1% QOQ and 5.1% YOY while manufacturing ended 2021 with a rate of \$7.76 psf, a 39% increase YOY.

## Storage (Warehouse, Cold Storage, Self-Storage)

Warehousing remains the strongest asset in the Bexar County industrial sector, with over 3.2 million square feet added in distribution centers, such as Eisenhower Business Park, Cornerstone Logistics, Becknell Foster Ridge, as well as 250,000 square feet in cold storage space. Amazon continues to add more even square footage with Project Star – a 3.8 million square foot fulfillment center. Demand for Self-Storage has caused increases, both in rates and occupancy, with currently 600,000 square feet of space either complete or under construction.

### LOCAL NEWS

#### Amazon announces plans for 3 new facilities, 1,500 jobs in San Antonio

2 new fulfillment centers and a delivery station

Jale Morone, Executive Producer/Digital Content

Published: December 22, 2020, 12:17 PM

Updated: December 22, 2020, 2:54 PM

Tags: Amazon, San Antonio, Business, Jobs, San Antonio International Airport, Ron Nirenberg, South Side, Brooks City Base



### BUSINESS // COMMERCIAL REAL ESTATE

#### Amazon's presence in San Antonio grows by 63 acres



Steven Santana

Aug. 3, 2021

### THE ALTEMUS COMPANY

Commercial Real Estate  
Since 1946

Self-Storage Demand Is Booming,  
Generating Huge Gains For Investors

### NEWS // LOCAL

#### Sprawling, \$200 million 'fulfillment center' headed to East Bexar County



Madison Iszler, Staff writer

Updated: Aug. 25, 2020 7:43 p.m.

KSAT, Express News, MySanAntonio.com, The Altemus Company

## Sales (Firework Stores, Auto Dealerships, Used Cars)

Firework Stores saw a slow in construction, with only a few starts in 2021. Vehicle sales continue to see an increased demand, yet new car dealership construction remained level. North Park Lincoln's new location was completed in 2021, while the new World Car Kia South location remains under construction. North Park Subaru at the Dominion is under renovation, with a new expansion to existing facilities, and a new Cavender Ford dealership is projected to take shape at the old Splashtown site.

**NORTH PARK SUBARU TO SPEND \$1,250,000.00 TO OCCUPY 7,534 SQUARE FEET OF SPACE IN SAN ANTONIO TEXAS.**

October 23, 2020 | Craig Etkin

### BUSINESS // LOCAL BUSINESS

#### Could Splashtown water park become a car dealership? San Antonio City Council approves key change

Madison Iszler, Megan Stringer, Staff writers

Oct. 21, 2021 | Updated: Oct. 23, 2021 9:52 p.m.



Intelligence360, Express News

### Service (Service Garages, Collision Centers, Tire Shops, Trucking Facilities)

Construction of automotive repair locations remain slow, with a new Mini-Lube location added to the service sector of industrial. Many properties in service use remain stable, and are continually utilized by the public.

### Specialty (Research, Manufacturing, Data Centers)

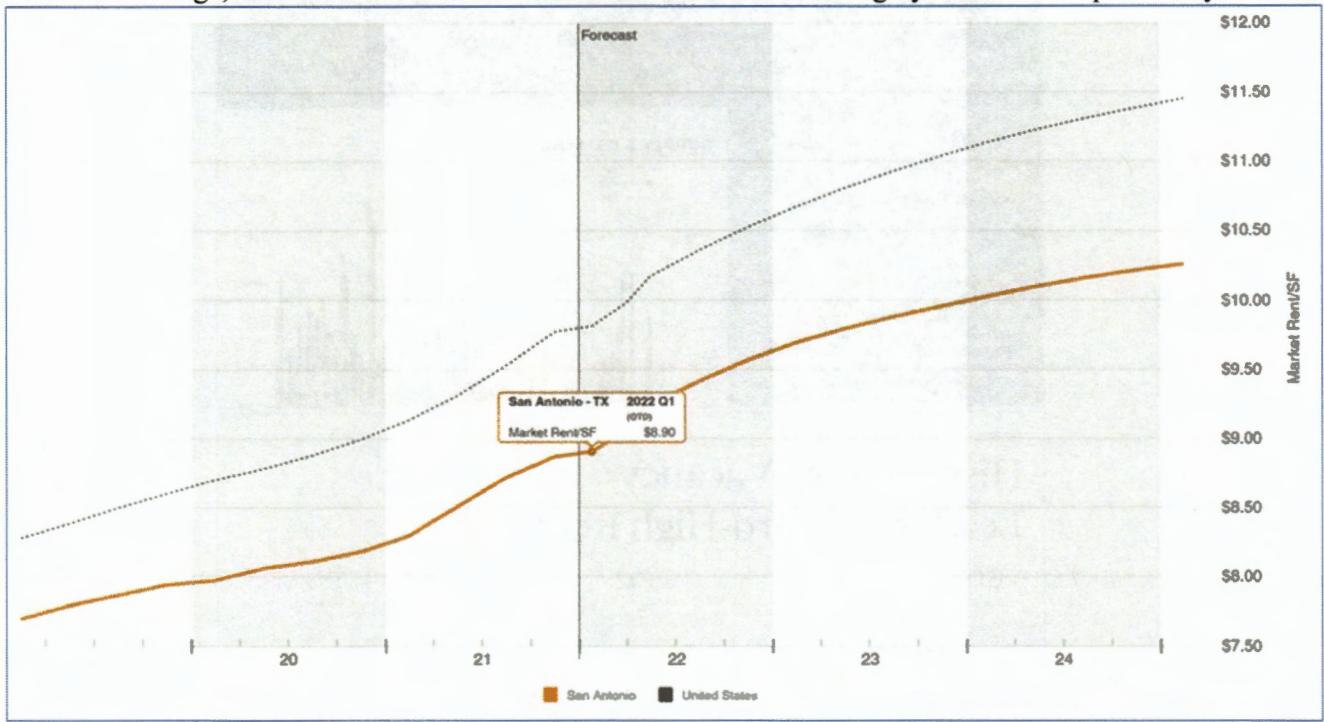
Established data centers (Microsoft) saw renovations and new construction, with new space close to 40,000 square feet. Amazon added to their real estate footprint, with 3 new data centers currently under construction, each around 110,000 square feet. Heavy manufacturing saw an increase in space, with Navistar adding 800,000 square feet, as well as new additions added to the existing Toyota Plant.



SAReport, Navistar, San Antonio Business Journal

## Takeaways

Rent – on average, San Antonio industrial submarkets rents climbed roughly 8% from the previous year.



MARKET STATISTICS									
SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	2021 OVERALL NET ABSORPTION (SF)	UNDER CNSTR Q4 (SF)	CONSTR. COMPLETIONS Q4 (SF)	OVERALL WEIGHTED AVG NET RENT	DIRECT WEIGHTED AVG NET RENT
CBD	2,415,435	47,048	1.9%	30,543	44,314	0	0	\$9.65	\$9.65
Comal County	14,767,715	425,861	2.9%	31,864	987,836	925,071	35,000	\$5.79	\$5.79
Far North Central	793,640	0	-	0	63,016	0	0	\$14.23	\$14.23
Far Northwest	512,975	0	-	0	0	0	0	\$6.80	\$6.80
Far South	912,085	63,529	7.0%	77,124	249,812	0	0	\$8.28	\$8.28
Far West	3,131,782	16,174	0.5%	6,000	6,000	0	0	\$6.00	\$6.00
Guedalupe County	11,138,867	123,368	1.1%	64,043	718,887	348,871	0	\$6.00	\$6.00
Kendall County	900,472	28,722	3.2%	16,046	13,592	0	0	\$12.25	\$12.25
North Central	8,982,577	478,784	4.8%	61,411	225,731	0	0	\$11.02	\$11.04
Northwest	37,015,616	2,838,009	7.7%	855,738	863,194	708,949	894,851	\$7.38	\$7.41
Northwest	10,967,022	784,426	7.2%	-294,930	-229,989	187,200	0	\$8.20	\$8.23
Outlying West	1,073,984	0	-	0	0	0	0	-	-
South	26,032,116	442,434	1.7%	772,368	1,347,070	6,757,093	315,572	\$5.31	\$5.31
<b>SAN ANTONIO TOTAL</b>	<b>119,652,496</b>	<b>5,248,955</b>	<b>4.4%</b>	<b>1,428,055</b>	<b>4,310,165</b>	<b>8,927,184</b>	<b>1,045,423</b>	<b>\$7.05</b>	<b>\$7.05</b>

CBRE, Co-Star, Cushman & Wakefield

Vacancy – rates in Bexar County continue to fall lower. Average vacancy, as of 1/1/2022 stands at 3.1% per CoStar, representing a 1% decrease from the prior year.



CBRE, NAI Partners

Cap Rates – rates continue to compress for the industrial sector. Last year’s prior average stood at 7.2%, with this year at 7.0%.

NATIONAL ASKING CAP RATES			
Sector	Q3 2021 (Previous)	Q4 2021 (Current)	Basis Point Change
Retail	5.80%	5.88%	+8
Office	6.80%	6.80%	0
Industrial	6.70%	6.77%	+7

NUMBER OF PROPERTIES ON THE MARKET			
Sector	Q3 2021 (Previous)	Q4 2021 (Current)	Percentage Change
Retail	3,550	3,897	9.77%
Office	525	613	16.76%
Industrial	370	414	11.89%

### Projections

Unprecedented Demand – experts foresee a strong an extraordinary demand for the industrial market to continue in 2022. 475 million square feet has been leased year-over-year, more than triple the absorption rate prior to the pandemic.

Outperformance – demand for logistical space will continue to increase by e-commerce and stable consumer preferences (online shopping).

Higher Rents – buildings with top-notch location and modern amenities with continue to attract premium tenants and rents. Properties which can deploy proper automation that assists with faster delivery times and control costs will be highly sought after.

### **Top Industrial Sales**

- Centerpoint Logistics Park (as vacant) \$31,750,000 / \$104.95 SQFT
- LifeStorage (Southeast) \$10,200,000 / \$130.81
- LifeStorage (Southwest) \$10,450,000 / \$138.87
- Old IGX Southpark \$11,300,000 / \$74.32
- Cornerway Distribution \$19,500,000 / \$69.55

### **New Construction Square Footage**

- Cold Storage (250,000 SQFT)
- Storage Warehouses (138,000 SQFT)
- Mega Warehouses (4,800,000 SQFT)
- Distribution Warehouses (2,500,000 SQFT)
- Self-Storages (Mini-Warehouse, Hybrid, High Rise) (600,000 SQFT)
- Car Dealerships (60,000 SQFT)
- Data Centers (328,000 SQFT)
- Heavy Manufacturing (800,000 SQFT)

## **MULTIFAMILY MARKET OVERVIEW**

### **National Overview:**

The multifamily market set an annual absorption record of 617,500 units in 2021. The overall vacancy rate fell by 2.2 percentage points year-over-year to a record low 2.5% and average net effective rent increased by 13.4%. Average rents now exceed their pre-pandemic levels in all but three of the 69 markets tracked by CBRE: Oakland, San Francisco and San Jose. New construction deliveries of 81,000 units in Q4 brought the 2021 total to 274,500. With a pipeline of more than 400,000 units currently under construction, 2022 deliveries are expected to eclipse 2021. Finally, multifamily investment volume increased by 73% quarter-over-quarter in Q4 to \$148.9 billion. Record annual investment volume of \$335.3 billion in 2021 was nearly double 2019's previous record \$193.1 billion.

Source(s): CBRE

### **Local Overview:**

The improvement in recent months has only cemented San Antonio's strong performance since the onset of the Covid-19 Pandemic. Absorption has outmatched new deliveries over the past year, and vacancies are the lowest they've been since CoStar has been recording data for San Antonio. With demand for apartments, landlords have pushed rents around 16% over the past year. This is more than a percentage point ahead of the national rate, two if considering the effective rate.

The good news is that San Antonio is still among the country's top five fastest-growing large metro areas. As of July 1, 2021, Bexar County is estimated to have increased its population by 313,463 since the 2010 Census. San Antonio ranked seventh nationally among major markets for population growth during the

2020 Census. The metro’s combination of affordability and livability remains a strong draw for retirees, young professionals, and those completing their military service. This should bode well for household formation and long-term apartment demand.

At the onset of the pandemic, construction levels initially pulled back from the benchmark of years past. Since early 2017, the market has averaged 7,500 units in the pipeline each year. Today, there are even more than the 5-year average would suggest, with roughly 8,500 units underway. This is a notable increase compared to the subdued construction pipeline witnessed in San Antonio for multi-family in 2020. As of 2022, new construction most of which is spread out across submarkets has picked up the pace despite shortages in the supply chain.

This diversity of construction, across many different submarkets throughout the metro, is a divergence from the 2015 – 2020 trend, when about half of all deliveries were in the Northwest and Far West San Antonio submarkets alone. Now, roughly a quarter of all new units are being built within the roughly 10-square mile area that is the Midtown and Downtown submarkets.

Even with a global pandemic, apartment demand has been strong. In fact, San Antonio has seen 11,000 units absorbed over the past year, just 100 units short of the highest figure recorded this century. That’s ahead of some market’s investors have loved over the past decade, including Seattle, Washington, D.C., and Nashville. That strong demand actually outpaced new deliveries over the past year, bringing vacancies down by more than 3 percentage points on the year. With the vacancy rate now lower than 6%, vacancies are now at the lowest rate ever recorded by CoStar.

CoStar estimates that roughly \$5 billion worth of units changed hands in 2021, the highest year on record for multifamily investment in this market. This is more than double 2019, the previous record holder. San Antonio was the 24<sup>th</sup> largest multifamily investment market in the United States in 2019, now it is the 13<sup>th</sup>.

<b>Top 10 2021 Multifamily Sales</b>				
<b>Property Name</b>	<b>Sale Price</b>	<b>Yr. Blt</b>	<b>Sale Date</b>	<b>NRA</b>
The Retreat at The Rim	\$96,050,000	2018	12/18/21	364,992
Prose at The Rim	\$82,000,000	2020	12/14/21	384,768
Marquis at Stone Oak	\$81,650,000	2007	11/30/21	490,166
Preston Peak	\$80,000,000	1995	6/1/21	591,436
Tacara at Stone Oak	\$77,000,000	2020	10/18/21	315,692
Encore SoFlo	\$74,250,000	2017	12/17/21	274,832
Standard at Legacy	\$73,750,000	2019	12/16/21	305,470
Infinity at The Rim	\$73,000,000	2016	7/13/21	280,402
Celeste at La Cantera	\$72,500,000	2015	8/23/21	315,679
Ascent at Cresta Bella	\$71,250,000	2016	6/1/21	331,741

## Sales

### San Antonio Multi-Family

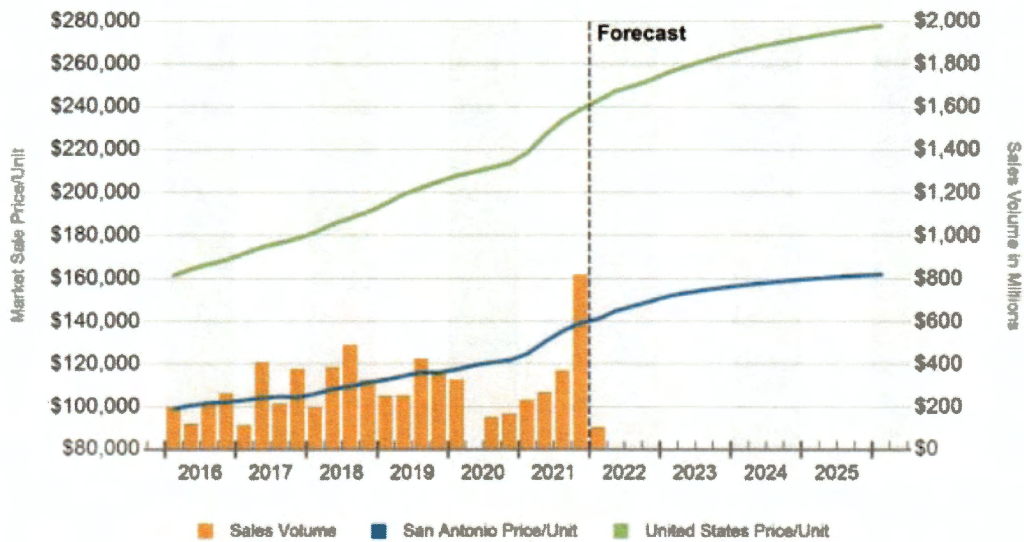
Amid the longest economic cycle since the end of the Second World War, investors had plenty of time to push away from core coastal markets. Capital from the east and west coasts brought plenty of investment dollars to the fast-growing Sunbelt, lifting overall volume in San Antonio. Of course, the outbreak of the coronavirus ended this historic bull run and catalyzed rapid changes as transaction activity took a nosedive and buyers and sellers alike reported wide bid-ask spreads.

Now that most investors understand the breadth and depth of the pandemic, however, the market has thawed and investment has come rushing back to the Alamo City. In fact, CoStar estimates that roughly \$5 billion worth of units changed hands in 2021, the highest year on record for multifamily investment in this market. This

is more than double 2019, the previous record-holder, and a figure that would have seemed astronomical in years past. San Antonio was the 24th-largest multifamily investment market in the United States in 2019, now it is the 13th.

Notable transactions include the recently-sold Reserve at Lone Oak, a community on the city's south side, an area that had previously seen little interest from investors. The 200-unit, garden-style complex was sold by Houston-based Encore Residential and purchased by Austin-based GV&A Real Estate Investment, highlighting the interest in San Antonio as many Texas cities—and even neighborhoods of San Antonio—see record-high prices.

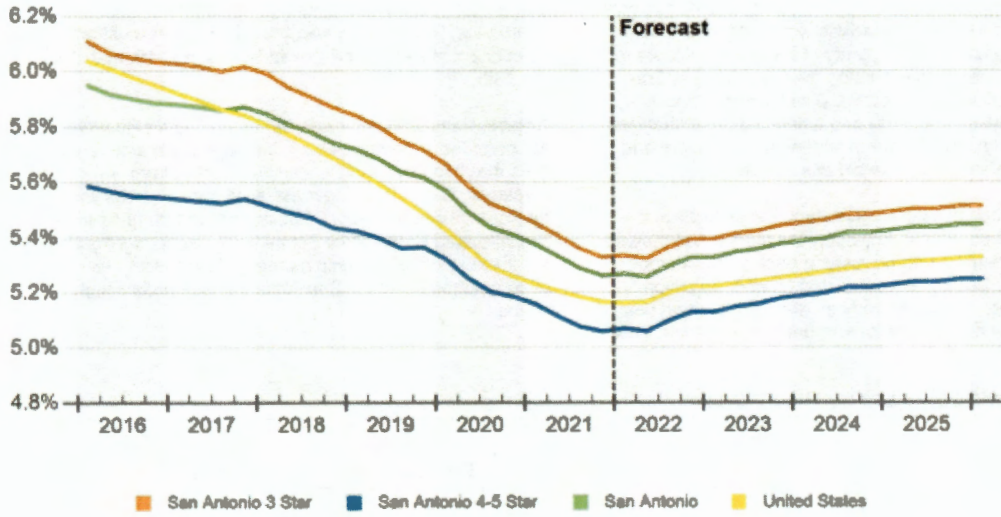
#### SALES VOLUME & MARKET SALE PRICE PER UNIT



## Sales

San Antonio Multi-Family

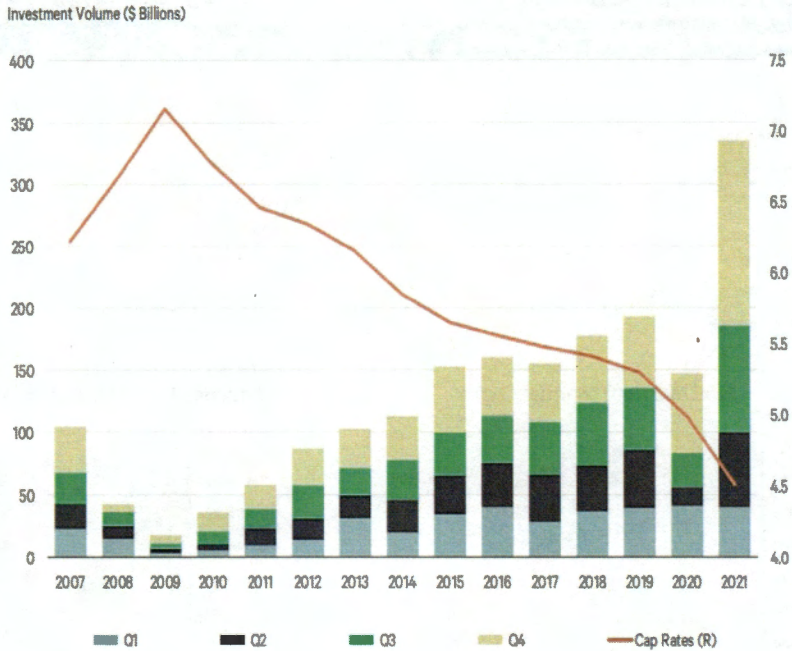
### MARKET CAP RATE



FIGURES | MULTIFAMILY | Q4 2021

**Figure 8**  
**Q4 2021 investment**  
**volume sets record**

- Multifamily investment volume increased by 128.2% year-over-year to \$148.9 billion in Q4—the highest quarterly total on record. The Q4 total was slightly more than total 2020 volume and larger than any annual total before 2015.
- Strong investor appetite compressed the average multifamily cap rate to an all-time low 4.5%—a trend that most benefited the red-hot Sun Belt markets.
- Multifamily accounted for 41.5% of total commercial real estate investment volume in 2021, followed by industrial at 20.5% and office at 17.2%.



Source: CBRE Research, Real Capital Analytics, Q4 2021

San Antonio

Overall vs Stabilized Overview

Q4 2021

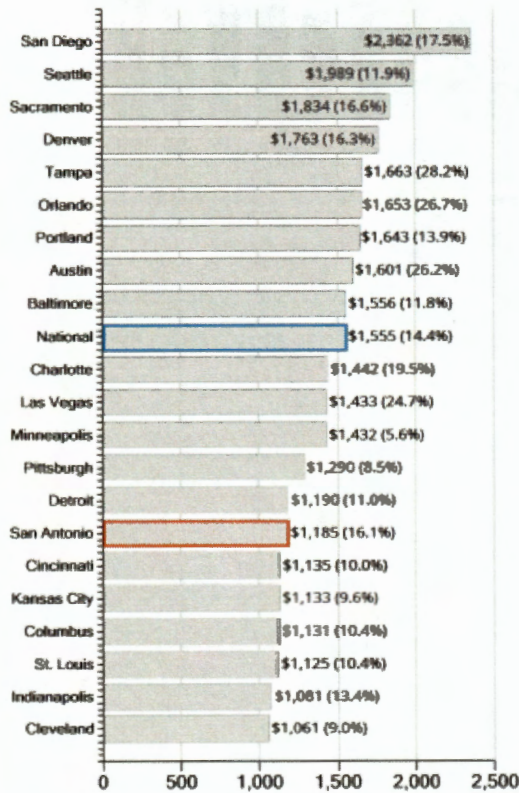
Stabilized and Lease-up Properties

Conventional Properties	Q4 2021	MSA Rank
Total Units	188,148	14
New Units	4,427	22
Units Absorbed (Annual)	10,733	17
Avg. Occupancy	93.7%	275
Avg. Occupancy Growth	4.0%	71
Effective Rent	\$1,185	154
Effective Rent Growth	16.1%	96
% Offering Concessions	17.4%	20
Avg. Concession Package	3.7%	157

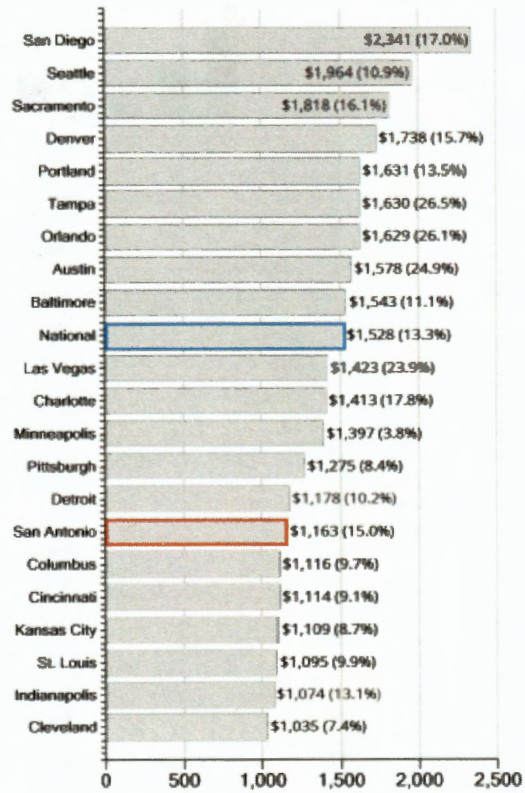
Stabilized Only Properties

Conventional Properties	Q4 2021	MSA Rank
Total Units	176,506	15
New Units	–	–
Units Absorbed (Annual)	4,842	13
Avg. Occupancy	95.1%	306
Avg. Occupancy Growth	3.0%	80
Effective Rent	\$1,163	155
Effective Rent Growth	15.0%	99
% Offering Concessions	16.7%	20
Avg. Concession Package	3.5%	142

Effective Rent (Annual Chg)



Effective Rent (Annual Chg) Stabilized Properties

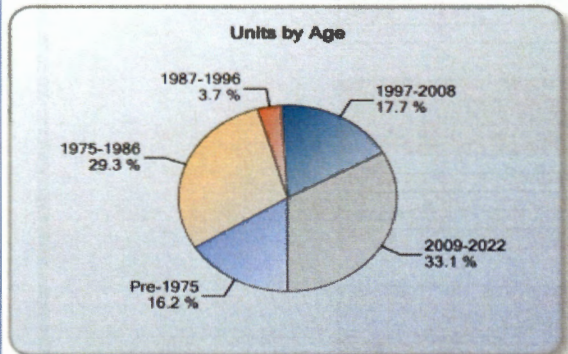
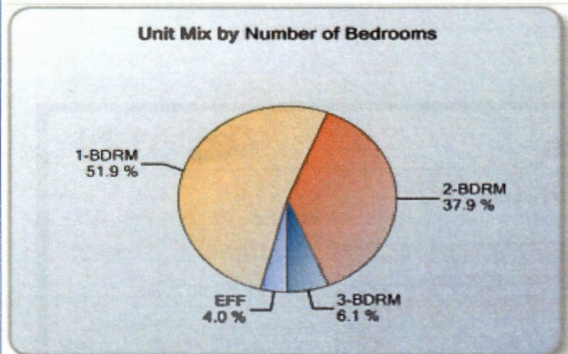


## TX - San Antonio - At A Glance



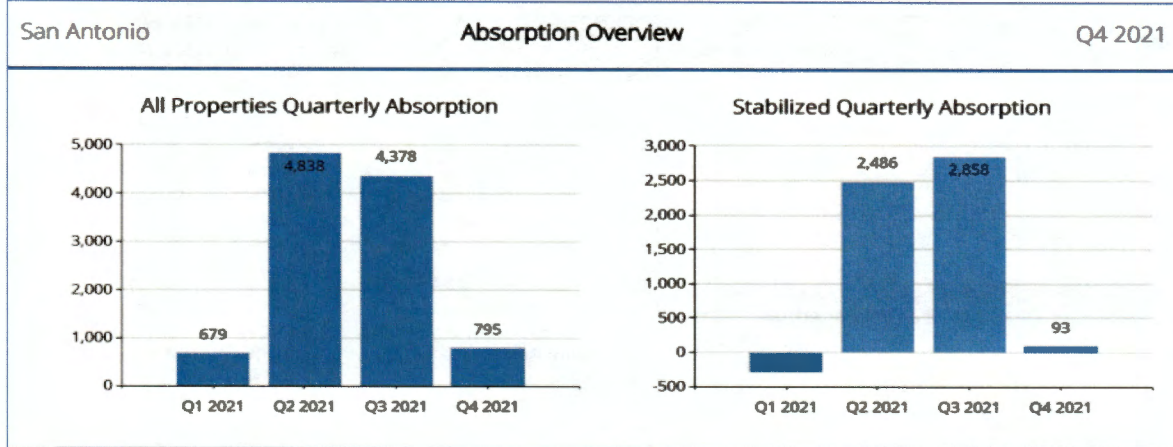
<b>At a Glance</b>	<b>As Of December 2021</b>
# Total Units	184,417
# Total Properties	834
Average # of Units/Property	221
Average Unit Size (sf)	851
Average Age (# Years Old)	29.3
<b>New Supply</b>	
Year-to-Date 2021 (# Units)	4,478
Annual 2020 (# Units)	5,511
<b>% Change vs Last Year</b>	<b>As Of December 2021</b>
Net Absorption*	82.7% 10,785
Occupancy	3.4% 93.7%
% Properties Offering Conc	-60.3% 16.9%

	<b>% Change vs Last Year</b>	<b>As Of 12/2021</b>
<b>Overall Average</b>		
Avg Quoted Rent/sf	13.0%	\$1.40
Avg Quoted Rent/unit	13.4%	\$1,192
Avg Effective Rent/sf	15.6%	\$1.39
Avg Effective Rent/unit	16.0%	\$1,184
% Units Offering Concessions	-61.7%	17.5%
Avg Concession Offered	2.4%	3.8%
Effect of Concessions on Market	2.2%	0.7%
<b>One Bedroom Average</b>		
Avg Quoted Rent/sf	13.5%	\$1.53
Avg Quoted Rent/unit	13.8%	\$1,058
Avg Effective Rent/sf	16.3%	\$1.51
Avg Effective Rent/unit	16.6%	\$1,050
% Units Offering Concessions	-59.2%	19.3%
Avg Concession Offered	2.6%	4.0%
Effect of Concessions on Market	2.4%	0.8%
<b>Two Bedroom Average</b>		
Avg Quoted Rent/sf	13.2%	\$1.30
Avg Quoted Rent/unit	13.3%	\$1,319
Avg Effective Rent/sf	15.6%	\$1.29
Avg Effective Rent/unit	15.7%	\$1,312
% Units Offering Concessions	-64.2%	15.8%
Avg Concession Offered	2.3%	3.6%
Effect of Concessions on Market	2.1%	0.6%
<b>Three Bedroom Average</b>		
Avg Quoted Rent/sf	11.1%	\$1.26
Avg Quoted Rent/unit	11.1%	\$1,708
Avg Effective Rent/sf	13.5%	\$1.25
Avg Effective Rent/unit	13.5%	\$1,700
% Units Offering Concessions	-72.5%	10.8%
Avg Concession Offered	2.4%	3.7%
Effect of Concessions on Market	2.1%	0.4%
<b>Efficiency Average</b>		
Avg Quoted Rent/sf	10.5%	\$1.83
Avg Quoted Rent/unit	11.1%	\$894
Avg Effective Rent/sf	13.4%	\$1.81
Avg Effective Rent/unit	14.0%	\$885
% Units Offering Concessions	-56.3%	20.2%
Avg Concession Offered	3.0%	4.3%
Effect of Concessions on Market	2.5%	1.0%




Source(s): CoStar, ALN Apartment Data, US Census Bureau, BCAD

**Annual Net Absorption**  
 10,690 units in 2021



(Source: ALN Apartment Data)

**Rental Rates Per ALN:**

**Top Five/Bottom Five Submarkets** 

TX - San Antonio - December 2021

TOP FIVE HIGHEST AVERAGE EFFECTIVE RENT		
Rank	Submarket	Avg /sf
1	Downtown - Riverwalk - King William	\$1.99
2	La Cantera - Dominion - The Rim - Camp Bullis	\$1.66
3	Boerne - Comfort	\$1.55
4	Greater New Braunfels	\$1.54
5	Northwest - Helotes - Grey Forest	\$1.51

BOTTOM FIVE LOWEST AVERAGE EFFECTIVE RENT		
Rank	Submarket	Avg /sf
1	Balcones Heights - Jefferson	\$1.08
2	Woodlawn - Saint Mary's University	\$1.12
3	Kerrville	\$1.13
4	Southwest - Lackland	\$1.13
5	Southeast - China Grove	\$1.18

TOP FIVE GAINERS AVERAGE EFFECTIVE RENT /SF		
Rank	Submarket	% Gain
1	Hollywood Park - Camino Real	20.3 %
2	La Cantera - Dominion - The Rim - Camp Bullis	20.3 %
3	Boerne - Comfort	19.3 %
4	Northwest - Helotes - Grey Forest	19.0 %
5	Stone Oak - Sonterra	18.2 %

BOTTOM FIVE LOSSES AVERAGE EFFECTIVE RENT /SF		
Rank	Submarket	% Gain
	There were no submarkets reporting a loss in average effective rent over the last year.	

## Concessions

As of December 2021, only 16.9% of properties were offering concessions. A -60.3% change over the course of a year.

## New Construction

As of Quarter 4 of 2021, there are: 20,700 planned units, 6,196 units under construction, 3,892 under construction/lease up, and 2,360 units under lease-up.

2021 Largest New Construction				
Building Name	Building address	NRA	Units	Area
Stone Oak Apartments	21915 US-281 S	439,070	398	FNC
Caroline Longhorn Quarry	4906 Wurzbach Pky	350,030	355	NE
Frontera Crossing	13139 Watson Rd	356,004	348	SW
Tin Top at the Creamery	815 E. Ashby Pl	281,659	338	NC
Bulverde Phase II Apartments	17927 Overlook Lp	276,211	322	NC
Tacara at Dove Creek	189 Empresario Dr.	256,625	321	FW
Arbolada	Kyle Seale Pkwy	250,000	318	FNW
Melissa Ranch	4500 Pue Rd.	400,000	316	FW
South Flores Lofts	215 E Cevallos St.	324,156	292	CBD
Greenline North	7310 S New Braunfels	297,400	292	SE

Source: ALN Apartment Data, BCAD

## Cap Rates

Due to the sales volume, the cap rates will range as follows:

A1 4.25% - 5.00%, A2 4.50% – 5.25%, B1 4.75% - 5.75%, B2 5.25% – 6.00%, C1 5.50% – 6.50%, C2 6.00% - 6.75% and C3 6.00% - 7.25%

For Low Income Housing Tax Credit properties, the cap rates range from 8.50%-9.50%.

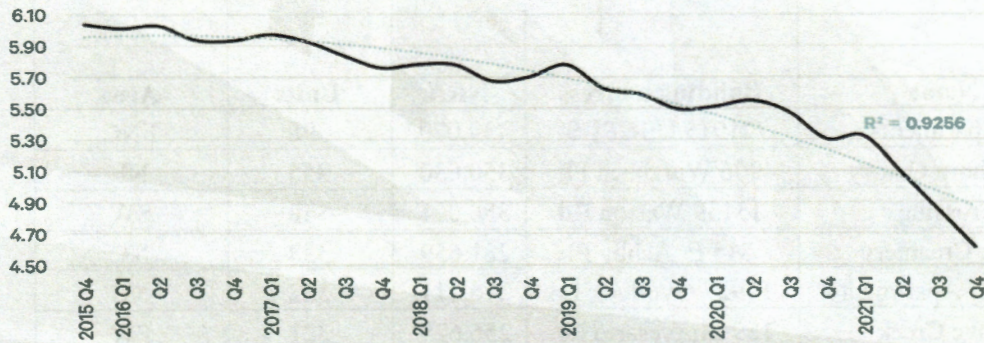
**National Multifamily Cap Rate Report**

The U.S. multifamily average capitalization rate decreased 23 basis points (bps) in Q4 2021 compared to the previous quarter. During 2021, the average national cap rate has decreased 68 bps. Cap rates declined quarter-over-quarter across the six U.S. regions tracked in Q4 2021 (Midwest, Mountain, Pacific West, South Central, Southeast, Northeast), with the Southwest falling the most at 54 bps. Decreases by region ranged from 14 to 54 bps as strong multifamily investment activity was continued in the fourth quarter.

The multifamily sector set an annual absorption record in 2021 of 617,500 units. The overall vacancy rate fell by 2.2% year-over-year and net effective rents increased by 13.4%, with average rents exceeding pre-pandemic levels in all but three markets tracked by CBRE: Oakland, San Francisco and San Jose.

New construction deliveries were 81,000 in Q4 2021 and totaled 274,500 units for the year. With a pipeline of more than 400,000 units currently under construction, 2022 deliveries are expected to exceed 2021.

Multifamily investment volume increased by 73% quarter-over-quarter in Q4 to \$148.9 billion. Record annual investment volume of \$335.3 billion in 2021 was nearly double 2019's previous record of \$193.1 billion.



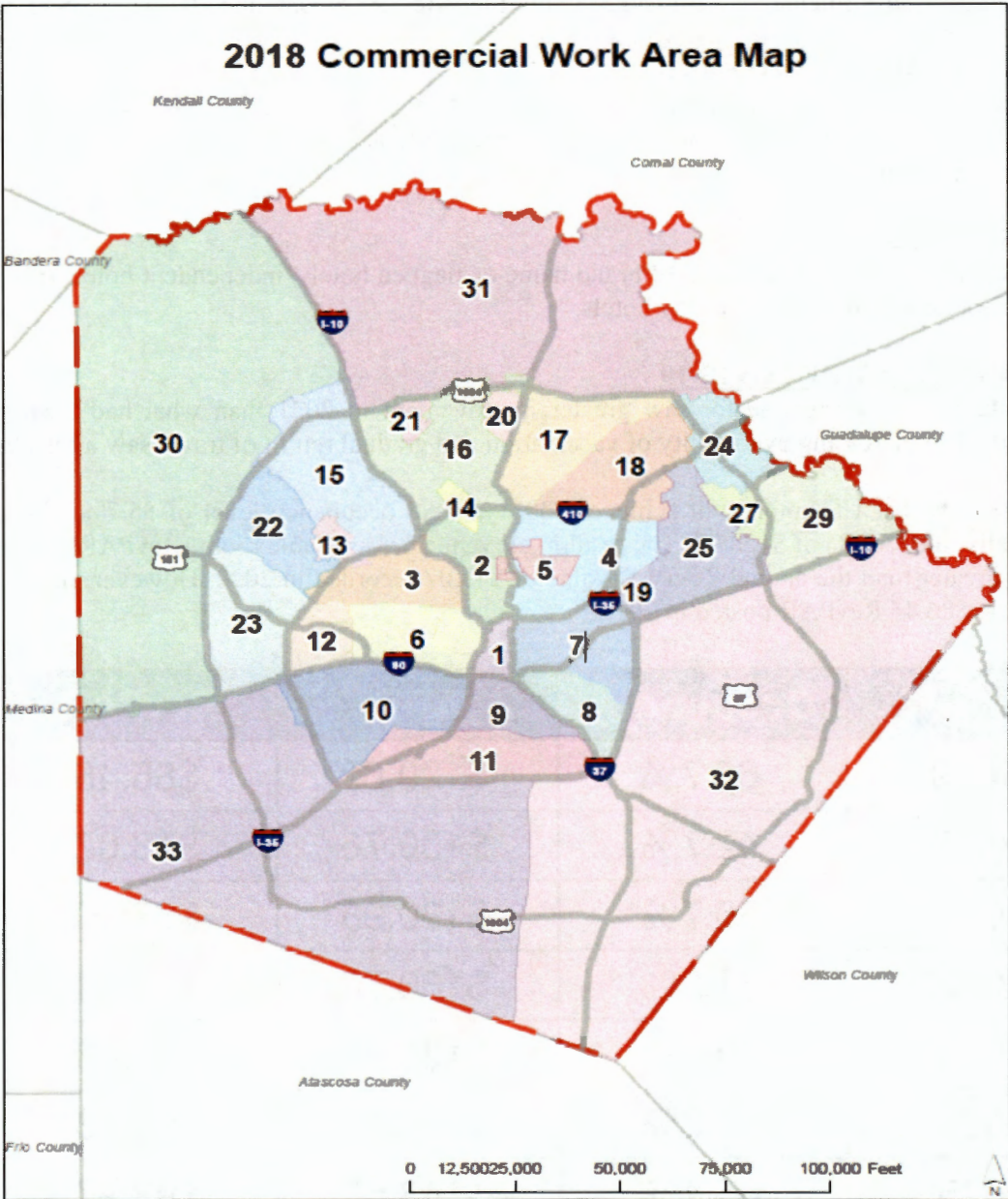
Source: Valuation VIEW  
Data points are confirmed closed transactions adjusted for assumed financing and reflect overall market trends.

**U.S. Multifamily Cap Rate Trends**

Quarterly Average Region	2019		2020				2021			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Midwest	6.84	6.72	6.70	6.92	6.95	6.45	6.40	6.29	5.96	5.65
Mountain	5.52	5.55	5.46	5.60	5.41	5.07	5.30	5.02	4.65	4.46
Northeast	5.83	5.77	5.81	5.98	5.90	5.58	5.61	5.41	5.19	4.72
Pacific West	4.68	4.50	4.46	4.54	4.58	4.46	4.37	4.25	4.14	3.91
South Central	6.35	6.27	6.27	6.47	6.08	5.79	5.77	5.60	5.43	4.89
Southeast	5.60	5.62	5.55	5.71	5.52	5.21	5.36	4.94	4.59	4.45
Nation	5.57	5.46	5.48	5.51	5.44	5.27	5.27	5.05	4.81	4.59
Change		-0.11	0.02	0.03	-0.07	-0.17	0.00	-0.22	-0.24	-0.22

**Work and Market Areas**

All multifamily properties are categorized into one of the work areas listed in the map below. Also all are divided into 10 Market Areas. These Market Areas are the Central Business District, North Central, Far North Central, North East, Far North East, South East, South West, Far West, North West and Far North West.



**Conclusion**

Due to the historic sales volume, increases in rent rates at around 16%, and high occupancy levels, the Bexar County Multifamily market has rebounded well beyond pre-pandemic figures. The combination of a strong household growth outlook and minimal near-term supply pressure makes San Antonio very appealing to out of state buyers, fueling competition for assets.

Source: Marcus and Millichap, US Bureau of Labor Statistics, ALN Data Inc., CBRE, CoStar & BCAD

**SPECIAL USE MARKET OVERVIEW**

The Special Use group focuses on the Limited Service Hotels and Senior Housing and Care properties. Some of the other property types included in the Special use are Theme Parks, Landfills, Sports Arena and Other entertainment properties.

**HOTELS/MOTELS**

Limited Service hotels are comprised of brand name or flagged hotels; independent hotels (not affiliated with a chain); motels and extended stay hotels.

**ONGOING IMPACT OF COVID-19**

The hospitality and tourism sector saw greater improvement in 2021 than what had been originally anticipated. The increasing availability of vaccination and gradual return of travel saw a reemergence of guests.

CBRE forecasts that US hotels will achieve a 2021 annual occupancy level of 55.7%, along with an average daily rate (ADR) of \$120.98. The resulting revenue per available room (RevPAR) of \$67.40 will be 56.5% greater than the annual RevPAR value of \$43.07 recorded in 2020. However, that’s still 22% less than the \$86.45 RevPAR posted in 2019.

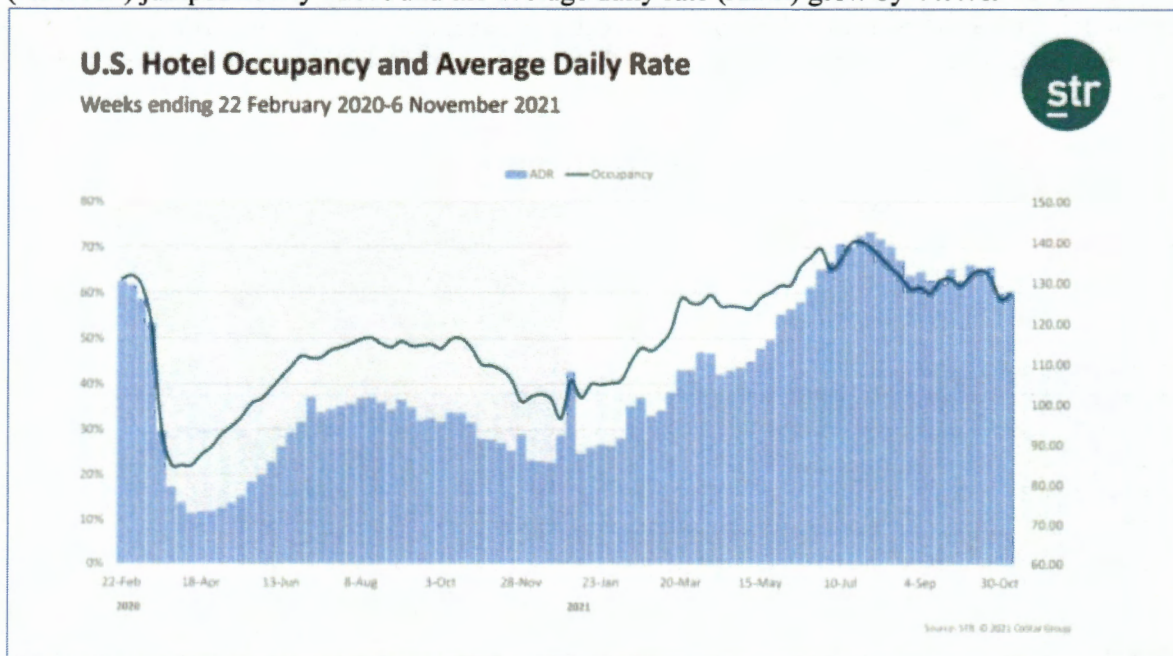
	<b>Occupancy</b>	<b>ADR</b>	<b>RevPAR</b>
2019	66.7%	\$129.62	\$86.45
2020	42.7%	\$100.76	\$43.07
2021*	55.7%	\$120.98	\$67.40
2022*	61.2%	\$130.78	\$80.04
2023*	63.9%	\$135.98	\$86.88
2024*	64.8%	\$140.11	\$90.73
2025*	65.4%	\$143.67	\$93.97

The COVID-19 delta variant’s emergence and spread has hampered plans for group and business travel this fall and winter. The Omicron variant and ongoing concerns about the pandemic continue to dampen business, convention and large-group travel. Convention travel will resume first in markets with low operating costs, inexpensive airlift, and relatively fewer health restrictions, according to CBRE’s report. Given the wide-ranging availability of convention space, planners will consider destinations with warm weather and low operating costs, including Dallas, New Orleans, San Antonio, Las Vegas and Orlando, among others. CBRE is forecasting an occupancy gain of 8% in 2022, plus a 7.1% boost to ADR. The net result is a 15.6% forecast increase in RevPAR for the year.

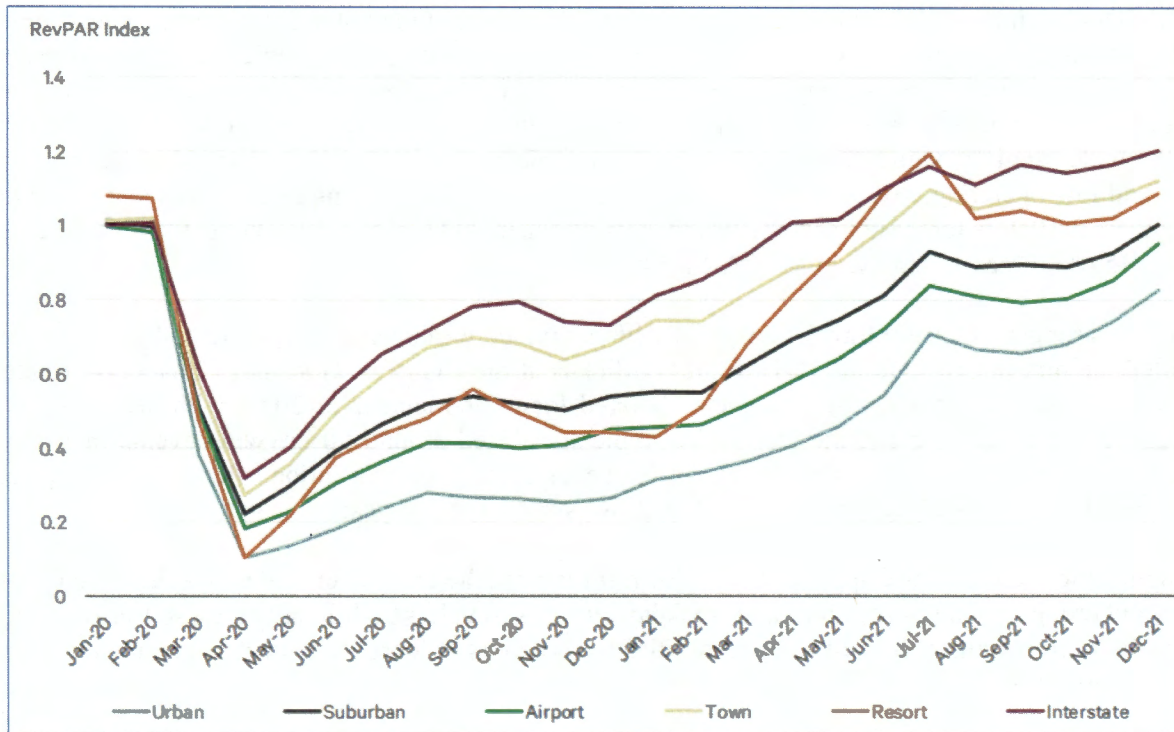
The relative strength of leisure travel, combined with continued weakness in corporate and group travel, has shifted the mix in distribution. Q1 of 2021, officials at the Henry B. Gonzalez Convention Center reported approximately 25 meeting and events booked for the remainder of 2021, with nearly 85,000 attendees expected. Historically, the facility has typically hosted around 90 citywide events that draw approximately 400,000 total attendees each year. However, a stronger convention calendar is anticipated in 2022, which will support recovery for the Downtown submarket that year.

A distinguishing feature of the upper chain scales from the middle and lower scales is a dependence on business and group travel. Large groups and weekday business travelers traditionally are a source of steady and reliable room revenues, as well as opportunities for hoteliers to increase food & beverage and other ancillary revenues

The hotel sector posted another quarter of strong gains in Q4 of 2021 compared with a year ago when the travel recovery began. Demand increased by 40.3%, occupancy gained 38.3%, revenue per available room (RevPAR) jumped nearly 100% and the average daily rate (ADR) grew by 44.4%.

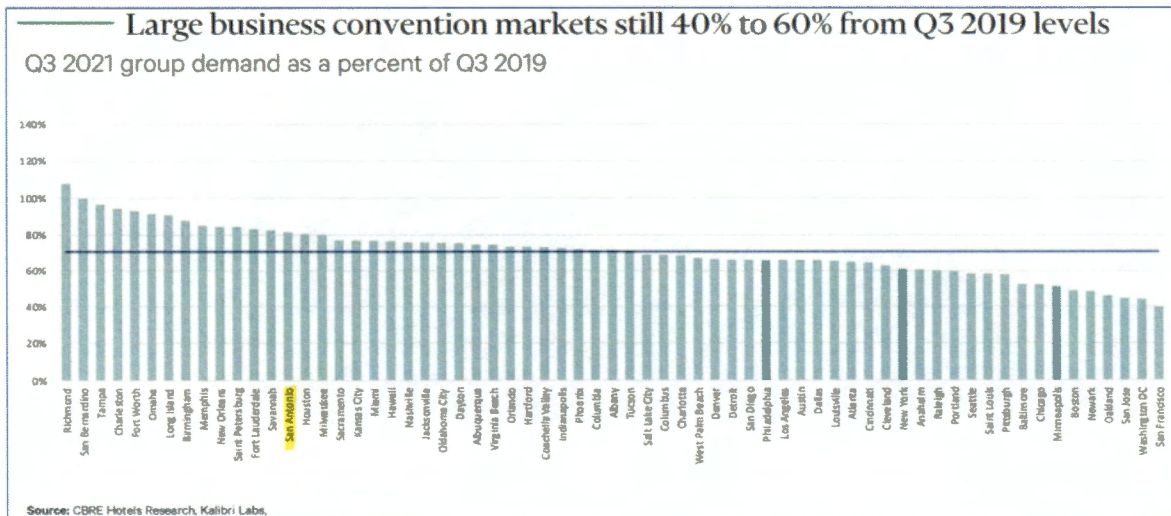


RevPAR of resort, small town and interstate hotels exceeded Q4 2019’s pre-pandemic levels. Urban, suburban and airport hotel RevPAR improved in Q4, reaching 74%, 93% and 80% of their pre-pandemic levels, respectively.



**DEMAND RECOVERY**

Hotel demand has been the most important metric, according to Smith Travel Research (STR), in measuring the recovery throughout 2021. Strong weekend demand, which has reached 2019 levels, is evidence that leisure travel has fueled the rebound. Weekday demand still is lagging 2019 levels, but has improved from September to October 2021, a sign that group meeting business and business travel is returning



## HOTEL VALUATION SERVICES (HVS) CAPITALIZATION RATES

In a recent HVS survey, brokers indicated capitalization rates on favorable assets have stabilized and are expected to exceed 2019 rates over the next 12 months.

- Limited Service 8.6%
- Select Service 8.1%
- Full Service 8.0%
- Luxury upper Scale 6.7%

Hotel - South						
MARKET	FULL-SERVICE HOTEL CBD CAP RATES (%) STABILIZED			FULL-SERVICE HOTEL SUBURBAN CAP RATES (%) STABILIZED		
	H2 2019	H1 2021	CHANGE	H2 2019	H1 2021	CHANGE
Atlanta	7.25 - 8.50	7.50 - 8.50	↔	7.75 - 9.00	8.00 - 9.00	↔
Austin	7.25 - 8.50	7.25 - 8.25	↔	7.75 - 9.00	7.50 - 9.00	↔
Dallas/Ft. Worth	7.75 - 8.75	7.25 - 8.75	▼	7.75 - 8.75	7.50 - 9.00	↔
Houston	7.50 - 8.50	8.00 - 9.00	▲	8.00 - 9.00	8.25 - 9.25	▲
Jacksonville	7.00 - 8.00	7.25 - 8.00	↔	7.50 - 8.50	7.50 - 8.25	↔
Nashville	7.75 - 8.25	7.75 - 8.25	↔	8.25 - 9.50	8.25 - 9.25	↔
New Orleans	7.50 - 8.50	7.75 - 8.75	▲	8.00 - 9.00	8.00 - 9.00	↔
Orlando	6.75 - 7.75	6.75 - 7.75	↔	7.00 - 8.25	7.00 - 8.25	↔
S. FL: Ft. Lauderdale	7.75 - 8.50	6.75 - 7.75	▼	8.25 - 9.25	7.75 - 8.75	▼
S. FL: Miami	6.75 - 7.75	6.50 - 7.75	↔	7.75 - 8.75	7.50 - 8.75	↔
S. FL: West Palm Beach	8.00 - 8.50	6.75 - 7.75	▼	8.50 - 9.50	7.75 - 8.75	▼
Ten. Nashville	7.00 - 8.00	7.75 - 8.75	▲	7.50 - 8.50	8.00 - 9.00	▲
Tampa	7.00 - 8.00	7.00 - 8.00	↔	7.25 - 8.50	7.25 - 8.50	↔

Note: Survey conducted during H1 2021. Change is from H2 2019. Changes less than 15 bps considered stable.  
 Source: CBRE Research, H1 2021.

Labor shortages remained a headwind to full recovery, with hourly hotel wages more than \$9 less than the national average wage.



In the full-service segment, two new hotels opened in 2021, “The Canopy” by Hilton and the “Thompson/Art Condos”, both located in the downtown area of San Antonio. “The Canopy” has 197 rooms and the “The Thompson” 167 rooms. In the Limited Service group, there are 7 hotels in the suburban market area under construction, with opening dates scheduled in 2022.

## **OPTIMISIM IN THE MARKET**

### **Multimillion-Dollar Renovation Project Complete at San Antonio Marriott Rivercenter**

The work added 11,000 square feet of event space to the 1,000-room hotel.



A multimillion-dollar project that affected all corners of the San Antonio Marriott Rivercenter has been completed at the 1,000-room hotel, one of the largest in the city. The property's meeting and event space was increased by 11,000 square feet during the renovation, to a total of 70,136 square feet.

All 1,000 guest rooms, including 86 suites, were refreshed at the hotel. As part of the upgrades, vinyl flooring was added for a luxury, residential feel.

The renovations also covered all public areas and updated the property with touchless experiences such as electronic access to elevators and guest rooms. Groups now have 10,000 square feet of new meeting space available on the second floor, and three new conference rooms on the third floor. The property's concierge lounge was expanded with the brand's M Club, which overlooks the Alamo. The foyer also was renovated to allow for more pre-function and breakout space. The San Antonio Marriott Rivercenter is on the River Walk, and within walking distance of the Henry B. Gonzalez Convention Center and the Alamo

## \$36M airport hotel makeover advancing after long Covid delay



New owners are embarking on a \$36 million renovation of the prime property. Under its new name, the Marriott San Antonio Airport Hotel Featuring 365 guest rooms, the Marriott San Antonio Airport will offer new meeting spaces, a 5,400-square-foot ballroom, patio bar, and pool. Other amenities include a fitness center and several restaurant and dining option

### **SENIOR HOUSING & CARE**

Senior Housing and Care encompasses the areas of senior independent living, assisted living, memory care and skilled nursing which are valued in two separate groups. Senior Housing covers the independent living (IL) and assisted living/memory care (AL/MC). Senior care covers skilled nursing (SNF).

**Independent Living:** Lifestyle focused segment, generally age restricted to 55 years or older. These properties allow residents to lead an independent life style that requires minimum or no extra assistance, offer apartments with kitchens or kitchenettes and two to three served meals a day in a restaurant type setting.

**Assisted Living:** This type of property aids each resident with daily living activities, such as medication, dressing, bathing, meals, laundry and housekeeping. Each resident is evaluated upon admission as to their level of care required.

**Memory Care:** Similar to assisted living, however, offers a secure and monitored area for residents with diminished cognitive performance. As in Assisted Living, Memory Care offers a variety of care levels at an additional fee over the base rate.

**Skilled Nursing & Rehabilitation:** A long term care facility that offers 24-hour medical care, with or without sub-acute care, for very frail residents that are totally dependent on nursing care. Typically has a short-term rehabilitation unit for residents needing rehabilitation between hospital and home.

**Continuing Care Retirement Centers (CCRCs):** Offers a continuum of accommodations and care from independent living through skilled nursing. Most have a buy-in fee or substantial deposit as an entrance fee.

**Behavioral Health:** Offers care for symptoms associated with mental health, substance abuse and life stresses rather than diseases. Treatment focuses on emotional, psychological and social well-being.

The National Investment Center (NIC) indicates Market Fundamentals for 3Q and 4Q 2021 for Senior Housing as follows:

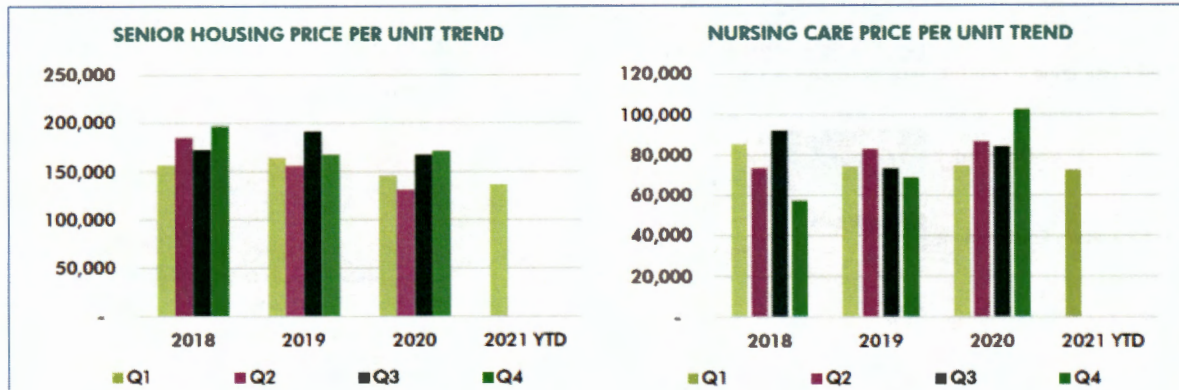
NIC MAP VISION	Seniors Housing	
	3Q21	4Q21
Occupancy	80.0%	81.0%
Annual Rent Growth	1.5%	2.3%
Annual Absorption	0.2%	3.0%
Annual Inventory Growth	2.6%	2.4%
Construction vs. Inventory	5.1%	5.2%

Source: NIC MAP® Data powered by NIC MAP Vision.

Senior housing occupancy reached a record low of 78.8% in 1Q21. The severe labor shortage in the sector continued to cause many properties to limit admissions and subsequently slow the recovery in occupancy. Increases in expenses, increased wages to maintain staff as well as utilizing staffing agencies at higher wages also impacted the industry.

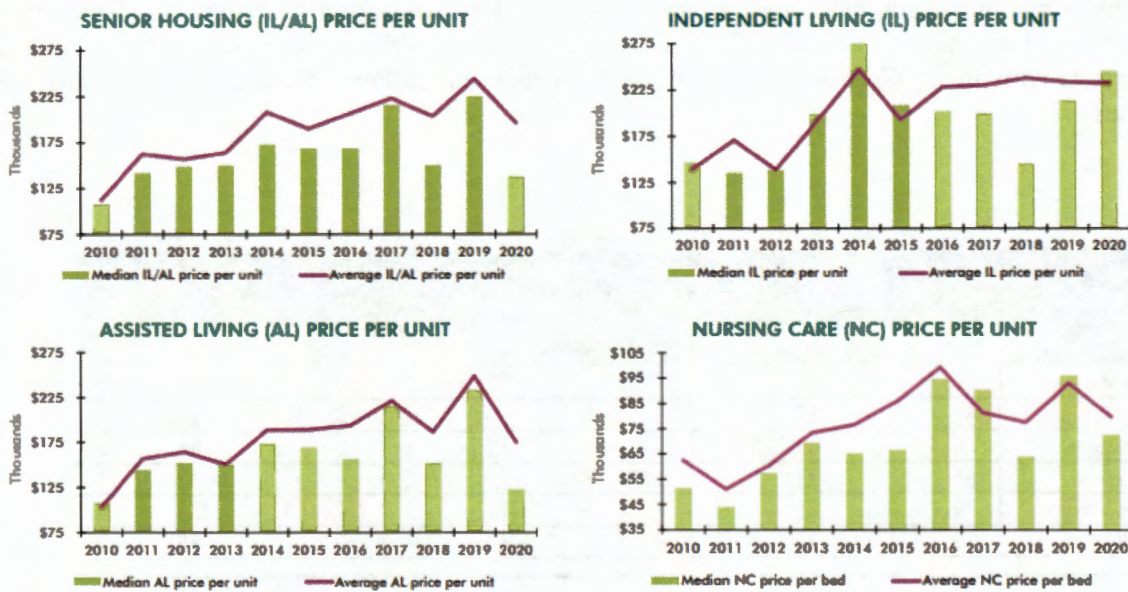
## RENT TRENDS

Based upon transactional data collected by NIC/RCA, pricing per unit is up from prior lows for 2020.



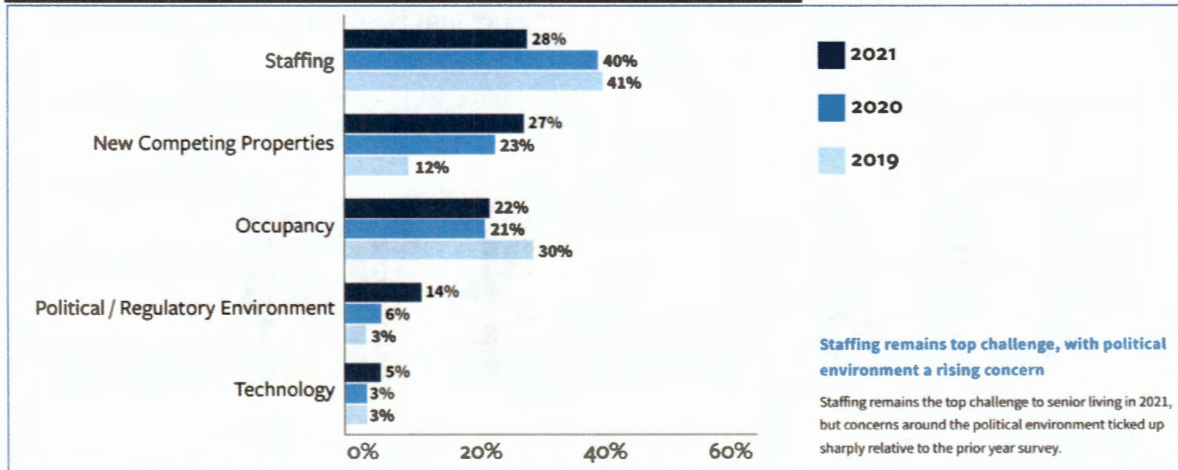
Source: NIC-RCA Sales Transactions Trend.

## Historical Value Per Unit Pricing



Source: The Seniors Housing Acquisition & Investment Report, Twenty-Sixth Edition, 2021.

## SENIOR LIVING CHALLENGES: NON-COVID RELATED

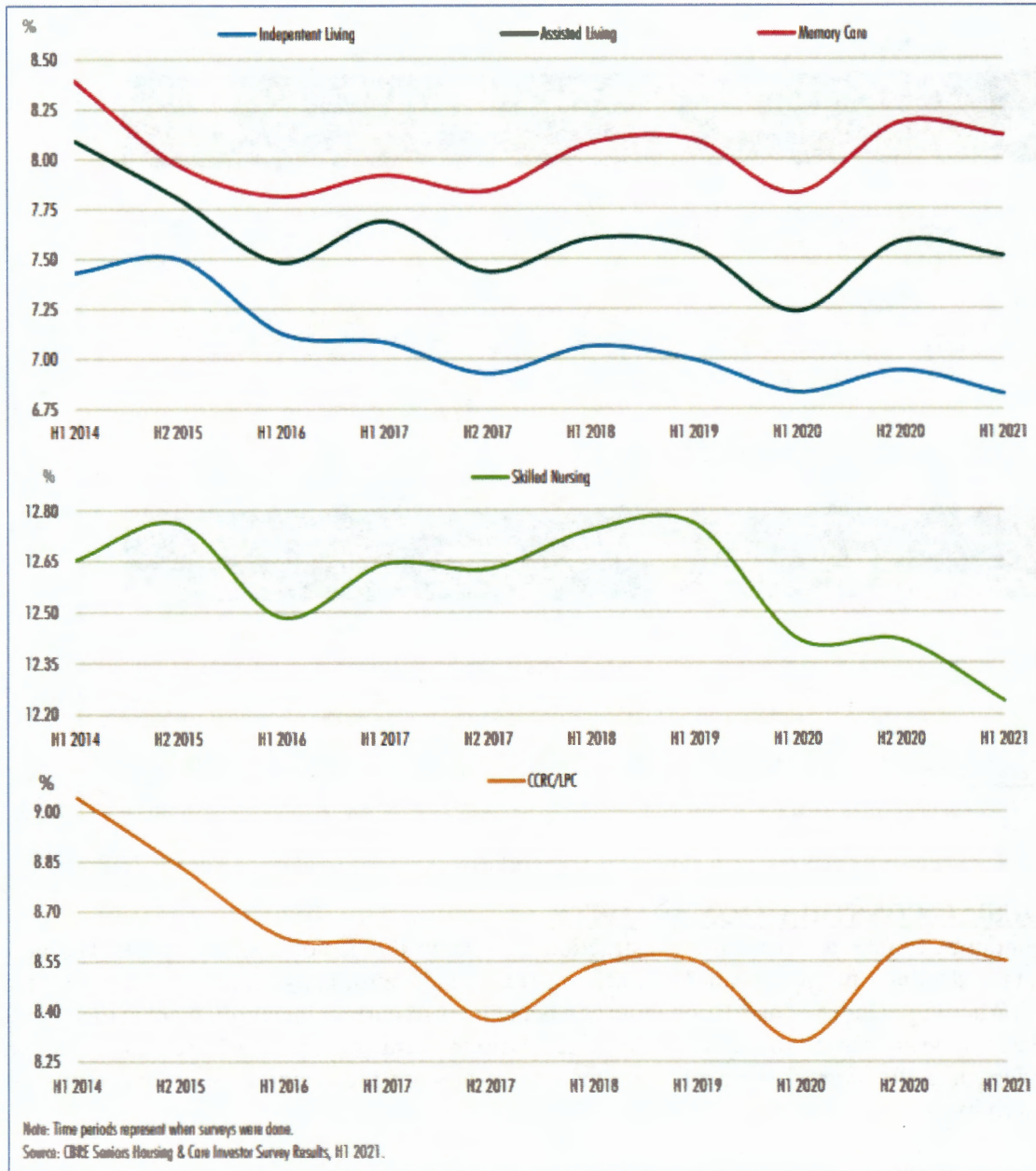


## CAP RATES

Per CBRE’s survey, cap rates historically showed overall compression. While the COVID-19 pandemic reversed this trend, in this survey period, rates trended back downward for all care levels. San Antonio is considered to be in the Non-Core. CBRE defines a non-core market area as with little to no entry barriers, a state without any Certificate of Need (CON) regulations and/or any moratoriums on additional bed licenses.

		Class A			Class B			Class C		
		Low - High (%)	Avg. (%)	Change (bps)	Low - High (%)	Avg. (%)	Change (bps)	Low - High (%)	Avg. (%)	Change (bps)
Core	Active Adult	3.0 - 8.0	<b>4.9</b>	-32	4.0 - 9.0	<b>5.8</b>	-32	5.0 - 10.0	<b>6.8</b>	-36
	Independent Living	3.0 - 7.0	<b>5.3</b>	-22	4.0 - 9.0	<b>6.4</b>	-14	5.0 - 10.0	<b>7.4</b>	-11
	Assisted Living	4.0 - 8.0	<b>6.1</b>	-24	5.0 - 10.0	<b>7.2</b>	-9	6.0 - 11.0	<b>8.4</b>	2
	Memory Care	5.0 - 10.0	<b>7.1</b>	-8	5.0 - 10.0	<b>7.8</b>	-15	6.0 - 11.0	<b>8.9</b>	-1
	Skilled Nursing	9.0 - 13.0	<b>10.9</b>	-23	9.0 - 14.0	<b>11.7</b>	-24	11.0 - 16.0	<b>13.3</b>	-33
	CCRC/LPC	5.0 - 10.0	<b>7.0</b>	-24	6.0 - 11.0	<b>8.2</b>	-14	7.0 - 12.0	<b>9.3</b>	-1
Non-Core	Active Adult	3.0 - 8.0	<b>5.5</b>	-29	4.0 - 9.0	<b>6.3</b>	-38	5.0 - 10.0	<b>7.2</b>	-25
	Independent Living	4.0 - 9.0	<b>6.2</b>	-10	5.0 - 10.0	<b>7.1</b>	-12	6.0 - 11.0	<b>8.1</b>	0
	Assisted Living	5.0 - 10.0	<b>6.9</b>	0	5.0 - 10.0	<b>7.6</b>	-8	6.0 - 11.0	<b>8.6</b>	-3
	Memory Care	5.0 - 10.0	<b>7.5</b>	-1	5.0 - 10.0	<b>8.1</b>	-7	6.0 - 11.0	<b>9.0</b>	-6
	Skilled Nursing	9.0 - 14.0	<b>11.5</b>	-3	10.0 - 16.0	<b>12.1</b>	-15	11.0 - 16.0	<b>13.7</b>	-9
	CCRC/LPC	6.0 - 11.0	<b>8.1</b>	8	7.0 - 11.0	<b>8.7</b>	-3	8.0 - 12.0	<b>9.7</b>	8

**CAP RATES (cont.)**



## Texas | H1 2021 | Seniors Housing | Market Statistics



### Seniors Housing - IL and AL Majority

Market	# of Units	Avg Monthly Rent	Absorption # of Units	Absorption # of Units (Previous)	Occupancy Rate (%)	Occupancy Rate (%) (Previous)
Austin	10,036	\$4,474	337	47	76.2%	72.9%
Dallas	35,055	\$3,645	259	-432	77.2%	76.7%
Houston	21,794	\$3,978	197	-178	73.0%	72.8%
San Antonio	9,932	\$3,525	12	-195	76.0%	77.5%
Total Market	76,817	\$3,898	805	-758	75.6%	75.0%

Source: NIC MAP

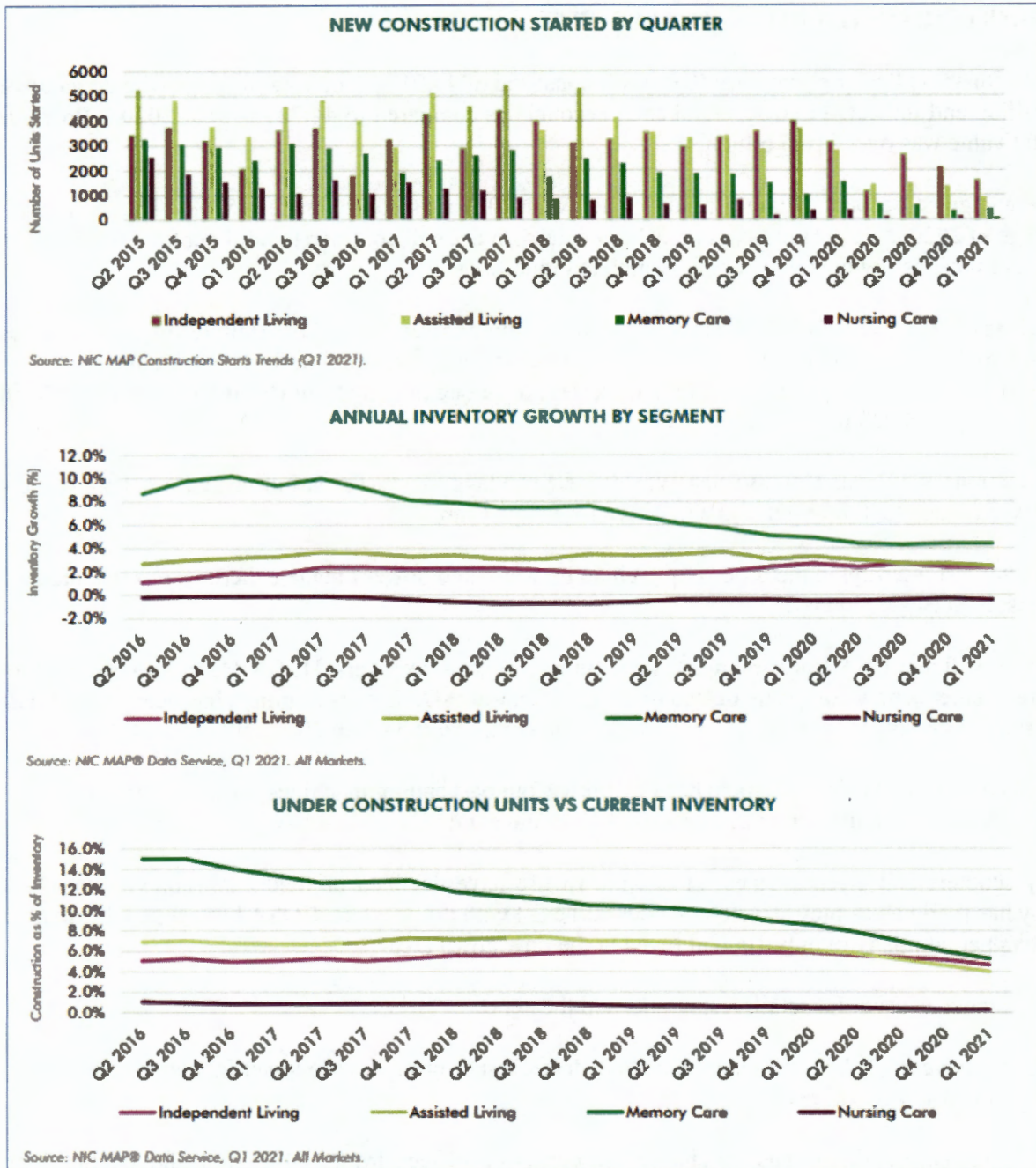
### Nursing Care

Market	# of Units	Avg Monthly Rent	Absorption # of Units	Absorption # of Units (Previous)	Occupancy Rate (%)	Occupancy Rate (%) (Previous)
Austin	6,146	\$7,533	183	-100	69.6%	66.7%
Dallas	29,220	\$7,167	449	-177	63.9%	62.0%
Houston	16,965	\$7,564	483	-358	60.2%	57.3%
San Antonio	9,708	\$6,771	83	-233	65.1%	61.9%
Total Market	62,039	\$7,228	1,198	-868	64.7%	62.0%

Source: NIC MAP

### SENIOR HOUSING CONSTRUCTION ACTIVITY

COVID-19 continues to take a toll on the construction activity in the senior housing space. The new construction starts declined further during Q1 2021, making it the fourth consecutive quarter of muted new construction activity. Under-construction units as a percentage of current inventory were at the lowest levels in the last five years across all segments. Significant dip in occupancy, pullback from construction financing lenders, and the skyrocketing material costs were amount the major reasons impacting the construction activity.



## **BUSINESS PERSONAL PROPERTY MARKET**

The 2021 Business Personal Property (BPP) roll consisted of 44,012 accounts at an approximate value of \$16.6 billion and indicated a lower number of accounts as compared to 44,729 in year 2020. Previous year total value was over \$16.5 billion.

The percentage of accounts filing a rendition for year 2021 was approximately 57%. This is a lower percentage of 2020 at 58%. For tax year 2022, the department will continue to hold public workshops, in hopes more business owners will submit completed renditions.

The fracking industry in Bexar County is down to minimal activity. The Haliburton building was purchased by Navistar Manufacturing this company has started production in SE Bexar County. Three new Amazon distribution or fulfillment centers have begun activity in Bexar County or will be in full force for 2022/2023 tax years.

New attractions for Bexar County; Sea World and Six Flags Fiesta Texas introduced a couple of new rides. River Center Mall brought in the new Sea Life Aquarium.

2021 Winter Uri interrupted the food supply chain by water and power outages; there were some damage to businesses in Bexar County.

HEB, Microsoft and USAA are among Bexar County's biggest taxpayers. HEB's 1.6 million square foot warehouse center is now complete located in the East Central ISD; this development has been major boost for the area. Microsoft is continuing to add to the data center built back in 2017 off Hwy 211.

New concepts of purchasing a vehicle has hit Bexar County; vending machines for cars. Carvana allows you to purchase a car online and you can pick it up or have it delivered just like your groceries.

The city scooters and electric bikes for downtown use have declined or filed bankruptcy; Blue Duck company has filed bankruptcy. Two companies still exist with the scooters. COSA has capped the number of scooters per company to only 1000 allowed in the downtown area.

Business almost as usual for retail, restaurants and theaters.

Overall, for tax year 2021, it still experienced pandemic issues brought in to lower inventory values and experienced inutility for others.

For 2022, Navistar and Carvana purchased the corporate offices from Halliburton and BJ Services. Amazon will be in full force of the distribution and fulfillment centers.

## **GEOGRAPHICAL INFORMATION SYSTEMS**

The Geographic Information Systems (GIS) data has been integrated into the PACS appraisal system, and all district staff can access new map updates one day after the changes are made by the GIS group. The GIS group continues to strive to increase the quality and timeliness of the approximately 80,000 annual ownership and address changes as well as the 21,000 new accounts created or processed each year. Orthographic aerial photography has been integrated into PACS and oblique imagery is readily available via the vendor's website. Both are used regularly to identify new improvements to property.

## **INFORMATION SYSTEMS**

The Information Systems (IS) department continues to make strides to provide faster, reliable, and more efficient computer systems for our staff at Bexar Appraisal District and for property owners of Bexar County, Texas.

In 2021, we continued to operate under COVID-19 guidelines in order to keep our staff and public safe. We deployed additional laptops to our staff and upgraded our external VoIP circuits to increase flexibility in our phone system. The district discontinued the use of WebEx and solely rely on Zoom as one online meeting platform for both internal and external online meeting. This helped eliminating confusion and simplifying our operations. Once again, the district was able to complete certification within the prescribed deadline.

The district's online services continued to be a major part of our operation to provide services to property owners and our customers as we entered the second year of COVID-19 pandemic. Maintaining those services is our highest priority that includes Online Application, Online Appeals, Property and Map Search, self-service appointment, online contact forms, online meeting, electronic signature, and etc. We also added Spanish language to our public website.

Most of our appraisers received new field devices with new Internet Service Provider (ISP). The new field device provides improved speed and reliability during field works to increase efficiency. The new ISP has a better signal coverage in rural area of Bexar County. We also receive a portion of new version for our CAMA system. The new version is a welcome sign of the development of the software that we have been using for over 15 years,

We were able to complete the implementation of emergency power generator and brought it online early 2021. We had an incident of a power outage and the new system worked seamlessly well and kept our critical systems running during the outage. Also, we were successfully brought the new infrastructure hardware online that we started in late 2020 to replace the outdated set of servers and networking equipment. We were able to migrate all of our application to the new servers with very minimal impact to District operations as well as services to the public. The new Virtual Desktop Infrastructure (VDI) continues to provide flexibility to district staff in support for work from home approach. As the result, we have increased capacity of the system to support the increased demand.

Lastly, we continue to upgrade computer workstations within the District. We continue to roll out the newest Microsoft Operating System, Windows 10 with the newest version of Microsoft Office 2019 and the new endpoint security software in order to increase performance and security as well as productivity of district staff. We also continue to provide cyber security training to ensure our data and systems are safe and secure from unauthorized access. The new workstations meet the industry standards that provide stronger malware and ransomware protection.

## Records Management

### Open Records

The following tables provide the total number of open records requests and subpoenas processed per year from 2017 through 2021.

	2017	2018	2019	2020	2021
<b>Open Records Requests</b>	2230	2354	2087	1911	2083
<b>% Change from Prior Year</b>	8.6%	5.6%	-12.79%	-8.43%	9%

	2017	2018	2019	2020	2021
<b>Subpoenas</b>	2	6	1	4	3

### Destruction

The following table provides the total number of destruction requests processed per year from 2017 through 2021.

	2017	2018	2019	2020	2021
<b>Destruction Requests</b>	176	223	139	142	100

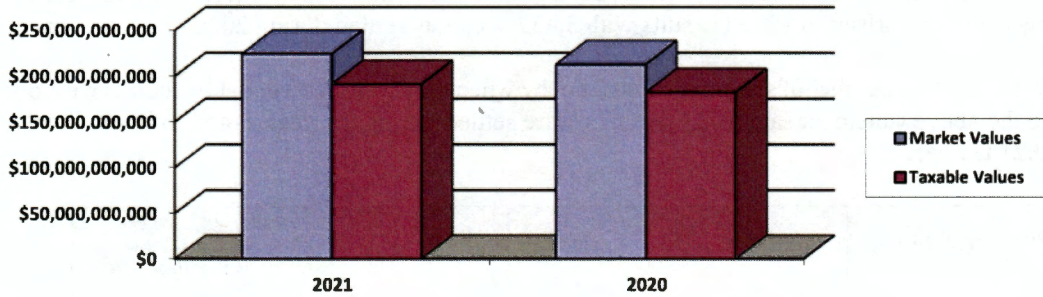
For the 2021 appraisal year, Iron Mountain shred approximately 28,168 pounds of records. Please note these figures do not include routine shredding done in-house using the District's shredders located in Executive Services and Information Systems departments. All destruction was completed in compliance with the Texas State Library Archives Commission adopted control schedules.

### Taxable Values

The following table represents the comparison of the appraised values and taxable values (market values less exemptions and special valuations) for the past two years in the Bexar County taxing jurisdiction as of the July certification. The change in the appraised and taxable values varied widely among taxing units, and reflected the mix of property types, exemptions, and market conditions within each tax unit.

#### BEXAR COUNTY (TAX UNIT 11) TAXABLE VALUES

	2020	2021	Change	Percentage Change
<b>Market Value</b>	\$212,949,677,747	\$224,401,007,356	\$11,451,329,609	5.38 %
<b>Taxable Value Before Freeze Loss</b>	\$182,629,182,936	\$191,621,280,326	\$8,992,097,390	4.92%



### Property Owner Protests

Property owners may protest appraised values placed on their property before the time the appraisal rolls are approved and certified. The protest period is conducted from May to September each year. Property owners typically resolve disagreements about their appraised value, exemptions or other issues in an informal meeting with a district appraiser. If an agreement is not reached informally, the property owner is heard before a panel of the appraisal review board. The panels' recommendations are taken before the full Appraisal Review board for approval. The following table shows the protest activity for the last 11 years.

### State District Court Litigation

A property owner, be it a person or business organization, who is dissatisfied with the result of an administrative protest hearing, may appeal the appraisal review board decision by filing suit in state district court. The volume of such litigation for the tax year 2021 and the preceding years is summarized in the diagrams below.

### MAJOR ACTIVITIES DURING 2021 AND FORECAST FOR 2022

In 2021, 1,026 lawsuits were filed against the District in state district court for tax year 2021. From tax year 2020 the overall number of lawsuits decreased, and the actual number of properties litigated decreased by 30.35%. The value of the total litigation filed for 2021 decreased 33.21% from the prior year.

The following chart shows the number of lawsuits that were filed for each of the past three years. The bulk of the litigation is commercial properties, which includes apartments, hotels, office buildings, shopping centers, and vacant land.

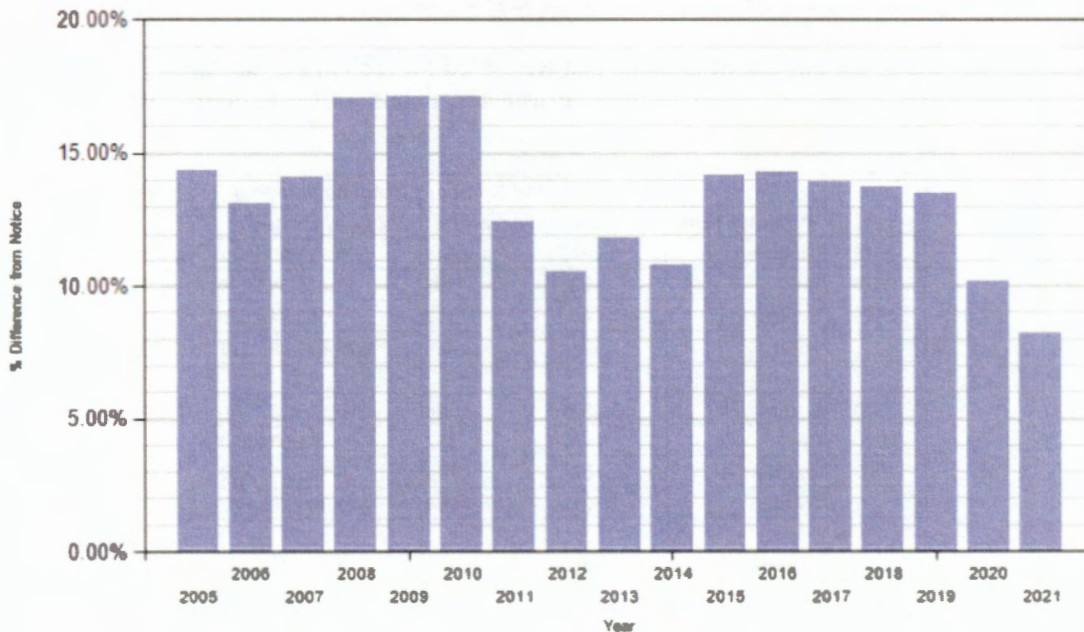
Year	Property Type	Total Lawsuits	Total Number of Accounts	Total Beginning Lawsuit Value
2019	Commercial	1,284	2,946	\$26,711,055,621
2019	BPP	52	395	\$1,065,683,820
2019	Residential	40	117	\$62,340,680
	<b>Total</b>	<b>1,376</b>	<b>3,458</b>	<b>\$27,839,080,121</b>
2020	Commercial	1,257	3,128	\$26,588,287,760
2020	BPP	44	372	\$736,334,350
2020	Residential	20	194	\$65,483,872
	<b>Total</b>	<b>1,321</b>	<b>3,694</b>	<b>\$27,390,105,982</b>
2021	Commercial	945	2,106	\$17,412,662,874
2021	BPP	39	235	\$774,400,101
2021	Residential	42	232	\$107,999,334
	<b>Total</b>	<b>1,026</b>	<b>2,573</b>	<b>\$18,295,062,309</b>

There were a total of 1023 lawsuits comprising 3,709 accounts from various years that were resolved during the calendar year. This is in comparison to 1009 lawsuits with 3,432 accounts settled during 2020.

The following chart shows the number of settled accounts, not by when they were settled, but by their corresponding tax year. So while the above statement says 1023 lawsuits were settled during the year, not all of them involved a property with a 2021 tax year.

Year	Accts Settled	Notice Value	ARB Value	Settlement Value	Difference (from notice)	Percent Difference (from notice)	Percent Difference (from ARB)
2005	1,220	\$2,782,741,273	\$2,638,552,103	\$2,383,667,939	\$399,073,334	14.34%	9.66%
2006	1,481	\$3,872,461,320	\$3,668,256,071	\$3,364,512,537	\$507,948,783	13.12%	8.28%
2007	1,330	\$5,746,598,705	\$5,285,884,332	\$4,934,493,215	\$812,105,490	14.13%	6.65%
2008	1,709	\$7,418,693,585	\$6,782,933,675	\$6,152,675,483	\$1,266,018,102	17.07%	9.29%
2009	2,008	\$7,770,909,334	\$7,290,704,233	\$6,438,660,400	\$1,332,248,934	17.14%	11.69%
2010	1,451	\$7,006,917,433	\$6,508,893,299	\$5,808,416,414	\$1,198,501,019	17.10%	10.76%
2011	1,225	\$5,157,854,647	\$5,002,364,207	\$4,514,357,199	\$643,497,448	12.48%	9.76%
2012	1,399	\$6,749,233,317	\$6,573,910,422	\$6,035,341,723	\$713,891,594	10.58%	8.19%
2013	1,640	\$11,028,113,078	\$10,511,189,865	\$9,719,417,349	\$1,308,695,729	11.87%	7.53%
2014	2,079	\$11,749,956,668	\$11,292,381,915	\$10,477,684,588	\$1,272,272,080	10.83%	7.21%
2015	2,800	\$18,713,487,438	\$17,709,260,480	\$16,056,622,206	\$2,656,865,232	14.20%	9.33%
2016	3,244	\$23,329,043,509	\$22,148,145,862	\$19,994,881,302	\$3,334,162,207	14.29%	9.72%
2017	3,537	\$26,609,958,239	\$25,481,591,193	\$22,898,430,184	\$3,711,528,055	13.95%	10.14%
2018	3,779	\$25,738,832,982	\$24,367,536,409	\$22,196,485,843	\$3,542,347,139	13.76%	8.91%
2019	3,014	\$27,027,159,049	\$25,834,122,956	\$23,374,872,587	\$3,652,286,462	13.51%	9.52%
2020	2,840	\$23,287,036,618	\$22,451,740,599	\$20,916,167,309	\$2,370,869,309	10.18%	6.84%
2021	795	\$8,049,754,584	\$7,821,550,587	\$7,388,968,767	\$660,785,817	8.21%	5.53%

Lawsuits Settled by Year



## **State Office of Administrative Hearings**

On January 1, 2010, the option for certain property owners to appeal an Appraisal Review Board order to the State Office of Administrative Hearings (SOAH) for a hearing before an Administrative Law Judge (ALJ) became available. This option allows a property owner that disputed either market or appraised value, which is more than \$1,000,000, to appeal the board order to SOAH.

Originally, this option was limited to a pilot program that has been implemented for three years in only Bexar, Cameron, El Paso, Harris, Tarrant, and Travis counties. The 82<sup>nd</sup> Legislature passed HB2203 which immediately expanded the program to include Collin, Denton, Fort Bend, Montgomery and Nueces Counties and added a fourth year to the program.

In 2021, there were zero notice of appeal to SOAH received by the District and determined by the Administrative Law Judge.

## **2022 Forecast**

The District anticipates the following levels of 2022 litigation, binding arbitration, and SOAH:

- It is projected that total number of lawsuits filed with state district court will likely increase;
- Total litigated value will likely increase somewhat due to an increase in overall market value conditions as a result of the current economic forecasts;
- Total number of litigated accounts will likely increase;
- And it is not anticipated that there will be many SOAH appeals in 2021.

## **Other Information**

The District's employees were subject to the provisions of the Property Taxation Professional Certification Act. The purpose of this act was to assure the people of Texas that the responsibility of assessing property for taxation is entrusted only to those persons duly registered and competent and that it be practiced and regulated as a learned profession. In 2009, the State Legislature enacted some changes by abolishing the Texas Board of Tax Professional Examiners (BTPE) and transferring its duties to the Texas Department of Licensing and Regulation (TDLR). The TDLR is now responsible for establishing standards of professional practice, conduct, education, registration, certification, and ethics for appraisers, assessors and collectors. Although the TDLR is responsible for establishing standards, the task of developing courses of instruction and training programs remains with public agencies, educational institutions, or private organizations.

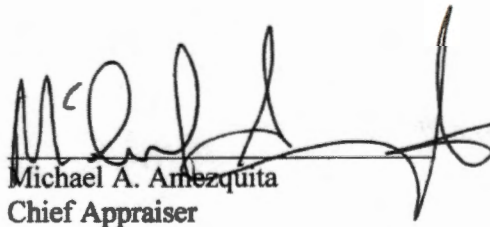
Appraisers have a maximum of five years to complete a specific curriculum to qualify for exams approved by the Property Tax Assistance Division (PTAD) of the Comptroller of Public Accounts and administered by the Texas Department of Licensing and Regulation (TDLR). PTAD approves all curricula and materials for use in training and educating appraisers for property tax professional education courses. The designation of Registered Professional Appraiser (RPA) is conferred on those successfully completing the course of instruction. Not less than 30 hours of continuing education is required for recertification every two years.

The District's website makes a broad range of information available for public access, including: detailed information of the appraisal process, protest and appeal procedures, a tax calendar, and various forms such as exemption applications and business personal property renditions. Users can gain access to real and personal property appraisal records by account number, address, owner's name, and several other search criteria. The site also serves property maps generated from the district's geographical information system (GIS). Notices of bids and proposals, employment opportunities, and a link to the Public Surplus auction website can also be found. The District's website may be accessed at [www.bcad.org](http://www.bcad.org).

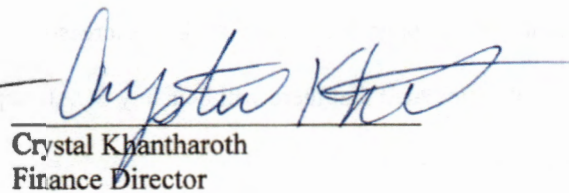
### Acknowledgements

The preparation of the Comprehensive Annual Financial Report involves the entire Executive Team staff and their assistants. Managing departmental budgets of the District involved seven directors with primary budget responsibility, which includes directors from each functional department and the Assistant Chiefs.

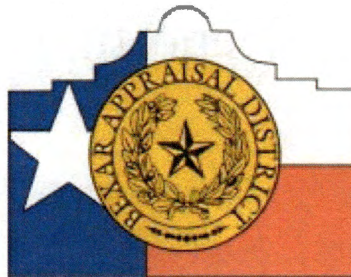
We are grateful for their stewardship in making this system work smoothly and efficiently. Finally, we wish to thank our independent auditor Weaver, whose professional competence and leadership has assisted us in developing this award-class report. The District has participated in and awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association for the **past seventeen years**.



Michael A. Arnezquita  
Chief Appraiser



Crystal Khantharoth  
Finance Director





Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Bexar Appraisal District  
Texas**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2020

*Christopher P. Morill*

Executive Director/CEO

## APPRAISAL PROCESS

### RECORDS MAINTENANCE

Maintain the accuracy of the inventory of accounts to be valued including: REAL PROPERTY: 1) Updating of ownership based on deed transactions. 2) Updating of legal descriptions as a result of splits or combinations of property. 3) Maintain the proper jurisdiction linkage on each account. PERSONAL PROPERTY: 1) Updating ownership. 2) Add and delete accounts based on January 1 value.

### DATA COLLECTION

REAL PROPERTY: 1) List the property characteristics associated with all new improvements each year. 2) Periodically review and update existing property characteristics. PERSONAL PROPERTY: 1) Determine proper Standard Industrial Codes. 2) Determine all property characteristics such as quality and quantity of inventory.

### DATA ENTRY

After data collection, enter all property characteristics to the appropriate computer files.

### MARKET ANALYSIS

Collect and analyze all market information such as 1) sales of residential, commercial, and land accounts; 2) current occupancy and rental rates associated with commercial properties; and 3) current construction costs associated with residential and commercial properties. Update cost schedules, market and income models associated with the mass valuation of all real and personal property.

### VALUE ALL REAL AND PERSONAL PROPERTY

Determine values for all properties using individual property characteristics and schedules and models tailored to specific types of property in defined neighborhoods or specified property use types.

### REVIEW AND SELECT FINAL VALUES

Review all computer-generated values using automated and manual techniques, and select final, most appropriate value for each property.

**REVIEW REQUESTS FOR SPECIAL  
VALUATION AND DETERMINE  
VALUES**

**PROCESS EXEMPTION APPLICATIONS  
AND APPLICATIONS FOR DEFERRAL  
AND TAX ABATEMENTS**

### NOTIFY PROPERTY OWNERS

**By April 1st, or as soon thereafter as practicable**

**PROCESS HEARINGS ASSOCIATED WITH PROPERTY OWNER PROTESTS – MAY-SEPTEMBER**

### PRODUCE AND DELIVER CERTIFIED ROLLS TO TAXING UNITS –

By July 25<sup>th</sup> or when 90% of the total appraisal roll value is ready to be certified as allowed by Tax Code Sec. 41.12(c)(2)

### PROCESS CORRECTIONS TO CERTIFIED ACCOUNTS AND ADDITION OF NEW ACCOUNTS

1) Late protests 2) Clerical errors 3) Substantial errors 4) Litigation

**PERIODICALLY PRODUCE CORRECTION AND SUPPLEMENTAL ROLLS FOR EACH TAX YEAR**

**DISTRICT OFFICIALS**

**Bexar Appraisal District  
Board of Directors  
2021**

**ROBERTO TREVIÑO  
Chair**

**CHERI BYROM  
Vice-Chair**

**GEORGE TORRES  
Secretary**

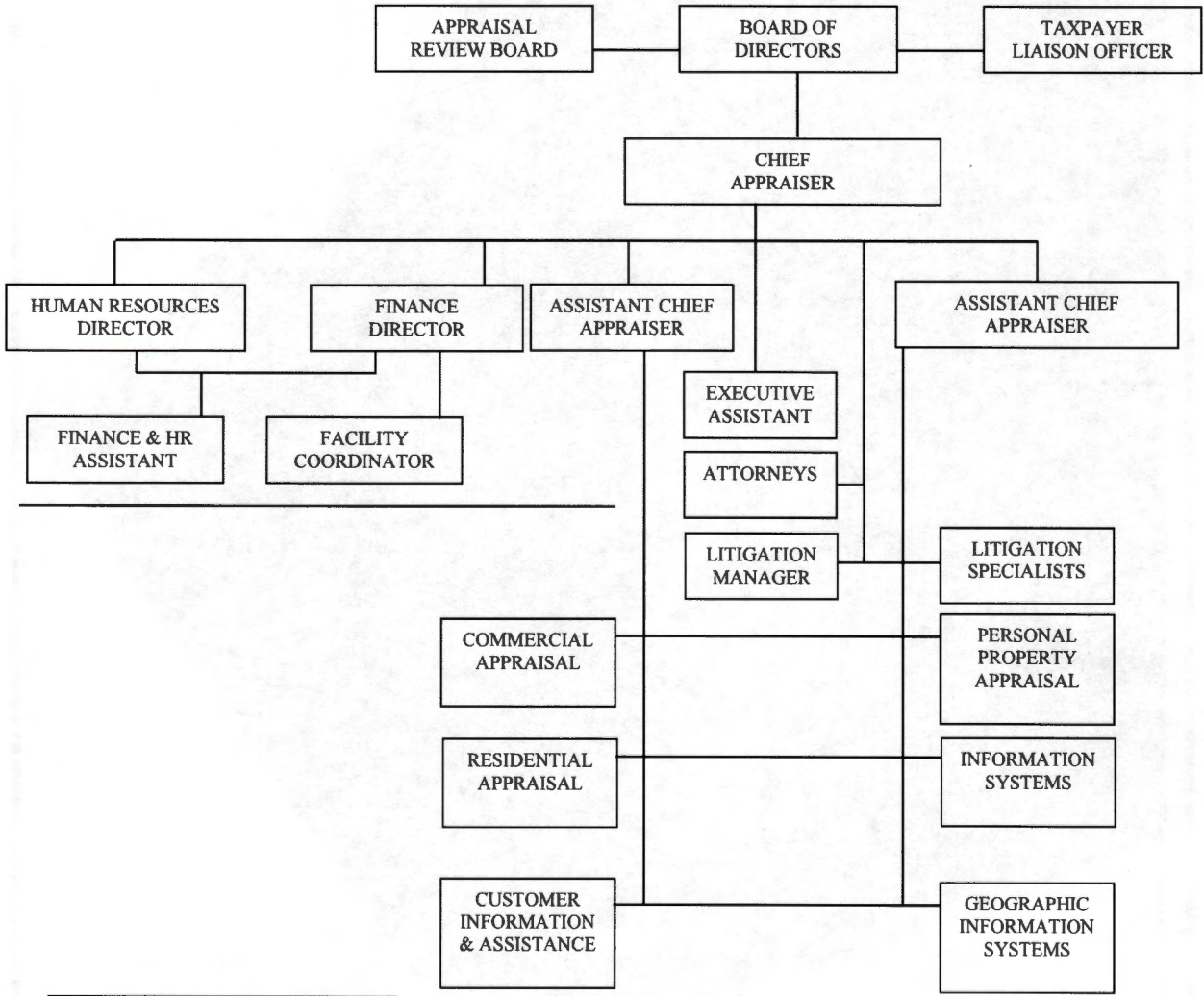
**Trish DeBerry  
Commissioner, PCT 1**

**JOHN FISHER  
Member**

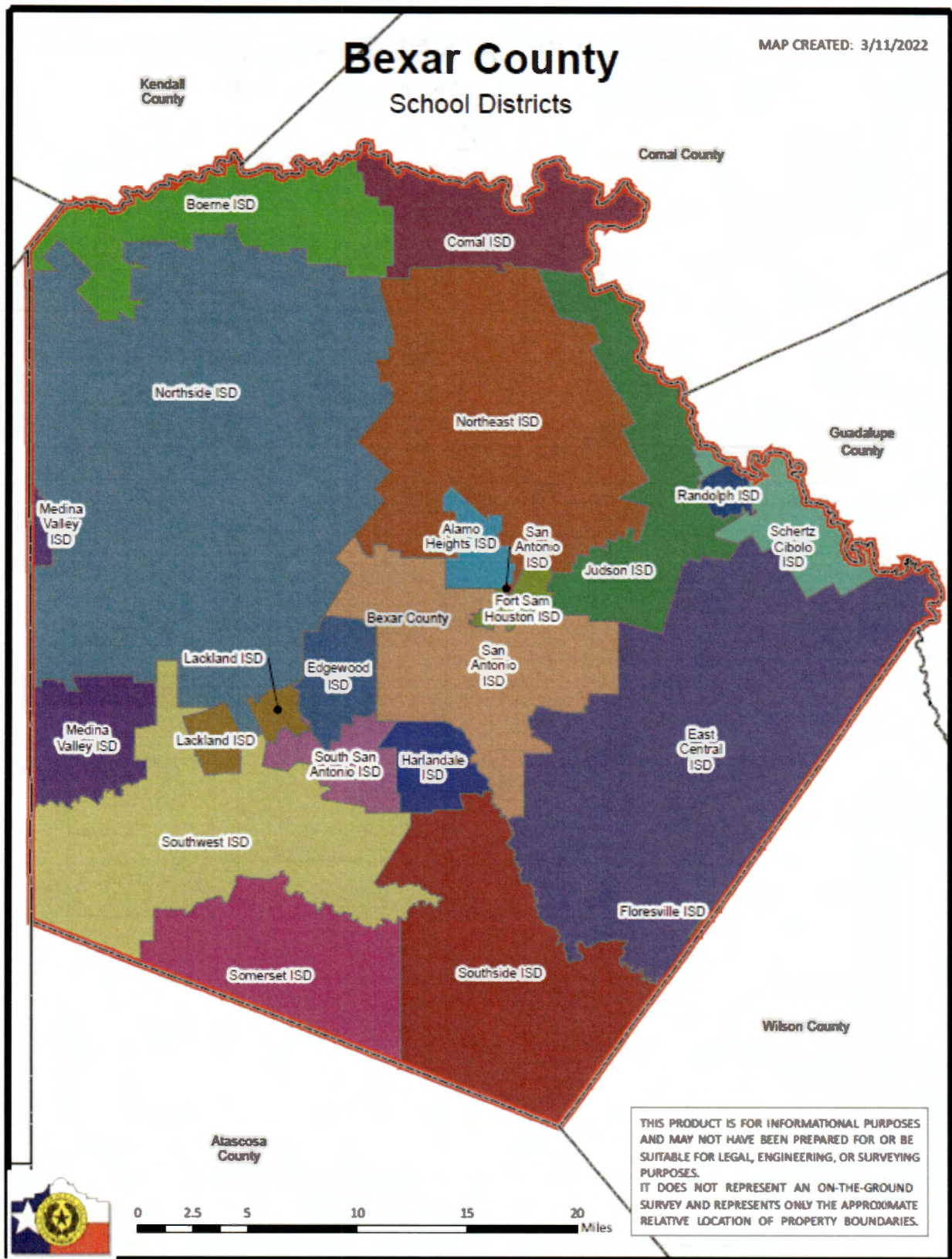
**ALBERT URESTI  
Tax Assessor-Collector**

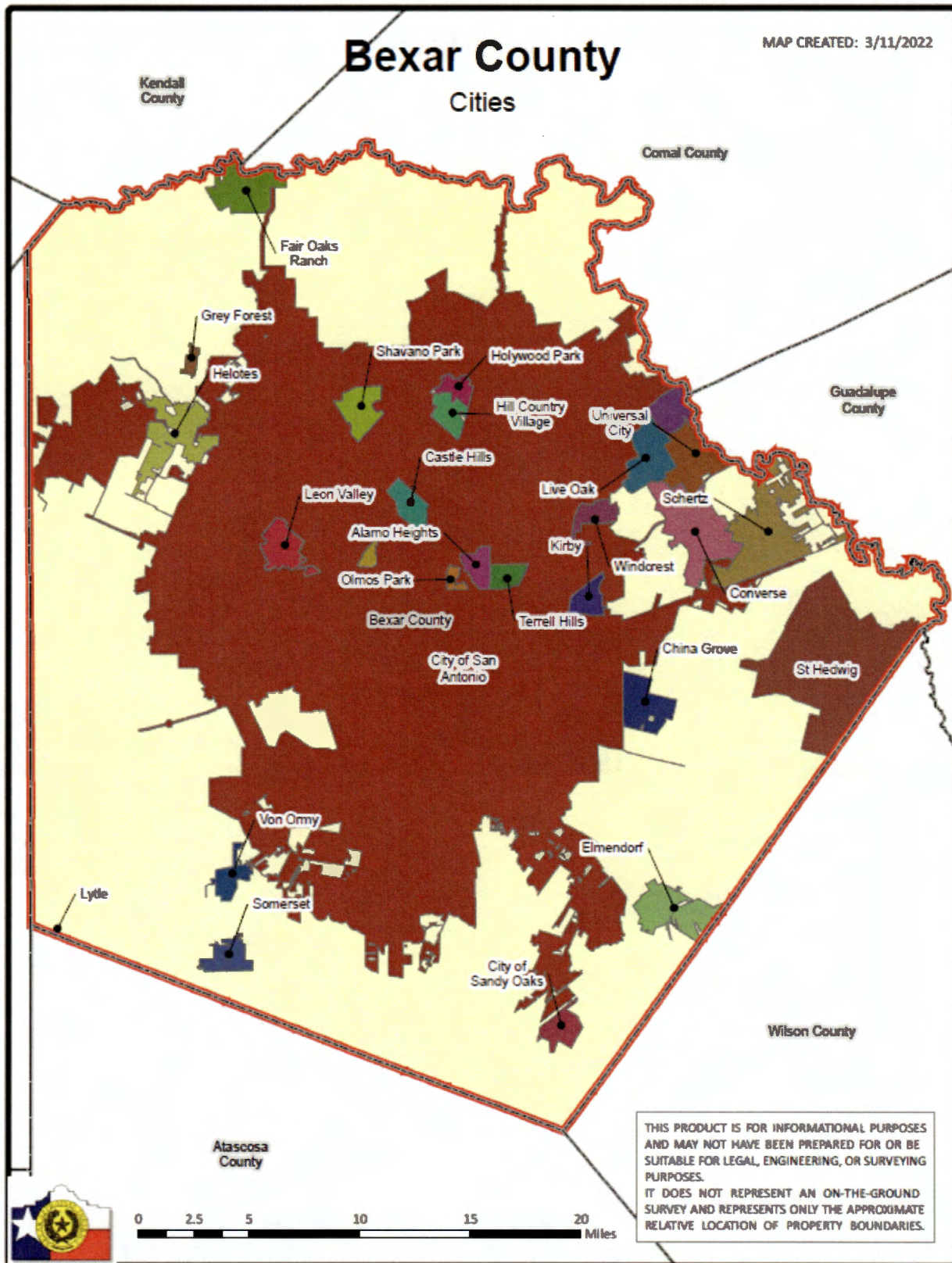
**MICHAEL A. AMEZQUITA  
Chief Appraiser**

# BEXAR APPRAISAL DISTRICT ORGANIZATIONAL CHART 2021



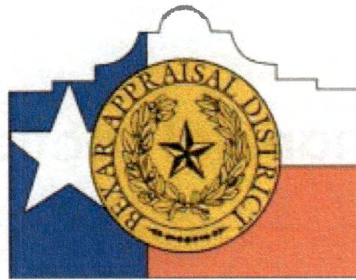
<u>Total Positions</u>	
Executive Services	16
Commercial	19
Residential	52
Personal Property	17
Information Systems	10
Customer Info & Assistance	31
Geographic Info Systems	16
Total	161







## Financial Section



## Independent Auditor's Report

To the Board of Directors  
Bexar Appraisal District  
San Antonio, Texas

### Report on the Audit of the Financial Statements

#### Opinions

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

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

#### Basis for Opinions

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

#### Responsibilities of Management for the Financial Statements

The District's 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 one year after the date that the financial statements are issued.

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

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

In performing an audit in accordance with GAAS, we:

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

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

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information, as listed in the table of contents, 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 schedule of levies from tax units is presented for purposes of additional analysis and is not a required part of the basic financial statements.

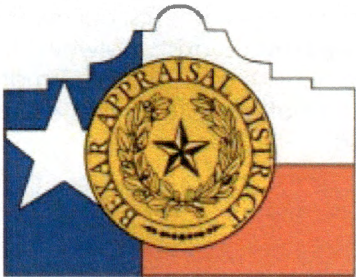
The schedule of levies from tax units is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of levies from tax units is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

WEAVER AND TIDWELL, L.L.P.

San Antonio, Texas  
June 1, 2022



## Bexar Appraisal District San Antonio, Texas

### Management's Discussion and Analysis

As management of the Bexar Appraisal District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the District's financial activities for the year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with additional information furnished in our letter of transmittal, which can be found in the Introductory Section of this report.

#### **FINANCIAL HIGHLIGHTS**

The assets and deferred outflow of resources exceeded its liabilities and deferred inflow of resources at the close of the 2021 year by \$5,312,728 (net position) (\$4,504,257 in 2020). Of this amount, \$1,689,609 reflects unrestricted net position.

The change in net position from operations from 2020 to 2021 was an increase of \$808,471 (decrease of \$2,683,554 in 2020). The increase is mostly attributable to the change in net pension liability and related accounts reported in 2020 versus 2021.

As of the close of the 2021 year, the District's governmental fund (General Fund) reported an ending fund balance of \$6,268,284 (\$5,917,508 in 2020), an increase in comparison with the prior year due to actual expenditures being under budget and resulting in excess revenue.

The District issued no debt in year 2021. The outstanding long-term liabilities other than pension and OPEB at the end of year 2021 were \$1,149,712 (\$1,077,592 in 2020), which was comprised solely of compensated absences.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

##### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, using accounting methods similar to a private-sector business. These statements include all assets and liabilities on the accrual basis of accounting. All current year revenues and expenses are taken into account regardless of when the cash is received or paid. The statement of net position presents information on all District assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent 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., earned but unused vacation leave).

The government-wide financial statements should distinguish functions of the District principally supported by the District's taxing units and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). All the District's activities are governmental. The District is the primary government and has no component units.

### Fund Financial Statements

Traditional users of governmental financial statements will find the fund financial statement presentation more familiar. Fund financial statements provide more information about the governmental entity's most significant funds – not the entity as a whole. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

*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 funds financial statements focus on *near-term inflows and outflows of 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 governmental 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 financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District maintains one governmental fund, its General Fund. This fund is presented in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balance.

The District adopts an annual budget for its General Fund. A budgetary comparison schedule has been provided as required supplementary information (RSI) for the General Fund to demonstrate compliance with this budget.

*Fiduciary Funds* – Fiduciary funds are used to account for assets held in a trust or custodial capacity for others and, therefore, cannot be used to support the government's own programs. The District maintains one custodial fund that falls into this category. A custodial fund is used to report resources held by the District in a purely custodial capacity. Custodial funds typically involve only the receipt, temporary investment, and remittance of resources to individuals, private organizations, or other governments.

### Notes to Financial Statements

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

### Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information (RSI) concerning the District's progress in funding its obligation to provide pension benefits and other postemployment health care benefits to its employees and budgetary comparison schedules.

## **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the District's case, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$5,312,728 at December 31, 2021 (\$4,504,257 in 2020).

The District's capital assets represent investments in land, building and improvements, furniture, office equipment, computers, and peripherals. Approximately 24% of the total assets are capital assets. The District uses these capital assets to provide services to the taxing units and the citizens and property owners of Bexar County; consequently, these assets are not available for future spending.

	<b>Governmental Activities</b>		<b>Percentage Change</b>
	<b>2021</b>	<b>2020</b>	
<b>ASSETS</b>			
Cash and cash equivalents	\$ 9,494,412	\$ 9,374,306	1.28%
Other current assets	2,168,023	1,495,550	44.96%
Property and equipment - net	3,623,119	3,727,670	-2.80%
Total assets	15,285,554	14,597,526	4.71%
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows related to net pension liability	5,947,514	1,566,831	279.59%
Deferred outflows related to OPEB liability	51,066	61,592	100.00%
Total deferred outflows of resources	5,998,580	1,628,423	268.37%
Total assets and deferred outflows of resources	\$ 21,284,134	\$ 16,225,949	31.17%
<b>LIABILITIES</b>			
Current	\$ 5,779,192	\$ 5,273,216	9.60%
Noncurrent	6,915,667	3,991,831	73.25%
Total liabilities	12,694,859	9,265,047	37.02%
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows related to net pension liability	3,251,647	2,426,608	34.00%
Deferred inflows related to OPEB liability	24,900	30,037	100.00%
Total deferred inflows of resources	3,276,547	2,456,645	33.37%
<b>NET POSITION</b>			
Investment in capital assets	3,623,119	3,727,670	-2.80%
Unrestricted net position	1,689,609	776,587	117.57%
Total net position	5,312,728	4,504,257	17.95%
Total liabilities, deferred inflows of resources and net position	\$ 21,284,134	\$ 16,225,949	31.17%

At December 31, 2021, the District had \$5,312,728 in total net position (\$4,504,257 in 2020). Of this amount, \$1,689,609 represents unrestricted net position (\$776,587 in 2020).

	Governmental Activities		Percentage
	2021	2020	Change
<b>REVENUES</b>			
Program revenues			
Levies from tax units	\$ 17,939,267	\$ 18,244,055	-1.67%
General revenues			
Investment income	4,125	16,612	-75.17%
Miscellaneous income	96,900	91,361	6.06%
Total revenues	18,040,292	18,352,028	-1.70%
<b>EXPENSES</b>			
Appraisal support	8,639,164	9,866,531	-12.44%
Information systems	2,058,028	2,862,062	-28.09%
Appraisal services	6,534,629	8,306,989	-21.34%
Total expenses	17,231,821	21,035,582	-18.08%
<b>CHANGE IN NET POSITION</b>	808,471	(2,683,554)	-130.13%
<b>NET POSITION, beginning of year</b>	4,504,257	7,187,811	-37.33%
<b>NET POSITION, end of year</b>	\$ 5,312,728	\$ 4,504,257	17.95%

The change in net position from 2021 to 2020 was an increase of \$808,471. The increase is mostly attributable to the change in net pension liability and related accounts reported in 2020 versus 2021.

#### Financial Analysis of the District's Funds

As noted earlier, the District uses funds accounting to ensure and demonstrate compliance with finance-related legal requirements.

*Governmental Funds* - The focus of the District's Governmental Funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

At December 31, 2021, the General Fund reported a fund balance of \$6,268,284, which represents an increase of \$350,776 from 2020 due to actual expenditures being under budget and resulting in excess revenue. Of this balance, \$3,302,123 represents unassigned fund balances available for the general use of the District. This unassigned fund balance includes a minimum fund balance of one month of expenditures plus \$1,300,000 as approved by the Board. The remaining fund balance is classified as nonspendable or assigned for items such as digital orthophotography, retirement funding, technology reserve, capital assets, litigation expenses, fence reserve, roof reserve, building upgrades, and surplus to be returned to tax units. During 2021, \$854,624 was refunded to the taxing units versus \$645,997 in 2020.

#### General Fund Budgetary Highlights

An annual budget is legally adopted for the General Fund only and was not amended in 2021. Expenditures were under budget by \$1,152,377 mostly a result of salaries and related payroll expenses as the District was not being able to fill all positions originally budgeted for. Tax unit funding, representing 99% of the District's revenues, does not fluctuate.

Capital Assets

At the end of 2021, the District's investment in capital assets for its governmental activities was \$3,623,119 (net of accumulated depreciation). This investment in capital assets includes land, building and improvements, furniture, office equipment, computers, and peripherals. For more detail on capital assets, refer to Note 3 on page 32 in the financial statements.

**CHANGE IN CAPITAL ASSETS – GOVERNMENTAL ACTIVITIES**

	Balance at December 31, 2020	Additions	Deletions	Balance at December 31, 2021
Land	\$ 2,249,539	\$ -	\$ -	\$ 2,249,539
Building and improvements	3,500,002	-	-	3,500,002
Furniture and equipment	4,611,220	187,562	(618,891)	4,179,891
Accumulated depreciation	(6,633,091)	(287,607)	614,385	(6,306,313)
	<u>\$ 3,727,670</u>	<u>\$ (100,045)</u>	<u>\$ (4,506)</u>	<u>\$ 3,623,119</u>

**LONG-TERM LIABILITIES**

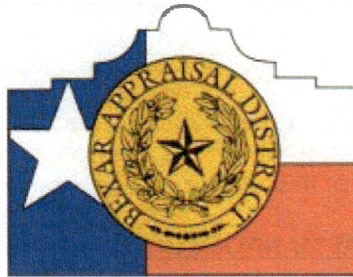
At the end of 2021, the District had total accrued sick and vacation leave payable of \$1,149,712. The District has no other long-term liabilities outstanding in 2021 other than pension and OPEB. For more detail on long-term liabilities, refer to Note 3 on page 32 in the financial statements.

**ECONOMIC FACTORS**

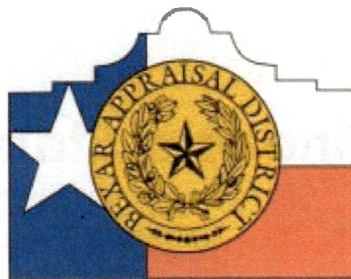
The District's Board of Directors approved a \$20,238,268 budget for the 2022 year. This is a \$1,396,375 increase from 2021. Additional information about the economic condition and outlook can be found in the transmittal letter at the beginning of this report.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning this report or requests for additional financial information should be directed to Crystal Khantharoth, Finance Director, 411 North Frio, Post Office Box 830248, San Antonio, Texas 78283-0248. For information about services, property values, appraisal process, exemptions, and other appraisal information, visit the District's web site at <http://www.bcad.org>.



## Basic Financial Statements



**Bexar Appraisal District**  
 Statement of Net Position  
 December 31, 2021

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 9,494,412
Receivables	2,147,147
Prepaid items	20,876
Land	2,249,539
Furniture and equipment, net	1,373,580
Total assets	15,285,554
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred outflows related to net pension liability	5,947,514
Deferred outflows related to OPEB liability	51,066
Total deferred outflows of resources	5,998,580
<b>LIABILITIES</b>	
Accounts payable	346,584
Unearned revenue	5,047,567
Noncurrent liabilities:	
Compensated absences, due within one year	385,041
Compensated absences, due in more than one year	764,671
Net pension liability	5,785,059
OPEB liability	365,937
Total liabilities	12,694,859
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred inflows related to net pension liability	3,251,647
Deferred inflows related to OPEB liability	24,900
Total deferred inflows of resources	3,276,547
<b>NET POSITION</b>	
Investment in capital assets	3,623,119
Unrestricted net position	1,689,609
Total net position	5,312,728
<b>TOTAL NET POSITION</b>	<b>\$ 5,312,728</b>

The accompanying notes are an integral part of this statement.

**Bexar Appraisal District**  
 Statement of Activities  
 Year Ended December 31, 2021

Functions/Programs	Expenses	Program Revenues	Changes in Net Position
		Charges for Services	Governmental Activities
<b>PRIMARY GOVERNMENTAL ACTIVITIES</b>			
Appraisal services	\$ 17,231,821	\$ 17,939,267	\$ 707,446
<b>GENERAL REVENUES</b>			
Investment income			4,125
Miscellaneous income			96,900
Total general revenues			101,025
<b>CHANGE IN NET POSITION</b>			
			808,471
<b>NET POSITION, beginning of year</b>			
			4,504,257
<b>NET POSITION, end of year</b>			
			\$ 5,312,728

The accompanying notes are an integral part of this statement.

**Bexar Appraisal District**  
 Balance Sheet  
 Governmental Funds – General Fund  
 December 31, 2021

	<b>General Fund</b>
	<hr/>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 9,494,412
Receivables	2,147,147
Prepaid items	20,876
	<hr/>
<b>TOTAL ASSETS</b>	<b>\$ 11,662,435</b>
	<hr/>
<b>LIABILITIES</b>	
Accounts payable	\$ 346,584
Unearned revenue	5,047,567
	<hr/>
Total liabilities	5,394,151
	<hr/>
<b>FUND BALANCE</b>	
Nonspendable	20,876
Assigned	
Retirement funding	104,999
Capital assets	1,062,645
Homestead exemption and outreach	220,000
Digital orthophotography	100,000
Litigation expenses	350,000
Technology reserve	125,000
Fence reserve	13,611
Roof reserve	270,000
Building upgrades	393,630
Surplus to be returned to tax units	305,400
Unassigned	3,302,123
	<hr/>
Total fund balance	6,268,284
	<hr/>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 11,662,435</b>
	<hr/>

The accompanying notes are an integral part of this statement.

## Bexar Appraisal District

### Reconciliation of Governmental Funds – Balance Sheet to the Statement of Net Position December 31, 2021

Total fund balance – governmental funds balance sheet	\$ 6,268,284
Adjustments for the statement of net position	
Capital assets are not reported in the fund financial statements	3,623,119
Net pension liability is not recorded in the fund financial statements	(5,785,059)
OPEB liability is not recorded in the fund financial statements	(365,937)
Deferred outflow related to pension is not recorded in the fund financial statements	5,947,514
Deferred outflow related to OPEB is not recorded in the fund financial statements	51,066
Deferred inflow related to pension is not recorded in the fund financial statements	(3,251,647)
Deferred inflow related to OPEB is not recorded in the fund financial statements	(24,900)
Compensated absences are not recorded as liabilities in the fund financial statements	<u>(1,149,712)</u>
<b>Net position of governmental activities – statement of net position</b>	<b><u>\$ 5,312,728</u></b>

The accompanying notes are an integral part of this statement.

## Bexar Appraisal District

Statement of Revenues, Expenditures, and Changes in  
Fund Balance – Governmental Funds – General Fund  
For the Year Ended December 31, 2021

	<b>General Fund</b>
<b>REVENUES</b>	
Levies from tax units	\$ 17,939,267
Investment income	4,125
Miscellaneous income	96,900
Total revenues	<u>18,040,292</u>
<b>EXPENDITURES</b>	
Current	
Appraisal support	8,765,866
Information systems	2,094,782
Appraisal services	6,641,305
Capital outlay	<u>187,563</u>
Total expenditures	<u>17,689,516</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>350,776</u>
<b>FUND BALANCE, beginning of year</b>	<u>5,917,508</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 6,268,284</u>

The accompanying notes are an integral part of this statement.

## Bexar Appraisal District

### Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statement of Activities December 31, 2021

Net change in fund balance – governmental funds	\$ 350,776
Adjustments for the statement of activities	
Capital outlays are not reported as expense in the statement of activities	187,563
The depreciation of capital assets used in governmental activities is not reported in the governmental funds	(287,607)
Loss on disposal of capital assets is not reported in the governmental funds	(4,507)
Change in net pension liability and related accounts is not recorded in the governmental funds	626,358
Change in OPEB liability and related accounts is not recorded in the governmental funds	8,008
Change in compensated absences is not recorded in the governmental funds	(72,120)
<b>Change in net position of governmental activities – statement of activities</b>	<b><u>\$ 808,471</u></b>

The accompanying notes are an integral part of this statement.

**Bexar Appraisal District**  
Statement of Fiduciary Net Position –  
Custodial Fund  
December 31, 2021

**ASSETS**

Cash and cash equivalents

<b>Custodial Fund</b>	
<hr/>	
\$	17,661
<hr/>	

**NET POSITION**

Restricted for Employee Event Committee (EEC)

\$	17,661
<hr/>	

The accompanying notes are an integral part of this statement.

**Bexar Appraisal District**

Statement of Changes in Fiduciary Net Position –  
Custodial Fund  
For the Year Ended December 31, 2021

	<b>Custodial Fund</b>
<b>ADDITIONS</b>	
Employee contributions	\$ 15,081
<b>DEDUCTIONS</b>	
Program expenses	14,450
Net increase in fiduciary net position	631
Net position, beginning of year	17,030
<b>Net position, end of year</b>	<b>\$ 17,661</b>

The accompanying notes are an integral part of this statement.

## Bexar Appraisal District

### Notes to the Financial Statements

#### Note 1. Summary of Significant Accounting Policies

##### District Formation and Reporting Entity

Bexar Appraisal District, Texas (the District) was created upon the enactment of the Texas Property Tax Code by the 66th Texas State Legislature in 1979. The District's first year of full operations was 1981. The District was created to provide various taxing jurisdictions with appraisals of property subject to *ad valorem* taxation in Bexar County, Texas. The District's Board of Directors is appointed by the taxing jurisdictions within its boundaries.

As required by accounting principles generally accepted in the United States of America, these financial statements present the results of the District and do not include any component units for which the District is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of a government's operations and, therefore, data from these units would be combined with data of the government.

The District did not have any entities which meet the component unit criteria. Therefore, the reporting entity is limited to those departments that comprise the District's legally adopted jurisdiction.

##### Government-Wide and Fund Accounting

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. Both the government-wide and fund financial statements (within the basic financial statements) categorize primary activities as governmental. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

The government-wide financial statements report information on all non-fiduciary activities of the primary government.

The statement of net position is presented using a full accrual, economic resource basis designed to display the financial position of the primary government, excluding fiduciary activities. Governments report all capital assets, including infrastructure, in the government-wide statement of net position and report related depreciation expense, the cost of "using up" capital assets, in the statement of activities, as well as long-term liabilities. The net position of a government is divided into three categories: (1) net investment in capital assets, (2) restricted, (3) unrestricted.

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

The District generally first uses restricted assets for expenses incurred for which both restricted and unrestricted assets are available. The District may defer the use of restricted assets based on a review of the specific transaction.

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

## Bexar Appraisal District

### Notes to the Financial Statements

The focus of the reporting model is on the District as a whole and the fund financial statements, including the major individual fund of the governmental category.

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

- **Governmental funds** – Governmental funds are those funds through which most governmental functions are typically financed. The District presents one governmental fund:
  - **General fund** – The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include levies from tax units and charges for services. Expenditures include appraisal support, information systems (IS), appraisal services, and capital expenditures.
- **Fiduciary funds** – Fiduciary funds are those funds that report assets held in a custodial capacity for others and, therefore, cannot be used to support the government's own programs. The District presents one fiduciary fund:
  - **Custodial fund** – The custodial fund is used to report assets held in a purely custodial capacity. The District's custodial fund is the Employee Event Committee (EEC) fund, and reports assets held for the benefit of its employees. The Employee Assistance Program (EAP) deductions are optional and contribute to the EEC fund for employee events, such as birthday or retirement celebrations. Contributions may also be made outside of payroll deductions.

#### Basis of Accounting

The government-wide reporting model includes financial statements prepared using full accrual accounting for all the government's activities. This approach includes not just current assets and liabilities, but also capital assets and long-term liabilities, such as building and infrastructure and general obligation debt. Accrual accounting reports all the revenues and costs of providing services each year, not just those received or paid in the current year or soon thereafter, as in the case with the modified accrual basis of accounting.

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

The District utilizes the modified accrual basis of accounting in the governmental funds types. Under the modified accrual basis of accounting, revenues are recognized in the accounting period when they are susceptible to accrual (i.e., when they are measurable and available). Measurable means the amount of transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if it is collected within sixty (60) days of the end of the current fiscal period. Revenues susceptible to accrual include charges for services and interest on temporary investments.

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

## **Bexar Appraisal District**

### Notes to the Financial Statements

#### Budgetary Comparison Schedules

Demonstrating compliance with the adopted budget is an important component of a government's accountability to the public. Many governments revise their original budget throughout the year for a variety of reasons. Governments will provide budgetary comparison information in their annual reports, including the government's original budget to the current comparison of the final budget and actual results.

#### Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

##### **Cash and Cash Equivalents**

The District considers all deposits and investments with an original maturity of three months or less to be cash and cash equivalents.

##### **Deposits and Investments**

For District investments, both the statutes of the State of Texas and policies mandated by the District's Board of Directors, when more restrictive, authorize the District to invest only in certificates of deposit (CDs) or mutual funds issued by federally insured banks or savings and loan associations in Bexar County, Texas.

In accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized cost.

##### **Accounts Receivables and Revenue Recognition**

The District's primary revenue source is from assessments to taxing jurisdictions for services provided by the District. Assessments are imposed annually based on the amount approved by the Board of Directors in the annual budget. As required by law, the assessment is allocated in four (4) equal payments due on the last day of each quarter, with the first quarterly payment due before January 1 of the year in which the budget takes effect. Such assessments become delinquent if unpaid on the due date. Assessments applicable to the District's subsequent year are recorded as unearned revenue.

The taxing units participating in the appraisal district fund the District. The annual allocation to the taxing units is based upon the proportion of each taxing unit's property tax levy bears to the sum of the tax levies of all participating taxing units. Taxing units pay their share quarterly with the first quarter due by December 31 of the year before the budget takes effect. The taxing units paid approximately 100% of their property tax levy for appraisal district services in 2021.

Miscellaneous income consists mainly of late rendition penalties owed to the District and are recognized when received.

##### **Allowance for Doubtful Accounts**

The allowance for doubtful accounts is established as losses are estimated to have occurred through a provision for bad debts charged to earnings. Losses are charged against the allowance when management believes the uncollectibility of a receivable is confirmed. Subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is evaluated on a regular basis by management and is based on historical experience and specifically identified questionable receivables. The evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. As of December 31, 2021, there was no allowance for doubtful accounts, as all are considered collectible.

##### **Unearned Revenue**

Unearned revenue of \$5,047,567 at December 31, 2021 represents first quarter calendar year 2022 levies billed to the taxing units during December 2021 for budgeted 2022 expenditures. Of this amount, \$2,900,420 was received prior to year-end and is included in cash and cash equivalents. The remaining \$2,147,147 is recorded as a receivable at December 31, 2021.

## Bexar Appraisal District

### Notes to the Financial Statements

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

#### Capital Assets

Capital assets, which include equipment and improvements, are reported in the governmental activities column in the government-wide financial statements. The District defines capital assets as assets with an initial, individual cost of more than \$200 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

The costs of normal maintenance and repairs, that do not add to the value of the asset or materially extend assets lives, are not capitalized.

The District provides for depreciation on assets using the straight-line method in order to amortize costs of assets over their estimated useful lives. The following estimated useful lives are used in providing for depreciation:

Asset Class	Estimated Useful Lives
Building and improvements	20 to 50 years
Equipment	2 to 10 years

#### Pensions

For purposes of measuring the net pension liability (asset), 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 TCDRS's fiduciary net position have been determined on the same basis as they are reported by TCDRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

#### Other postemployment benefits (OPEB)

The OPEB liabilities have been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes, for purposes of measuring the OPEB liabilities, deferred outflows of resources, and deferred inflows of resources related to the OPEB liabilities and OPEB expenses.

#### Compensated Absences

All regular employees are granted sick and vacation leave benefits in varying amounts. A maximum of forty-five (45) days of annual vacation leave may be accrued, and all leave balances exceeding forty-five days will be reduced to forty-five days as of January 1 of each year. Employees are not expected to use their twelve (12) days of annual accumulation of sick time each year; unused sick time can be carried over up to a maximum of sixty (60) days. All vested accumulated vacation and sick leave is accrued when incurred in the government-wide financial statements. Compensated absences are reported in the governmental funds when employees use their vacation or sick time, or upon an employee's resignation or termination.

## Bexar Appraisal District

### Notes to the Financial Statements

#### Long-term liabilities

In the government-wide financial statements, long-term debt and other long-term liabilities are reported as liabilities in the applicable governmental activities statement of net position. Long-term liabilities consist of compensated absences. Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, and the payment of principal and interest is reported as expenditures. However, claims, judgments, and compensated absences paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

#### Net Position

Net position represents the residual of assets and deferred outflows of resources less liabilities and deferred inflows of resources.

In the government-wide financial statements, net position is classified in the following categories:

- Net investment in capital assets: This category groups all capital assets into one component of net position. Accumulated depreciation and the outstanding balances of debt attributable to the acquisition, construction, or improvement of these assets reduce this category.
- Restricted net position: This category presents external restrictions imposed by creditors, grantors, contributors, laws or regulations of other governments, and restrictions imposed by law through constitutional provisions or enabling legislation.
- Unrestricted net position: This category represents the net position of the District, which is not restricted for any project or any other purpose.

The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

#### Fund Balance

The District has implemented the provisions of GASB Statement No. 54, "*Fund Balance Reporting and Governmental Fund Type Definitions*". Fund balance is divided into five classifications based primarily on the extent to which the District is bound to observe constraints imposed upon the use of the resources in the Governmental Funds. The classifications are as follows:

- Nonspendable: The non-spendable fund balance category includes amounts that cannot be spent because they are not in spendable form. The "not in spendable form" criteria includes items that are not expected to be converted to cash. It also includes the long-term amount of inter-fund loans.
- Restricted: Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants) grantors, contributors, or laws or regulations of other governments, or are imposed by law through constitutional provisions or enabling legislation. Legal enforceability means the District can be compelled by an external party, such as citizens, public interest groups, or the judiciary to use resources created by enabling legislation only for the purposes specified by the legislation.

## Bexar Appraisal District

### Notes to the Financial Statements

- **Committed**: The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, committed fund balance classification may be redeployed for other purposes with appropriate due process. Constraints imposed on the use of committed amounts are imposed by the Board, separate from the authorization to raise the underlying revenue; therefore, compliance with these constraints is not considered to be legally enforceable. The committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.
- **Assigned**: Amounts in the assigned fund balance classification are intended to be used by the District for specific purposes, but not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board, a District official delegated that authority by the Board, or resolution. The Board has by resolution authorized the Chief Appraiser to assign fund balance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.
- **Unassigned**: Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed or assigned.

In order to maintain a margin of safety in the general fund balance for the fiscal year end December 31, 2021 in anticipation of economic downturns or natural disasters, the Board has adopted a policy requiring a minimum fund balance of one month of expenditures plus an additional \$1,300,000, which represents approximately \$2,774,126. This amount is included in fund balance – unassigned in the accompanying Balance Sheet – Governmental Funds – General Fund. The District's goal is to gradually build up an unassigned fund balance of three months of expenditures over several years.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers amounts to have been spent first out of restricted fund balances, followed by committed fund balances, then assigned fund balances, and finally unassigned fund balances, as needed, unless the Board, or its delegated official, has provided otherwise in its commitment or assignment actions.

#### **New Accounting Pronouncements**

##### **GASB Statement No. 87 – Leases (GASB 87)**

This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement are effective for fiscal years beginning after June 15, 2021. GASB 87 will be implemented by the District in fiscal year 2022 and the impact has not yet been determined.

## Bexar Appraisal District

### Notes to the Financial Statements

#### Note 2. Stewardship, Compliance, and Accountability

##### Budgetary Information

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

- Prior to June 15, the Board and taxing units are presented with a proposed budget for the 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.
- Public hearings are conducted to obtain citizen's comments.
- The budget must be approved by September 15. The budget for the year ended December 31, 2021 was legally enacted on September 2, 2020.

The budget is considered a management control and planning tool and, as such, is incorporated into the accounting system of the District. An annual budget is legally adopted for the general fund only.

The Chief Appraiser is authorized to transfer budgeted amounts between divisions or line items (legal level of budgetary control), for example, a budget transfer from the salaries and wages account in the IS Department to the contract labor account in the Personal Property Department.

The budget should not be exceeded in major functional expenditure categories. The following item exceeded budget:

- Legal expenditures were over budget due a greater increase in valuation disputes than anticipated.

See the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund under Required Supplementary Information section of this report.

**Bexar Appraisal District**  
 Notes to the Financial Statements

**Note 3. Detailed Notes on All Funds**

**Cash and Cash Equivalents**

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits, with the District's agent bank for safekeeping and trust, approved pledged securities in the amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

Bank balances at December 31, 2021 are collateralized in accordance with Texas state law as follows:

	Collateralized Amount	Carrying Amount	Bank Balance
Deposits insured by FDIC	\$ 250,000	\$ 250,000	\$ 250,000
Deposits collateralized by securities held by the pledging bank's agent in the District's name	11,701,877	9,261,973	9,476,624
<b>Total</b>	<b>\$ 11,951,877</b>	<b>\$ 9,511,973</b>	<b>\$ 9,726,624</b>

Investments

The District is required by Government Code Chapter 2256, *The Public Funds Investment Act* (the Act), to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for CDs.

The Act determines the types of investments which are allowable for the District. These include, with certain restrictions, (1) obligations of the U.S. Treasury, certain U.S. agencies, the state of Texas; (2) CDs; (3) certain municipal securities; (4) money market savings accounts; (5) repurchase agreements; (6) bankers acceptances; (7) mutual funds; (8) investment pools; (9) guaranteed investment contracts; and (10) common trust funds.

Custodial Credit Risk

Custodial credit risk for deposits 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 in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities in the possession of another party. The Act and the District's investment policy contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The Texas Government Code requires a financial institution secure deposits made by the District by pledging securities held by a third party. The market value of the pledged securities in the collateral pool must equal at least 100% of the total amount deposited and earned interest by the public agencies. Texas law also allows financial institutions to secure deposits by a bond.

**Bexar Appraisal District**  
 Notes to the Financial Statements

Capital Assets

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

	Beginning Balances	Additions	Deductions	Ending Balances
Governmental activities				
Capital assets not being depreciated				
Land	\$ 2,249,539	\$ -	\$ -	\$ 2,249,539
Capital assets being depreciated				
Building and improvements	3,500,002	-	-	3,500,002
Furniture and equipment	4,611,220	187,562	(618,891)	4,179,891
Total capital assets being depreciated	8,111,222	187,562	(618,891)	7,679,893
Less accumulated depreciation for				
Building and improvements	3,500,002	-	-	3,500,002
Furniture and equipment	3,133,089	287,607	(614,385)	2,806,311
Total accumulated depreciation	6,633,091	287,607	(614,385)	6,306,313
Total capital assets being depreciated, net	1,478,131	(100,045)	(4,506)	1,373,580
<b>Governmental activities capital assets, net</b>	<b>\$ 3,727,670</b>	<b>\$ (100,045)</b>	<b>\$ (4,506)</b>	<b>\$ 3,623,119</b>

Depreciation expense was charged to functions/programs of the primary government as follows:

Appraisal support	\$ 80,530
Appraisal services	63,273
Information systems	143,804
<b>Total depreciation expense – governmental activities</b>	<b>\$ 287,607</b>

Long-term liabilities

During the year ended December 31, 2021, the following changes occurred in liabilities reported in governmental activities:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due within One Year
Compensated absences	\$ 1,077,592	\$ 490,886	\$ 418,766	\$ 1,149,712	\$ 385,041
<b>Total</b>	<b>\$ 1,077,592</b>	<b>\$ 490,886</b>	<b>\$ 418,766</b>	<b>\$ 1,149,712</b>	<b>\$ 385,041</b>

The general fund is used to liquidate long-term liabilities.

## Bexar Appraisal District

### Notes to the Financial Statements

#### Other information

##### **Risk Management**

The District is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and workers' compensation claims for which the District participates in the Texas Municipal League's General Liability and Workers' Compensation Funds along with approximately 1,900 other entities. Insurance provided by the pool is similar to commercial insurance, and the District has no additional responsibilities as a result of its participation. The Texas Municipal League's Intergovernmental Risk Pool – Workers' Compensation Self-Insurance Fund provides medical and indemnity payments as required by law for on-the-job related injuries. Premiums are paid to the fund based on a percentage of payroll, which is determined by considering such items as employee job descriptions, employer's experience, and the fund's performance.

##### **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 value placed on taxpayers' properties are excessive. The potential liability to the District in each of these appeals is for recover 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.

##### **Deferred Compensation Plan**

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code (IRC) Section 457. The plan is administered by the Public Employees Benefit Services Corporation. The plan is available to all employees and permits them to defer up to a maximum of \$19,500. Additional contributions of up to \$6,500 are available for employees over age 50. The deferred compensation is not available to employees until termination, death, disability, or an unforeseeable emergency.

As of January 1, 1999, the deferred compensation plan was amended to establish a trust to hold all assets and income of the plan for the exclusive benefit of participants and their beneficiaries per the provisions of IRC Section 457(g). Accordingly, the assets and income of the trust are no longer considered the property of the District nor subject to the District's general creditors.

#### **Note 4. Retirement Plan**

The District provides retirement, disability, and death benefits for all its full-time employees through a nontraditional defined benefit plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of over 700 nontraditional defined benefit pension plans. TCDRS, in the aggregate, issues an Annual Comprehensive Financial Report on a calendar basis. The Annual Comprehensive Financial Report is available upon written request from the Board of Trustees at Post Office Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the District, within the options available in the state statutes governing TCDRS (TCDRS Act). Members can retire at ages sixty (60) and above with ten (10) or more years of service, with thirty (30) years of service regardless of age, or when the sum of their age and years of service equals seventy-five (75) or more. Members are vested after ten (10) years of service, but must leave their accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by the District.

**Bexar Appraisal District**  
 Notes to the Financial Statements

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the District within the actuarial constraints imposed by the TCDRS Act so the resulting benefits can be expected to be adequately financed by the District's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employer's accumulated contributions and the employer- financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

The District has elected the annually determined contribution rate plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the District based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the District is actuarially determined annually. The required rates were 11.91% and 12.91%, respectively, for calendar years 2021 and 2020. The contribution rate payable by the employee members is that rate of 7% as adopted by the governing body of the District.

The contribution rate payable by the employer for calendar years 2021 and 2020 was the rate of 15.48% as adopted by the governing body of the employer. The employee contribution rate and the employer contribution rate may be changed by the governing body of the employer within the options available in the TCDRS Act.

Employees covered by benefit terms:

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	145
Inactive employees entitled to but not yet receiving benefits	125
Active employees	151
<b>Total</b>	<u>421</u>

**Net Pension Liability (Asset)**

The District's net pension liability (asset) was measured at December 31, 2020, and the total pension liability (TPL) used to calculate the net pension liability (asset) was determined by an actuarial valuations as of that date. The December 31, 2020 actuarial valuation is the most recent valuation.

**Actuarial Valuation Information**

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Actuarial Valuation Date	December 31, 2020
Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll, closed
Amortization Period	20 years
Smoothing period	5-year smoothed market
Inflation	2.50%
Salary Increase	4.60%
Investment Rate of Return	7.50%

**Bexar Appraisal District**  
 Notes to the Financial Statements

All actuarial assumptions that determined the total pension liability (asset) as of December 31, 2020 were based on the results of an actuarial experience study for the period January 1, 2013 – December 31, 2016, except where required to be different by GASB 68.

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 1.6% per year for a career employee. Mortality rates for active members were based on gender-distinct RP-2014 Active Employee Mortality Table at 90% for males and females projected with 110% of the MP-2014 Ultimate scale after 2014. Mortality rates for retirees, beneficiaries, and non-depositing members were based on 130% of the RP-2014 Healthy Annuitant Mortality Tables 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. For disabled retirees, mortality rates were based on 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 long-term expected rate of return on pension plan investments is 7.5%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TCDRS. The long-term expected rate of return on 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's investment consultants and are based on January 2021 information for a 10-year time horizon.

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

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

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

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

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

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

**Bexar Appraisal District**  
 Notes to the Financial Statements

**Discount Rate**

The discount rate used to measure the total pension liability was 7.60%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at December 31, 2019	\$ 84,004,901	\$ 81,149,128	\$ 2,855,773
Changes for the year:			
Service cost	1,403,315		1,403,315
Interest on total pension liability <sup>(1)</sup>	6,736,548	-	6,736,548
Effect of plan changes <sup>(2)</sup>	(209,845)	-	(209,845)
Effect of economic/demographic gains or losses	335,425	-	335,425
Effect of assumptions changes or inputs	4,979,665	-	4,979,665
Refund of contributions	(20,954)	(20,954)	-
Benefit payments	(4,549,944)	(4,549,944)	-
Administrative expense	-	(63,582)	63,582
Member contributions	-	643,736	(643,736)
Net investment income	-	8,378,134	(8,378,134)
Employer contributions	-	1,423,575	(1,423,575)
Other <sup>(3)</sup>	-	(66,041)	66,041
Net Changes	<u>8,674,210</u>	<u>5,744,924</u>	<u>2,929,286</u>
<b>Balance at December 31, 2020</b>	<b><u>\$ 92,679,111</u></b>	<b><u>\$ 86,894,052</u></b>	<b><u>\$ 5,785,059</u></b>

(1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.

(2) Reflects that COLA adopted in 2021 was less than the assumed substantively automatic COLA.

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

**Bexar Appraisal District**  
 Notes to the Financial Statements

**Discount Rate Sensitivity Analysis**

The following schedule shows the impact of the net pension liability (asset) if the discount rate was 1% less than and 1% greater than the discount rate that was used (7.60%) in measuring the 2021 net pension liability (asset):

	1% Decrease in Discount Rate (6.60%)	Current Discount Rate (7.60%)	1% Increase in Discount Rate (8.60%)
Total pension liability	\$ 104,323,611	\$ 92,679,111	\$ 82,895,701
Fiduciary net pension	86,894,052	86,894,052	86,894,052
Net pension liability (asset)	\$ 17,429,559	\$ 5,785,059	\$ (3,998,351)

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan's fiduciary net position is available in a separately-issued TCDRS financial report. That report may be obtained on the Internet at [www.tcdrs.org](http://www.tcdrs.org).

Pension assets, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At December 31, 2021, the District reported \$5,785,059 for the net pension liability and pension expense of \$1,334,847 for the fiscal year ended December 31, 2021 related to the December 31, 2020 valuation. The breakdown of the components of pension expense follows:

Pension Expense / (Income)	January 1, 2020 through December 31, 2020
Service cost	\$ 1,403,315
Interest on total pension liability <sup>(1)</sup>	6,736,548
Effect of plan changes	(209,845)
Administrative expenses	63,582
Member contributions	(643,736)
Expected investment return net of investment expenses	(6,468,511)
Recognition of deferred inflows/outflows of resources:	
Recognition of economic/demographic gains or losses	(77,294)
Recognition of assumption changes or inputs	1,356,621
Recognition of investment gains or losses	(891,876)
Other <sup>(2)</sup>	66,042
Pension expense / (income)	\$ 1,334,846

(1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.

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

**Bexar Appraisal District**  
 Notes to the Financial Statements

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

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 205,979	\$ 251,569
Changes of assumptions	-	3,734,749
Net difference between projected and actual earnings	3,045,668	-
Contributions made subsequent to measurement date	-	1,961,196
	<u>\$ 3,251,647</u>	<u>\$ 5,947,514</u>

The District reported \$1,961,196 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the fiscal year ending December 31, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended December 31,	
2022	\$ 163,337
2023	1,207,876
2024	(254,617)
2025	<u>(381,925)</u>
	<u>\$ 734,671</u>

Each qualified employee is included in the retirement plan in which the District participates. The District participates in the Texas County and District Retirement System (TCDRS). The District does not maintain the accounting records, hold the investments, or administer the retirement plan. The total of the District's net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions as of December 31, 2021 and the pension expense for the year ended is as follows:

Net pension liability	\$ 5,785,059
Deferred outflows of resources	5,947,514
Deferred inflows of resources	3,251,647
Pension expense	1,334,846

**Bexar Appraisal District**  
Notes to the Financial Statements

**Note 5. Other Postemployment Benefits**

**Postemployment Health Care Coverage**

Plan description and benefits provided

The District provides medical, dental, and vision benefits through the Bexar County Appraisal District Employee Benefit Plan, a single employer benefit OPEB plan. This plan provides benefits for full-time and part-time employees in eligible classes. In compliance with Texas Local Government Code Chapter 175, the Bexar County Appraisal District provides employees who are eligible for retirement with the District's elected retirement system, the Texas County and District Retirement System (TCDRS), the right to purchase continued coverage if elected on the date of retirement and maintaining continuous coverage as outlined in the statute. The same level of benefit is provided for eligible retirees as to active employees. Retirees pay the full blended rate for coverage (the employer and employee contribution for active employees).

The Texas County and District Retirement System provides a variety of retirement options. The District has elected service retirement with the earlier of a) age 60 with 10 years of service, b) 30 years of service without regard to age, or c) the of age plus service equals 75 with at least 10 years of service. Retirees pay contributions for coverage in the OPEB programs.

Retirees are eligible for medical, dental, and vision benefits as provided in the plan document.

Retirees are eligible for benefits immediately upon service retirement with the Texas County and Retirement System; however, this is a one-time election. If retiree opts out of coverage, the retiree is not eligible for re-enrollment at any other time.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, and the District is not required to contribute.

Contributions

Contributions for postemployment benefits were recognized on a pay-as-you-go basis in the past. Contributions paid by retirees during the fiscal year ended December 31, 2021, were \$81,142.

Employees Covered by Benefit Terms

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Retirees and beneficiaries	14
Inactive, nonretired members	-
Active members	149
	<hr/>
	163
	<hr/>

OPEB Liability

The Districts' total OPEB liability of \$365,937 was determined based on an actuarial valuation as of December 31, 2020, which was then projected using a measurement date of December 31, 2021.

**Bexar Appraisal District**  
 Notes to the Financial Statements

Actuarial Valuation Information

The total OPEB liability as of December 31, 2021 was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Cost Method	Individual Entry Age Normal Cost Method – Level Percentage of Projected Salary
Inflation	2.50%
Salary Scale	3.50%
Discount rate	2.12% as of December 31, 2020 (-0.38% real rate of return plus 2.50% inflation)
Mortality	RPH-2014 Total Table with Projection MP-2020
Healthcare Cost Trend Rates	Level trend rate of 4.50%
Participants Rates	It was assumed that 100% of all retirees who currently have healthcare coverage will continue with the same coverage. In addition, 25% of all actives who currently have healthcare coverage will continue with coverage upon retirement. For those with family coverage 5% will elect to continue with coverage including the spouse and the remainder will elect individual coverage.

The GASB statement requires that the discount rate used to determine the plan liabilities for retiree healthcare is based on the earnings rate of the plan assets if the projected assets are sufficient to cover the projected benefit payment. If the projected assets are not sufficient then the municipal bond index rate must be used for discounting benefits not covered by the projected assets. Since there are no plan assets held in trust the Bond Buyer GO Bond 20 Index is used for determining the discount rate of 2.12%

Changes in the Total OPEB Liability

Balance at January 1, 2021	\$ 379,334
Changes for the year:	
Service cost	16,446
Interest on the total OPEB liability	7,990
Changes of benefit terms	-
Difference between expected and actual experience	-
Change of assumptions	-
Benefit payments	(37,833)
	(13,397)
Net changes	(13,397)
<b>Balance at December 31, 2021</b>	<b>\$ 365,937</b>

**Bexar Appraisal District**  
 Notes to the Financial Statements

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the District, calculated using the discount rate of 2.12%, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (1.12%) or 1 percentage point higher (3.12%) than the current rate.

1% Decrease in Discount Rate (1.12%)	Discount Rate (2.12%)	1% Increase in Discount Rate (3.12%)
\$ 390,344	\$ 365,937	\$ 340,512

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability of the District, calculated using the current healthcare cost trend rate of 4.50% as well as what the District's total OPEB liability would be if it were calculated using a trend rate that are 1 percentage point lower (3.50%) or 1 percentage point higher (5.50%) than the current trend rate.

1% Decrease in Trend Rate (3.50%)	Trend Rate (4.50%)	1% Increase in Trend Rate (5.50%)
\$ 332,226	\$ 365,937	\$ 405,626

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

For the year ended December 31, 2021, the District recognized OPEB expense of \$29,831. At December 31, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 24,900	\$ -
Changes of assumptions	-	51,066
Net difference between projected and actual earnings	-	-
	<u>\$ 24,900</u>	<u>\$ 51,066</u>

**Bexar Appraisal District**  
 Notes to the Financial Statements

The amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year December 31,		
2022	\$	5,395
2023		5,395
2024		5,395
2025		5,395
2026		4,580
Thereafter		-
	<u>\$</u>	<u>26,160</u>

**Note 6. Concentrations**

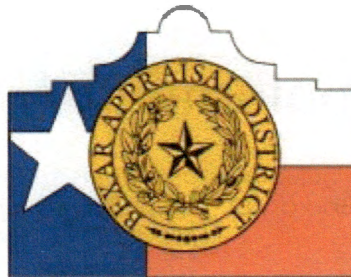
The District has the following taxing entities whose revenues individually represent 10% or more of the District's total revenue:

<u>Taxing Jurisdiction</u>	<u>Percentage of Total Revenue</u>
Northside ISD	19%
City of San Antonio	16%
Northeast ISD	13%
University Health System	12%
Bexar County	12%



## **Required Supplementary Information**

Required supplementary information includes financial information and disclosures required by the Governmental Accounting Standards Board, but not considered a part of the basic financial statements.



## Bexar Appraisal District

### Schedule of Changes in Net Pension Liability (Asset) and Related Ratios – Texas County & District Retirement System For the Measurement Year Ended December 31 (Unaudited)

	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability/(Asset)</b>							
Service cost	\$ 1,403,315	\$ 1,234,314	\$ 1,277,406	\$ 1,289,074	\$ 1,324,142	\$ 1,192,875	\$ 1,140,757
Interest on total pension liability	6,736,548	6,188,712	5,984,281	5,639,659	5,283,657	5,038,026	4,695,142
Effect of plan changes	(209,845)	3,567,234	-	327,181	-	(58,076)	-
Effect of economic/demographic (gains) or losses	335,425	(53,077)	(717,760)	126,239	176,220	(879,932)	436,739
Effect of assumption changes or inputs	4,979,665	-	-	446,822	-	650,115	-
Benefit payments/refunds of contributions	(4,570,898)	(4,123,355)	(3,836,237)	(3,299,626)	(2,768,378)	(2,604,076)	(2,116,050)
<b>Net change in total pension liability</b>	<b>8,674,210</b>	<b>6,813,828</b>	<b>2,707,690</b>	<b>4,529,349</b>	<b>4,015,641</b>	<b>3,338,932</b>	<b>4,156,588</b>
Total pension liability, beginning	84,004,901	77,191,073	74,483,383	69,954,034	65,938,393	62,599,462	58,442,874
<b>Total pension liability, ending (a)</b>	<b>\$ 92,679,111</b>	<b>\$ 84,004,901</b>	<b>\$ 77,191,073</b>	<b>\$ 74,483,383</b>	<b>\$ 69,954,034</b>	<b>\$ 65,938,394</b>	<b>\$ 62,599,462</b>
<b>Fiduciary Net Position</b>							
Employer contributions	\$ 1,423,575	\$ 1,773,171	\$ 1,414,488	\$ 1,620,409	\$ 1,351,121	\$ 1,691,212	\$ 1,435,115
Member contributions	643,736	616,045	594,407	588,415	610,972	580,716	558,514
Investment income net of investment expenses	8,378,134	11,708,179	(1,410,700)	9,637,372	4,608,128	(784,557)	3,988,211
Benefit payments/refunds of contributions	(4,570,898)	(4,123,355)	(3,836,237)	(3,299,626)	(2,768,378)	(2,604,076)	(2,116,050)
Administrative expenses	(63,582)	(61,839)	(57,256)	(49,629)	(50,041)	(45,154)	(47,237)
Other	(66,041)	(48,068)	(46,946)	(15,086)	181,347	92,704	143,558
<b>Net change in fiduciary net position</b>	<b>5,744,924</b>	<b>9,864,133</b>	<b>(3,342,244)</b>	<b>8,481,855</b>	<b>3,933,149</b>	<b>(1,069,155)</b>	<b>3,962,111</b>
Fiduciary net position, beginning	81,149,128	71,284,995	74,627,239	66,145,384	62,212,235	63,281,391	59,319,280
<b>Fiduciary net position, ending (b)</b>	<b>\$ 86,894,052</b>	<b>\$ 81,149,128</b>	<b>\$ 71,284,995</b>	<b>\$ 74,627,239</b>	<b>\$ 66,145,384</b>	<b>\$ 62,212,236</b>	<b>\$ 63,281,391</b>
<b>Net pension liability / (asset), ending &lt;= (a) - (b)</b>	<b>\$ 5,785,059</b>	<b>\$ 2,855,773</b>	<b>\$ 5,906,078</b>	<b>\$ (143,856)</b>	<b>\$ 3,808,650</b>	<b>\$ 3,726,158</b>	<b>\$ (681,929)</b>
Fiduciary net position as a % of total pension liability	93.76%	96.60%	92.35%	100.19%	94.56%	94.35%	101.09%
Pensionable covered employee payroll	\$ 9,196,222	\$ 8,800,649	\$ 8,491,526	\$ 8,405,933	\$ 8,728,170	\$ 8,295,943	\$ 7,978,778
Net pension liability as a % of covered employee payroll	62.91%	32.45%	69.55%	-1.71%	43.64%	44.92%	-8.55%
Measurement dates:	12/31/2020	12/13/2019	12/13/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014

GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the seventh year of implementation of GASB 68. The District will develop the schedule prospectively.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75, and the District is not required to contribute.

**Bexar Appraisal District**

Schedule of Employer Pension Contributions –  
 Texas County & District Retirement System  
 For the Fiscal Year Ended December 31  
 (Unaudited)

<u>Year Ending December 31,</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Employer Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Pensionable Covered Payroll <sup>1</sup></u>	<u>Actual Contribution as a % of Covered Payroll</u>
2012	\$ 919,619	\$ 1,644,754	\$ (725,135)	\$ 7,631,695	21.60%
2013	990,711	1,866,959	(876,248)	7,906,714	23.60%
2014	1,049,209	1,435,115	(385,906)	7,978,778	18.00%
2015	942,519	1,691,212	(748,693)	8,295,943	20.40%
2016	911,221	1,351,121	(439,900)	8,728,170	15.50%
2017	919,609	1,620,409	(700,800)	8,405,933	19.30%
2018	1,011,127	1,314,210	(303,083)	8,489,728	15.50%
2019	1,078,237	1,743,986	(665,749)	8,612,116	20.30%
2020	1,186,412	1,423,566	(237,154)	9,189,871	15.49%
2021	1,105,846	1,961,196	(855,350)	9,285,017	21.12%

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

**Bexar Appraisal District**

Schedule of Changes in Total Other Postemployment  
 Benefit Liability (OPEB) – Retiree Health Plan  
 For the Fiscal Year Ended December 31  
 (Unaudited)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB liability				
Service cost	\$ 16,446	\$ 10,793	\$ 10,793	\$ 10,368
Interest on the total OPEB liability	7,990	14,230	14,560	15,977
Changes of benefit terms	-	-	-	-
Difference between expected and actual experience	-	(35,171)	-	-
Change of assumptions	-	72,121	-	-
Benefit payments	<u>(37,833)</u>	<u>(37,833)</u>	<u>(50,548)</u>	<u>(50,548)</u>
Net change in total OPEB liability	(13,397)	24,140	(25,195)	(24,203)
Total OPEB liability, beginning	<u>379,334</u>	<u>355,194</u>	<u>380,389</u>	<u>404,592</u>
Total OPEB liability, ending	<u>\$ 365,937</u>	<u>\$ 379,334</u>	<u>\$ 355,194</u>	<u>\$ 380,389</u>
Covered employee payroll	<u>\$ 8,044,671</u>	<u>\$ 8,044,671</u>	<u>\$ 7,034,872</u>	<u>\$ 7,034,872</u>
Total OPEB liability as a percentage of covered employee payroll	4.55%	4.72%	5.05%	5.41%

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fourth year of implementation of GASB 75. The District will develop the schedule prospectively.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, and the District is not required to contribute.

## Bexar Appraisal District

Schedule of Revenues, Expenditures, and Changes in  
 Fund Balance – Budget and Actual –  
 General Fund (GAAP Basis)  
 For the Fiscal Year Ended December 31, 2021

	Budgeted Amounts		Actual (GAAP Basis)	Variance with Final Budget Positive (Negative)
	Original	Amended		
<b>REVENUES</b>				
Levies from tax units	\$ 18,793,893	\$ 18,793,893	\$ 17,939,267	\$ (854,626)
Investment income	20,000	20,000	4,125	(15,875)
Miscellaneous income	28,000	28,000	96,900	68,900
Total revenues	18,841,893	18,841,893	18,040,292	(801,601)
<b>EXPENDITURES</b>				
Operating				
Auto allowance	632,200	632,200	608,234	23,966
Forms creation	250,000	250,000	238,604	11,396
Office building maintenance	325,000	325,000	234,247	90,753
Office supplies	85,500	85,500	53,193	32,307
Postage	599,952	599,952	560,057	39,895
Training/tuition	198,800	198,800	108,247	90,553
Other	1,107,100	1,107,100	963,261	143,839
Capital outlay - furniture and equipment	197,500	197,500	187,563	9,937
Employee related	12,305,205	12,305,205	11,716,534	588,671
Contract services				
Legal	750,000	750,000	1,002,058	(252,058)
Accounting and auditing	49,001	49,001	46,966	2,035
Other	311,110	311,110	284,711	26,399
Information systems	360,100	360,100	244,681	115,419
Special projects	910,000	910,000	842,302	67,698
Appraisal review board	748,425	748,425	591,765	156,660
Other	12,000	12,000	7,093	4,907
Total expenditures	18,841,893	18,841,893	17,689,516	1,152,377
Excess (deficiency) of revenues over (under) expenditures	-	-	350,776	350,776
<b>NET CHANGE IN FUND BALANCE</b>	-	-	350,776	350,776
<b>FUND BALANCE, beginning of year</b>	5,917,508	5,917,508	5,917,508	-
<b>FUND BALANCE, ending of year</b>	\$ 5,917,508	\$ 5,917,508	\$ 6,268,284	\$ 350,776

## Bexar Appraisal District

### Notes to the Required Supplementary Information

#### Note 1. Note to the Schedule of Contributions – Pension

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry age
Amortized Method	Level percentage of payroll, closed
Remaining Amortization Period	20 years (based on contribution rate calculated in 12/31/2020 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.6% average over career including inflation.
Investment Rate of Return	7.50%, net of administrative and 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*	<p>2015: New inflation, mortality and other assumptions were reflected.</p> <p>2017: New mortality assumptions were reflected.</p> <p>2019: New inflation, mortality and other assumptions were reflected.</p>
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions*	<p>2015: No changes in plan provisions were reflected in the schedule.</p> <p>2016: Employer contributions reflect that a 1% flat COLA was adopted.</p> <p>2017: New annuity purchase rates were reflected for benefits earned after 2017.</p> <p>2018: Employer contributions reflect that a 1% flat COLA was adopted.</p> <p>2019: No changes in plan provisions were reflected in the schedule.</p> <p>2020: Employer contributions reflect that a 1% flat COLA was adopted.</p>

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

## **Bexar Appraisal District**

Notes to the Required Supplementary Information

### **Note 2. Note to Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund**

The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The District maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Board of Directors and as such is a good management control device. An annual budget is adopted for the general fund, which is the District's only governmental fund.

Budgetary preparation and control is exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level. The finance director may transfer budgeted amounts within departments within the general fund; however, transfers between departments must be approved by the Board of Directors.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the general fund. Encumbrances lapse at year-end and do not constitute expenditures or liabilities because the commitments must be reappropriated and honored during the subsequent year.

Amounts exceeding budget are discussed in Note 2 to the financial statements.

## **Supplementary Information**



**Bexar Appraisal District**

Schedule of Levies from Tax Units  
For the Year Ended December 31, 2021

Total levies from tax units	\$	18,793,890
Amounts refunded to tax units		<u>(854,623)</u>
Levies from tax units	\$	<u>17,939,267</u>



## **Statistical Section (Unaudited)**

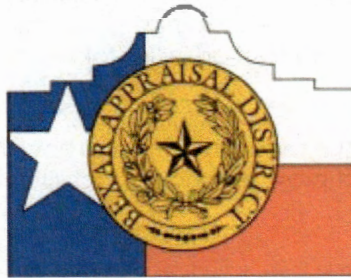


## Statistical Section

This part of the District's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the District's overall financial health.

Contents	Page
<u>Financial Trends</u> .....	61
These schedules contain trend information to help the reader understand how the District's financial performance and well-being have changed over time.	
<u>Revenue Capacity</u> .....	72
These schedules contain information to help the reader assess the District's most significant local revenue source.	
<u>Debt Capacity</u> .....	82
This schedule presents information to help the reader assess the affordability of the District's current levels of outstanding debt.	
<u>Demographic and Economic Information</u> .....	86
These schedules offer demographic and economic indicators to help the reader understand the environment within which the District's financial activities take place.	
<u>Operating Information</u> .....	91
These schedules contain data to help the reader understand how the information in the District's financial report relates to the services the District provides and the activities it performs.	

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



## **Financial Trends**

**Bexar Appraisal District**  
 Net Position by Component  
 Last Ten Fiscal Years  
 (Unaudited)

	Fiscal Year				
	2021	2020	2019	2018	2017
Governmental activities:					
Net investment in capital assets	\$ 3,623,119	\$ 3,727,670	\$ 3,029,671	\$ 3,041,017	\$ 3,245,332
Unrestricted net position	1,689,609	776,587	4,158,140	6,029,244	4,313,668
Total governmental activities net position	<u>\$ 5,312,728</u>	<u>\$ 4,504,257</u>	<u>\$ 7,187,811</u>	<u>\$ 9,070,261</u>	<u>\$ 7,559,000</u>

Fiscal Year				
2016	2015	2014	2013	2012
\$ 3,506,821	\$ 3,741,238	\$ 3,966,101	\$ 3,493,793	\$ 3,428,811
4,369,250	4,809,343	4,195,392	3,648,750	3,275,549
<u>\$ 7,876,071</u>	<u>\$ 8,550,581</u>	<u>\$ 8,161,493</u>	<u>\$ 7,142,543</u>	<u>\$ 6,704,360</u>

**Bexar Appraisal District**  
 Changes in Net Position  
 Last Ten Fiscal Years  
 (Unaudited)

	Fiscal Year				
	2021	2020	2019	2018	2017
<b>EXPENSES</b>					
Governmental activities					
Appraisal services	\$ 17,231,821	\$ 21,035,582	\$ 17,510,439	\$ 16,380,717	\$ 17,015,166
Total expenses	17,231,821	21,035,582	17,510,439	16,380,717	17,015,166
<b>PROGRAM REVENUES</b>					
Governmental activities					
Charges for services					
Assessments	17,939,267	18,244,055	15,418,043	18,131,229	16,595,074
Total program revenues	17,939,267	18,244,055	15,418,043	18,131,229	16,595,074
<b>NET REVENUE</b>					
Governmental activities	707,446	(2,791,527)	(2,092,396)	1,750,512	(420,092)
<b>GENERAL REVENUES AND OTHER CHANGES IN NET POSITION</b>					
Governmental activities					
Investment income	4,125	16,612	112,053	76,933	14,658
Miscellaneous income	96,900	91,361	97,893	88,408	88,363
Total governmental activities	101,025	107,973	209,946	165,341	103,021
<b>CHANGE IN NET POSITION</b>					
Governmental activities	\$ 808,471	\$ (2,683,554)	\$ (1,882,450)	\$ 1,915,853	\$ (317,071)

Fiscal Year				
2016	2015	2014	2013	2012
\$ 16,744,198	\$ 15,044,985	\$ 14,060,997	\$ 14,176,689	\$ 14,165,151
16,744,198	15,044,985	14,060,997	14,176,689	14,165,151
16,018,736	15,833,414	14,976,432	14,541,474	13,826,586
16,018,736	15,833,414	14,976,432	14,541,474	13,826,586
(725,462)	788,429	915,435	364,785	(338,565)
12,461	12,124	12,992	13,562	15,644
38,491	70,313	90,563	59,796	55,850
50,952	82,437	103,555	73,358	71,494
\$ (674,510)	\$ 870,866	\$ 1,018,990	\$ 438,143	\$ (267,071)

**Bexar Appraisal District**

Fund Balance – Governmental Funds

Last Ten Fiscal Years

(Unaudited)

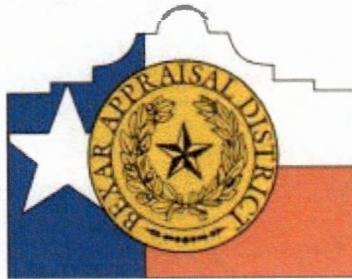
	Fiscal Year				
	2021	2020	2019	2018	2017
General Fund					
Nonspendable	\$ 20,876	\$ 17,960	\$ 27,569	\$ 128,999	\$ 39,218
Assigned	2,945,285	2,894,509	2,567,252	3,551,973	917,646
Unassigned	3,302,123	3,005,039	2,595,431	2,194,003	2,023,000
Unreserved	-	-	-	-	-
<b>Total general fund</b>	<b>\$ 6,268,284</b>	<b>\$ 5,917,508</b>	<b>\$ 5,190,252</b>	<b>\$ 5,874,975</b>	<b>\$ 2,979,864</b>

<b>Fiscal Year</b>				
<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>
\$ 34,872	\$ 116,452	\$ 38,719	\$ 111,687	\$ 50,696
967,154	1,463,458	1,248,244	1,118,796	12,693,434
1,288,126	1,203,085	1,284,292	1,194,304	1,194,304
-	8,186,953	-	-	-
<b>\$ 2,290,152</b>	<b>\$ 10,969,948</b>	<b>\$ 2,571,255</b>	<b>\$ 2,424,787</b>	<b>\$ 13,938,434</b>

**Bexar Appraisal District**  
 Changes in Fund Balance – Governmental Funds  
 Last Ten Fiscal Years  
 (Unaudited)

	Fiscal Year				
	2021	2020	2019	2018	2017
<b>REVENUES</b>					
Levies from tax units	\$ 17,939,267	\$ 18,244,055	\$ 15,418,043	\$ 18,131,229	\$ 16,127,662
Investment income	4,125	16,612	112,053	76,933	14,658
Miscellaneous income	96,900	91,361	97,943	89,591	88,827
<b>Total revenues</b>	<b>18,040,292</b>	<b>18,352,028</b>	<b>15,628,039</b>	<b>18,297,753</b>	<b>16,231,147</b>
<b>EXPENDITURES</b>					
Appraisal support	8,765,866	7,920,279	7,252,366	6,883,247	7,379,476
Information systems	2,094,782	2,223,014	2,232,169	1,986,808	1,892,687
Appraisal services	6,641,305	6,499,102	6,487,027	6,302,707	6,105,435
Capital outlay	187,563	982,377	341,200	229,880	163,837
Debt service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
<b>Total expenditures</b>	<b>17,689,516</b>	<b>17,624,772</b>	<b>16,312,762</b>	<b>15,402,642</b>	<b>15,541,435</b>
<b>Net change in fund balance</b>	<b>\$ 350,776</b>	<b>\$ 727,256</b>	<b>\$ (684,723)</b>	<b>\$ 2,895,111</b>	<b>\$ 689,712</b>
Debt service as a percentage of noncapital expenditures	0.0%	0.0%	0.0%	0.0%	0.0%

Fiscal Year				
2016	2015	2014	2013	2012
\$ 15,055,020	\$ 15,219,815	\$ 14,329,545	\$ 13,934,776	\$ 12,623,570
12,461	12,124	12,992	13,562	15,644
60,770	70,383	88,196	60,006	59,078
<u>15,128,251</u>	<u>15,302,322</u>	<u>14,430,733</u>	<u>14,008,344</u>	<u>12,698,292</u>
7,111,126	6,313,587	5,765,551	6,015,145	5,272,554
1,888,778	1,858,349	1,590,943	1,328,769	1,676,590
6,398,733	6,548,510	6,220,766	6,068,096	5,760,082
222,457	235,222	455,554	124,926	154,173
-	-	416,472	397,567	379,520
-	-	14,737	33,643	51,690
<u>15,621,094</u>	<u>14,955,668</u>	<u>14,464,023</u>	<u>13,968,146</u>	<u>13,294,609</u>
<u>\$ (492,843)</u>	<u>\$ 346,654</u>	<u>\$ (33,290)</u>	<u>\$ 40,198</u>	<u>\$ (596,317)</u>
0.0%	0.0%	3.0%	3.1%	3.2%



## Revenue Capacity



**Bexar Appraisal District**

Principal Taxpayers in Bexar County  
 Current Year and Nine Years Prior  
 (Unaudited)

Top Ten Taxpayers	2021		2012	
	Assessment	Rank	Assessment	Rank
HEB GROCERY COMPANY LP	\$ 1,733,108,156	2	\$ 1,024,757,472	1
METHODIST HEALTHCARE SYS SA	794,086,700	3	532,699,793	2
WAL MART STORES INC # 2404	639,271,960	5	395,986,000	3
MICROSOFT CORPORATION	1,742,467,060	1		
VHS SAN ANTONIO PARTNERS LP	497,175,971	6	359,993,328	5
USAA	355,009,870	7	320,931,240	6
LA CANTERA RETAIL LTD PRTRNSHP	329,650,700	8	221,968,710	8
SOUTHWESTERN BELL TELEPHONE	308,180,200	9	376,789,261	4
TIMEWARNER CABLE SAN ANTONIO			175,883,535	9
SA REAL ESTATE LLP			224,013,098	7
FRANKEL FAMILY TRUST	307,396,070	10		
TOYOTA MOTOR MANUFACTURING	856,267,300	4		
FROST NATIONAL BANK			147,577,681	10
<b>TOTALS</b>	<b>\$ 7,562,613,987</b>		<b>\$ 3,780,600,118</b>	

**Bexar Appraisal District**  
 Revenue Base  
 (Unaudited)

Tax Units	Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019		Fiscal Year 2018		Fiscal Year 2017	
	2020	%	2019	%	2018	%	2017	%	2016	%
	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy
Alamo Comm. College Dist.	\$ 254,322,861	6.03%	\$ 248,911,558	5.99%	\$ 234,241,003	5.86%	\$ 219,441,612	5.88%	\$ 205,927,425	5.88%
City of Alamo Heights	6,406,700	0.15%	6,744,855	0.16%	6,608,578	0.17%	6,297,837	0.17%	6,165,201	0.18%
Alamo Heights ISD	82,470,050	1.95%	84,759,086	2.04%	86,874,524	2.17%	80,542,437	2.16%	77,110,338	2.20%
City of Balcones Heights	1,721,653	0.04%	1,724,221	0.04%	1,677,490	0.04%	1,607,479	0.04%	1,442,886	0.04%
Bexar County	467,472,372	11.08%	457,839,913	11.01%	430,879,541	10.77%	422,981,687	11.33%	398,006,019	11.37%
Bexar Cty. Emer. Serv. Dist. #1	1,096,270	0.03%	1,037,549	0.03%	956,344	0.02%	892,753	0.02%	810,257	0.02%
Bexar Cty. Emer. Serv. Dist. #2	9,612,092	0.23%	8,648,510	0.21%	7,747,746	0.19%	6,860,265	0.18%	6,042,974	0.17%
Bexar Cty. Emer. Serv. Dist. #3	5,801,061	0.14%	5,764,189	0.14%	3,642,332	0.09%	3,274,098	0.09%	3,029,937	0.09%
Bexar Cty. Emer. Serv. Dist. #4	1,697,717	0.04%	1,697,126	0.04%	1,299,418	0.03%	1,490,499	0.04%	1,408,445	0.04%
Bexar Cty. Emer. Serv. Dist. #5	1,619,922	0.04%	1,494,954	0.04%	1,079,353	0.03%	1,201,163	0.03%	1,386,147	0.04%
Bexar Cty. Emer. Serv. Dist. #6	1,025,007	0.02%	1,296,385	0.03%	37,210,815	0.93%	1,041,145	0.03%	1,202,321	0.03%
Bexar Cty. Emer. Serv. Dist. #7	3,622,418	0.09%	3,524,931	0.08%	3,182,746	0.08%	2,891,177	0.08%	2,573,573	0.07%
Bexar Cty. Emer. Serv. Dist. #8	1,201,226	0.03%	1,168,104	0.03%	1,077,317	0.03%	1,039,226	0.03%	959,051	0.03%
Bexar Cty. Emer. Serv. Dist. #10	1,426,255	0.03%	1,361,969	0.03%	1,629,338	0.04%	826,238	0.02%	760,143	0.02%
Bexar Cty. Emer. Serv. Dist. #11	1,384,485	0.03%	1,286,442	0.03%	1,224,172	0.03%	1,047,959	0.03%	963,969	0.03%
Bexar Cty. Emer. Serv. Dist. #12	776,095	0.02%	732,602	0.02%	28,525,661	0.71%	312,193	0.01%	298,001	0.01%
Bexar County Flood District	40,476,521	0.96%	39,570,751	0.95%	1,154,363	0.03%	19,612,415	0.53%	22,258,547	0.64%
Boerne ISD	31,217,075	0.74%	29,502,750	0.71%	659,352	0.02%	26,261,928	0.70%	23,202,029	0.66%
City of Castle Hills	3,745,816	0.09%	3,553,442	0.09%	3,502,835	0.09%	3,409,290	0.09%	3,204,419	0.09%
Town of China Grove	279,007	0.01%	198,507	0.00%	181,258	0.00%	134,736	0.00%	123,466	0.00%
Cibola Canyon Spec Imp Dist	5,848,960	0.14%	5,635,656	0.14%	5,230,140	0.13%	4,796,152	0.13%	4,653,898	0.13%
Comal ISD	38,055,386	0.90%	36,915,567	0.89%	36,271,087	0.91%	34,121,980	0.91%	31,913,008	0.91%
City of Converse	8,201,285	0.19%	7,849,759	0.19%	7,202,965	0.18%	6,202,953	0.17%	5,710,926	0.16%
East Central ISD	51,596,955	1.22%	51,827,687	1.25%	50,900,501	1.27%	48,764,912	1.31%	44,517,603	1.27%
Edgewood ISD	21,157,789	0.50%	19,645,788	0.47%	19,462,826	0.49%	17,713,034	0.47%	15,971,051	0.46%
City of Elmendorf	601,708	0.01%	601,703	0.01%	580,957	0.01%	474,456	0.01%	370,349	0.01%
City of Fair Oaks Ranch	4,039,528	0.10%	3,830,298	0.09%	3,539,982	0.09%	2,971,406	0.08%	2,761,506	0.08%
Floresville ISD	21,313	0.00%	20,552	0.00%	22,444	0.00%	20,817	0.00%	19,123	0.00%
City of Grey Forest	49,152	0.00%	49,432	0.00%	47,484	0.00%	43,263	0.00%	39,321	0.00%
Harlandale ISD	28,308,728	0.67%	28,364,008	0.68%	27,089,514	0.68%	24,771,510	0.66%	22,032,448	0.63%
City of Helotes	3,967,229	0.09%	4,003,357	0.10%	3,750,116	0.09%	3,554,859	0.10%	3,388,761	0.10%
Hill Country Village	512,757	0.01%	522,225	0.01%	492,593	0.01%	486,776	0.01%	482,687	0.01%
Town of Hollywood Park	2,837,422	0.07%	2,962,623	0.07%	2,919,777	0.07%	2,774,123	0.07%	2,658,052	0.08%
Judson ISD	140,894,741	3.34%	142,029,967	3.42%	138,199,785	3.46%	126,226,186	3.38%	119,917,670	3.43%
City of Kirby	2,679,245	0.06%	2,688,522	0.06%	2,362,028	0.06%	2,096,304	0.06%	1,665,099	0.05%

**Bexar Appraisal District**  
 Revenue Base – Continued  
 (Unaudited)

Tax Units	Fiscal Year 2016		Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013		Fiscal Year 2012	
	2015 Tax Levy	% Levy	2014 Tax Levy	% Levy	2013 Tax Levy	% Levy	2012 Tax Levy	% Levy	2011 Tax Levy	% Levy
Alamo Comm. College Dist.	\$ 188,589,636	5.91%	\$ 167,326,653	5.83%	\$156,554,889	5.81%	\$148,375,262	5.82%	\$138,507,939	5.59%
City of Alamo Heights	5,854,635	0.18%	5,441,957	0.19%	5,212,399	0.19%	5,128,840	0.20%	4,621,153	0.19%
Alamo Heights ISD	71,230,448	2.23%	66,005,498	2.30%	63,085,571	2.34%	60,074,426	2.36%	57,939,316	2.34%
City of Balcones Heights	1,338,489	0.04%	1,236,711	0.04%	1,200,885	0.04%	1,207,703	0.05%	1,177,310	0.05%
Bexar County	368,819,022	11.57%	313,093,125	10.90%	304,675,609	11.31%	289,399,279	11.35%	283,989,725	11.45%
Bexar Cty. Emer. Serv. Dist. #1	722,775	0.02%	623,065	0.02%	548,551	0.02%	531,433	0.02%	544,115	0.02%
Bexar Cty. Emer. Serv. Dist. #2	5,225,794	0.16%	4,399,013	0.15%	3,799,420	0.14%	3,272,663	0.13%	2,296,226	0.09%
Bexar Cty. Emer. Serv. Dist. #3	2,881,310	0.09%	2,768,297	0.10%	2,463,732	0.09%	1,713,253	0.07%	1,425,360	0.06%
Bexar Cty. Emer. Serv. Dist. #4	1,674,153	0.05%	1,204,106	0.04%	1,077,322	0.04%	1,309,167	0.05%	1,223,072	0.05%
Bexar Cty. Emer. Serv. Dist. #5	1,510,842	0.05%	1,076,399	0.04%	705,871	0.03%	779,634	0.03%	681,966	0.03%
Bexar Cty. Emer. Serv. Dist. #6	1,360,111	0.04%	34,298,071	1.19%	31,989,961	1.19%	517,300	0.02%	471,165	0.02%
Bexar Cty. Emer. Serv. Dist. #7	2,217,176	0.07%	1,916,320	0.07%	1,675,166	0.06%	1,533,605	0.06%	1,461,880	0.06%
Bexar Cty. Emer. Serv. Dist. #8	841,459	0.03%	726,671	0.03%	658,907	0.02%	579,321	0.02%	537,524	0.02%
Bexar Cty. Emer. Serv. Dist. #10	582,346	0.02%	1,572,530	0.05%	1,468,707	0.05%	70,633	0.00%	71,679	0.00%
Bexar Cty. Emer. Serv. Dist. #11	891,622	0.03%	100,911	0.00%	85,410	0.00%	707,805	0.03%	711,192	0.03%
Bexar Cty. Emer. Serv. Dist. #12	272,376	0.01%	18,583,384	0.65%	16,891,000	0.63%	233,923	0.01%	175,276	0.01%
Bexar County Flood District	21,953,410	0.69%	811,577	0.03%	730,949	0.03%	30,229,122	1.19%	29,553,534	1.19%
Boerne ISD	20,626,498	0.65%	245,159	0.01%	268,287	0.01%	15,615,206	0.61%	15,069,229	0.61%
City of Castle Hills	2,916,634	0.09%	2,658,815	0.09%	2,494,071	0.09%	2,409,409	0.09%	2,430,591	0.10%
Town of China Grove	115,727	0.00%	104,721	0.00%	103,835	0.00%	95,005	0.00%	87,576	0.00%
Cibolo Canyon Spec Imp Dist	4,029,208	0.13%	3,562,435	0.12%	3,364,136	0.12%	3,145,528	0.12%	2,601,668	0.10%
Comal ISD	29,404,722	0.92%	27,080,158	0.94%	24,650,395	0.92%	22,205,318	0.87%	21,026,704	0.85%
City of Converse	5,480,655	0.17%	5,266,806	0.18%	5,067,065	0.19%	4,808,660	0.19%	4,445,752	0.18%
East Central ISD	37,425,340	1.17%	32,971,454	1.15%	30,216,005	1.12%	26,610,434	1.04%	24,845,608	1.00%
Edgewood ISD	14,333,719	0.45%	13,516,973	0.47%	12,908,814	0.48%	13,004,078	0.51%	12,617,808	0.51%
City of Elmendorf	260,414	0.01%	198,569	0.01%	176,271	0.01%	171,282	0.01%	168,744	0.01%
City of Fair Oaks Ranch	2,150,940	0.07%	1,786,283	0.06%	1,671,061	0.06%	1,657,214	0.06%	1,536,307	0.06%
Floresville ISD	14,589	0.00%	14,823	0.00%	15,845	0.00%	15,845	0.00%	15,845	0.00%
City of Grey Forest	36,896	0.00%	34,002	0.00%	32,950	0.00%	33,653	0.00%	34,039	0.00%
Harlandale ISD	19,755,568	0.62%	18,653,090	0.65%	17,866,938	0.66%	17,582,498	0.69%	17,774,109	0.72%
City of Helotes	3,150,289	0.10%	2,868,374	0.10%	2,678,656	0.10%	2,639,286	0.10%	2,623,082	0.11%
Hill Country Village	468,952	0.01%	288,057	0.01%	275,038	0.01%	280,551	0.01%	280,472	0.01%
Town of Hollywood Park	2,421,056	0.08%	2,212,847	0.08%	2,092,665	0.08%	2,108,188	0.08%	2,108,021	0.09%
Judson ISD	105,218,630	3.30%	97,009,433	3.38%	90,673,715	3.37%	87,444,904	3.43%	84,855,211	3.42%
City of Kirby	1,534,340	0.05%	1,426,794	0.05%	1,372,967	0.05%	1,365,648	0.05%	1,399,787	0.06%

**Bexar Appraisal District**  
 Revenue Base – Continued  
 (Unaudited)

Tax Units	Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019		Fiscal Year 2018		Fiscal Year 2017	
	2020	%	2019	%	2018	%	2017	%	2016	%
	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy
City of Leon Valley	\$ 5,482,411	0.13%	\$ 5,452,500	0.13%	\$ 5,174,771	0.13%	\$ 5,064,186	0.14%	\$ 4,747,716	0.14%
City of Live Oak	6,145,476	0.15%	5,859,346	0.14%	5,724,126	0.14%	5,475,791	0.15%	5,282,831	0.15%
City of Lytle	4,781	0.00%	5,230	0.00%	4,694	0.00%	4,154	0.00%	3,627	0.00%
Medina Valley ISD	14,753,457	0.35%	12,898,818	0.31%	10,686,488	0.27%	8,815,470	0.24%	7,327,070	0.21%
North East ISD	536,392,634	12.71%	539,268,238	12.97%	541,627,378	13.54%	516,976,282	13.84%	498,532,642	14.24%
Northside ISD	774,232,155	18.35%	761,491,691	18.32%	745,227,523	18.64%	694,803,663	18.60%	643,283,440	18.38%
City of Olmos Park	2,879,806	0.07%	3,124,312	0.08%	3,034,976	0.08%	2,975,408	0.08%	2,888,515	0.08%
City of San Antonio	660,390,170	15.65%	648,332,932	15.60%	616,612,216	15.42%	578,083,854	15.48%	538,882,462	15.39%
San Antonio ISD	305,650,016	7.24%	302,664,277	7.28%	287,345,389	7.19%	260,134,087	6.96%	240,445,732	6.87%
San Antonio MUD #1	312,379	0.01%	340,660	0.01%	338,061	0.01%	328,305	0.01%	325,094	0.01%
San Antonio River Authority	33,393,298	0.79%	32,570,801	0.78%	30,573,367	0.76%	26,570,080	0.71%	24,844,122	0.71%
City of Sandy Oaks	454,897	0.01%	350,771	0.01%	294,920	0.01%	262,304	0.01%	236,597	0.01%
City of Schertz	2,242,542	0.05%	2,059,250	0.05%	1,902,720	0.05%	1,566,882	0.04%	1,335,880	0.04%
Schertz-Cibola ISD	11,449,970	0.27%	10,164,309	0.24%	9,553,404	0.24%	8,642,080	0.23%	7,586,144	0.22%
City of Selma	1,604,694	0.04%	1,517,400	0.04%	1,454,839	0.04%	1,364,521	0.04%	1,279,037	0.04%
City of Shavano Park	3,624,350	0.09%	3,650,204	0.09%	3,462,128	0.09%	3,248,084	0.09%	3,094,198	0.09%
City of Somerset	726,639	0.02%	708,437	0.02%	598,342	0.01%	574,041	0.02%	539,753	0.02%
Somerset ISD	7,902,725	0.19%	5,218,269	0.13%	5,136,404	0.13%	4,970,714	0.13%	4,132,609	0.12%
South San Antonio ISD	27,847,955	0.66%	26,966,520	0.65%	25,470,756	0.64%	23,878,173	0.64%	22,752,375	0.65%
Southside ISD	24,015,284	0.57%	24,243,130	0.58%	23,149,188	0.58%	22,704,527	0.61%	18,946,677	0.54%
Southwest ISD	56,394,921	1.34%	56,067,849	1.35%	56,306,651	1.41%	46,316,527	1.24%	44,109,504	1.26%
City of St. Hedwig	732,200	0.02%	660,213	0.02%	579,134	0.01%	580,879	0.02%	563,928	0.02%
City of Terrell Hills	5,368,765	0.13%	5,640,407	0.14%	5,287,422	0.13%	5,125,104	0.14%	4,807,629	0.14%
Universal City	8,812,189	0.21%	8,649,743	0.21%	7,825,368	0.20%	7,233,963	0.19%	6,737,722	0.19%
University Health System	499,266,270	11.83%	487,283,040	11.72%	457,573,255	11.44%	430,796,959	11.53%	403,119,239	11.52%
City of Van Ormy	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Westside 211 SID	572,717	0.01%	467,756	0.01%	347,429	0.01%	268,536	0.01%	150,673	0.00%
City of Windcrest	3,197,559	0.08%	3,145,242	0.08%	2,219,250	0.06%	1,909,789	0.05%	1,785,082	0.05%
Crosswinds at South Lake SID	162,083	0.00%	39,423	0.00%	26,814	0.00%	36,882	0.00%	-	0.00%
Clear Water Creek SID	1,831	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Gates SID	1,806	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Stole Ranch SID	5,811	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Tally Road SID	1,615	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Westpoint SID	27,110	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
<b>TOTALS</b>	<b>\$ 4,220,197,317</b>	<b>100%</b>	<b>\$ 4,156,605,756</b>	<b>100%</b>	<b>\$ 3,998,963,398</b>	<b>100%</b>	<b>\$ 3,734,896,113</b>	<b>100%</b>	<b>\$ 3,500,716,948</b>	<b>100%</b>

**Bexar Appraisal District**  
 Revenue Base – Continued  
 (Unaudited)

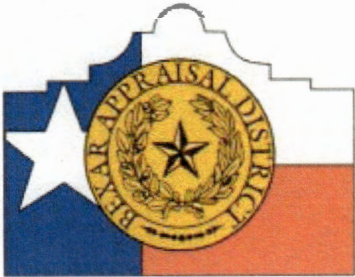
Tax Units	Fiscal Year 2016		Fiscal Year 2015		Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013	
	2015	%	2014	%	2014	%	2013	%	2012	%
	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy
City of Leon Valley	\$ 4,442,939	0.14%	\$ 4,117,541	0.14%	\$ 4,015,776	0.15%	\$ 3,820,317	0.15%	\$ 3,541,268	0.14%
City of Live Oak	5,049,655	0.16%	4,849,463	0.17%	4,038,468	0.15%	3,937,404	0.15%	3,829,485	0.15%
City of Lytle	4,198	0.00%	3,238	0.00%	3,255	0.00%	2,581	0.00%	2,474	0.00%
Medina Valley ISD	6,044,239	0.19%	4,662,080	0.16%	4,089,711	0.15%	3,193,739	0.13%	2,862,044	0.12%
North East ISD	470,221,834	14.75%	440,568,480	15.34%	413,057,074	15.33%	389,938,329	15.29%	381,955,823	15.40%
Northside ISD	581,271,722	18.23%	521,506,599	18.16%	485,885,463	18.04%	457,926,840	17.96%	445,595,089	17.97%
City of Olmos Park	2,722,759	0.09%	2,508,949	0.09%	2,575,191	0.10%	2,516,326	0.10%	2,538,335	0.10%
City of San Antonio	492,847,176	15.46%	443,785,429	15.46%	419,720,837	15.58%	401,950,307	15.76%	397,383,538	16.03%
San Antonio ISD	197,229,584	6.19%	177,525,799	6.18%	166,814,860	6.19%	161,203,500	6.32%	153,147,532	6.18%
San Antonio MUD #1	311,306	0.01%	320,391	0.01%	315,178	0.01%	322,887	0.01%	332,897	0.01%
San Antonio River Authority	22,658,702	0.71%	20,259,113	0.71%	19,212,339	0.71%	17,782,490	0.70%	17,469,692	0.70%
City of Sandy Oaks	228,152	0.01%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
City of Schertz	1,096,322	0.03%	228,454	0.01%	725,892	0.03%	625,080	0.02%	444,489	0.02%
Schertz-Cibola ISD	6,363,526	0.20%	906,040	0.03%	5,104,046	0.19%	4,588,577	0.18%	4,341,035	0.18%
City of Selma	1,203,932	0.04%	6,087,050	0.21%	1,080,947	0.04%	1,228,364	0.05%	1,198,421	0.05%
City of Shavano Park	2,853,806	0.09%	1,162,538	0.04%	2,628,220	0.10%	2,568,038	0.10%	2,463,307	0.10%
City of Somerset	531,865	0.02%	2,701,195	0.09%	492,221	0.02%	276,067	0.01%	275,184	0.01%
Somerset ISD	3,956,651	0.12%	493,384	0.02%	3,472,849	0.13%	4,213,109	0.17%	4,087,316	0.16%
South San Antonio ISD	21,146,569	0.66%	3,665,624	0.13%	19,195,556	0.71%	18,753,288	0.74%	17,592,485	0.71%
Southside ISD	20,642,065	0.65%	20,006,668	0.70%	11,505,239	0.43%	8,542,423	0.33%	7,434,918	0.30%
Southwest ISD	41,508,070	1.30%	16,814,478	0.59%	25,144,866	0.93%	19,375,500	0.76%	17,965,115	0.72%
City of St. Hedwig	546,546	0.02%	29,853,922	1.04%	487,920	0.02%	479,254	0.02%	480,118	0.02%
City of Terrell Hills	4,610,164	0.14%	528,736	0.02%	4,313,777	0.16%	4,287,454	0.17%	4,302,112	0.17%
Universal City	5,997,263	0.19%	4,493,710	0.16%	5,246,172	0.19%	5,237,572	0.21%	5,266,154	0.21%
University Health System	368,090,431	11.54%	5,558,053	0.19%	304,106,364	11.29%	288,723,036	11.32%	283,743,551	11.44%
City of Von Ormy	79,532	0.00%	325,772,372	11.35%	74,082	0.00%	74,140	0.00%	79,878	0.00%
Westside 211 SID	93,286	0.00%	76,830	0.00%	69,582	0.00%	39,893	0.00%	71,614	0.00%
City of Windcrest	1,772,763	0.06%	1,639,924	0.06%	1,875,987	0.07%	1,922,608	0.08%	1,936,390	0.08%
Crosswinds at South Lake SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Clear Water Creek SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Gates SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Stole Ranch SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Tally Road SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Westpoint SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
<b>TOTALS</b>	<b>\$ 3,188,834,838</b>	<b>100%</b>	<b>\$ 2,871,179,141</b>	<b>100%</b>	<b>\$ 2,694,004,935</b>	<b>100%</b>	<b>\$ 2,550,385,199</b>	<b>100%</b>	<b>\$ 2,479,649,249</b>	<b>100%</b>

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

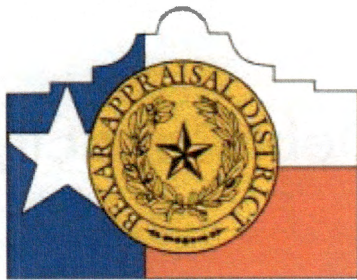
Payor	2021		2020		2019		2018		2017	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Northside ISD	\$ 3,447,904	1	\$ 3,520,259	1	\$ 3,395,679	1	\$ 3,389,758	1	\$ 3,049,433	1
City of San Antonio	2,940,929	2	2,912,714	2	2,809,635	2	2,820,314	2	2,554,529	2
Northeast ISD	2,388,728	3	2,558,505	3	2,467,961	3	2,522,187	3	2,363,254	3
University Health System	2,223,393	4	2,161,456	4	2,084,963	4	2,101,741	4	1,910,954	4
Bexar County	2,081,804	5	2,035,361	5	1,963,331	5	2,063,613	5	1,886,716	5
San Antonio ISD	1,361,158	6	1,357,344	6	1,309,308	6	1,269,124	6	1,139,814	6
Alamo Comm. College Dist.	1,132,581	7	1,106,493	7	1,067,335	7	1,070,596	7	976,182	7
Judson ISD	627,449	8	652,819	8	629,717	8	615,823	8	568,460	8
Alamo Heights ISD	367,266	9	410,372	9	395,850	9	392,945	9	365,353	9
Southwest ISD	251,145	10	265,978	10	256,565	10				
East Central ISD							237,911	10	211,032	10
Bexar County Road & Flood										

Source: Annual Board Approved Budget

2016		2015		2014		2013		2012	
Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
\$ 2,919,951	1	\$ 2,909,564	1	\$ 2,701,121	1	\$ 2,610,951	1	\$ 2,484,650	1
2,475,760	2	2,475,946	2	2,333,301	2	2,291,791	2	2,215,821	2
2,362,105	3	2,457,998	3	2,296,256	3	2,223,302	3	2,129,795	3
1,852,719	4	1,746,794	5	1,693,744	4	1,650,061	4	1,583,534	4
1,849,059	5	1,817,533	4	1,690,580	5	1,646,205	5	1,582,161	5
990,760	6	990,443	6	927,353	6	919,130	6	853,955	6
947,358	7	933,541	7	870,316	7	845,988	7	772,324	7
528,554	8	541,230	8	504,071	8	498,583	8	473,155	8
357,818	9	368,255	9	350,704	9	342,525	9	323,071	9
208,511	10								
		191,354	10	177,838	10	172,357	10	164,791	10

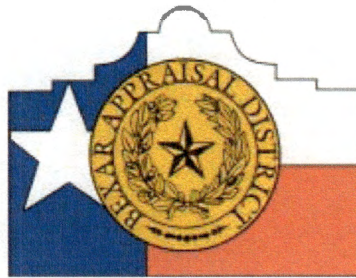


## Debt Capacity

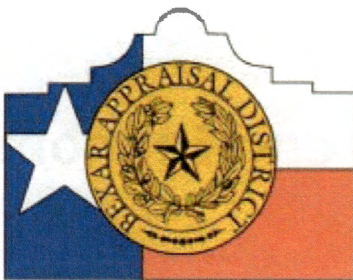


**Bexar Appraisal District**  
 Ratios of Outstanding Debt by Type  
 Last Ten Fiscal Years  
 (Unaudited)

<b>Governmental Activities</b>					
<b>Fiscal Year</b>	<b>Building Note Payable</b>	<b>Capital Lease</b>	<b>Total Primary Government</b>	<b>% of Tax Unit Budget Levy</b>	<b>Cost Per Tax Unit</b>
2021	\$ -	\$ -	\$ -	0.0%	\$ -
2020	-	-	-	0.0%	-
2019	-	-	-	0.0%	-
2018	-	-	-	0.0%	-
2017	-	-	-	0.0%	-
2016	-	-	-	0.0%	-
2015	-	-	-	0.0%	-
2014	-	-	-	0.0%	-
2013	432,753	-	432,753	3.0%	6,980
2012	814,039	-	814,039	5.9%	13,345



## **Demographic and Economic Information**



## Bexar Appraisal District

Demographic Statistics – Primary Metropolitan Statistical Area\*  
 Last Ten Fiscal Years  
 (Unaudited)

<u>Year</u>	<u>Estimated Population<sup>a</sup></u>	<u>Estimated Median Income<sup>b</sup></u>	<u>Unemployment Rate<sup>c</sup></u>
2012	1,788,858	38,398	6.6%
2013	1,822,154	39,005	6.1%
2014	1,855,866	50,075 <sup>d</sup>	3.7%
2015	1,840,280 <sup>e</sup>	50,719 <sup>e</sup>	3.5%
2016	1,897,710 <sup>e</sup>	54,149 <sup>e</sup>	3.7%
2017	1,944,744 <sup>e</sup>	54,042 <sup>e</sup>	3.6%
2018	1,983,714 <sup>e</sup>	55,102 <sup>e</sup>	3.5%
2019	2,005,418 <sup>e</sup>	55,132 <sup>e</sup>	3.1%
2020	2,009,703 <sup>e</sup>	54,139 <sup>e</sup>	7.5%
2021	2,028,236 <sup>g</sup>	58,288 <sup>g</sup>	5.4%

### Notes

\*The Primary Metropolitan Statistical Area consists of Bexar County, Texas.

- a) Source: Real Estate Center at Texas A & M University  
<http://recenter.tamu.edu/Data/employment/>
- b) Source: U. S. Department of Commerce: Bureau of Economic Analysis  
[http://www.bea.gov/scb/pdf/2012/01%20January/0112\\_regional\\_tables.pdf](http://www.bea.gov/scb/pdf/2012/01%20January/0112_regional_tables.pdf)  
<https://www.census.gov/quickfacts/bexarcourtytexas>
- c) Source: Real Estate Center at Texas A&M University  
<https://recenter.tamu.edu>
- d) Source: San Antonio Economic Development Foundation  
<http://www.sanantonioedf.com/living/demographics>
- e) Source: The U.S. Census Bureau as listed in ESRI documents  
<http://edocs.bexar.org/bao/countrywide/Executive.pdf>
- f) Source: The U.S. Census Bureau  
<https://www.census.gov/quickfacts/bexarcourtytexas>

**Bexar Appraisal District**  
Employed Positions\*  
(Unaudited)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Number of regular positions:										
Administrative services	60	60	59	57	55	53	53	54	55	55
Appraisal services	90	90	90	89	89	91	90	88	88	88
Information systems	11	11	11	11	10	10	10	8	9	9
Total regular positions	161	161	160	157	154	154	153	150	152	152

\*Data represents budgeted positions per year as approved annually by tax units.

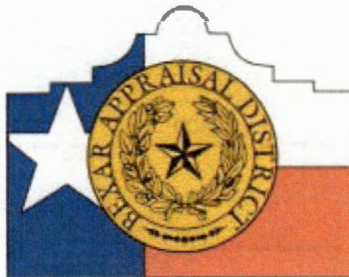
## Bexar Appraisal District

Principal Employers  
 Current Year and Nine Years Prior  
 (Unaudited)

<u>Employer</u>	<u>2021</u>	<u>Percent of District Employment</u>	<u>2012</u>	<u>Percent of District Employment</u>
Joint Base San Antonio (JBSA) <sup>a</sup>				
Lackland, Fort Sam & Randolph	80,000	8.34%	37,097	4.02%
Fort Sam Houston - U.S. Army			32,000	3.47%
Randolph Air Force Base			11,068	1.20%
H.E.B. Grocery <sup>b</sup>	20,000	2.08%	20,000	2.17%
USAA <sup>b</sup>	19,000	1.98%	17,000	1.84%
Northside ISD <sup>b</sup>	13,000	1.36%	12,751	1.38%
City of San Antonio <sup>b</sup>	13,000	1.36%	11,731	1.27%
Methodist Healthcare System <sup>b</sup>	9,600	1.00%	8,000	0.87%
North East ISD <sup>b</sup>	8,500	0.89%	10,522	1.14%
San Antonio ISD <sup>b</sup>	11,000	1.15%	7,374	0.80%
Baptist <sup>b</sup>	7,500	0.78%		
Rackspace <sup>b</sup>	6,500	0.68%		
Whataburger <sup>b</sup>	6,000	0.63%		
<b>Totals</b>	<u>194,100</u>	<u>20.25%</u>	<u>167,543</u>	<u>18.17%</u>
<b>Total District Employment</b>	<u>959,285</u> <sup>d</sup>		<u>922,051</u> <sup>c</sup>	

Source: San Antonio Economic Development Foundation referencing *The San Antonio Business Journal* 2021, and *Department of Defense personnel statistics*

- a) In fiscal year 2012, Lackland, Fort Sam and Randolph military operations were consolidated into Joint Base San Antonio.
- b) San Antonio Express News Nov 2021
- c) 2012 Book of Lists, *The San Antonio Business Journal*
- d) <https://datausa.io/profile/geo/bexar-county-tx/>



## Operating Information

**Bexar Appraisal District**  
 Operating Indicators  
 Last Ten Fiscal Years  
 (Unaudited)

Function/Program	Fiscal Year				
	2021	2020	2019	2018	2017
<u>Appraisal</u>					
Appraised value (in thousands)	\$ 224,401,007,356	\$ 212,949,677,747	\$ 197,950,065,948	\$ 185,095,276,456	\$ 170,641,290
Number of parcels	721,156	706,199	695,311	686,460	679,135
Appraisal review board members	45	45	45	45	50
Taxing entities <sup>a</sup>	63	63	63	63	63
Informal hearings <sup>a</sup>	115,864	91,884	93,046	76,862	78,981
Formal hearings <sup>a</sup>	10,956	9,747	14,939	19,585	12,845
Full notices mailed <sup>a</sup>	623,838	594,790	564,942	558,150	548,328
<u>Accounts</u>					
Residential accounts	587,034	587,034	591,952	583,138	575,693
Commercial accounts	42,344	42,344	42,574	42,603	42,645
Mobile home accounts	15,633	15,633	15,226	14,890	14,425
Business personal property accounts	44,650	44,650	44,820	45,092	45,433
Mineral accounts	1,033	1,033	878	870	939
District accounts	721,156	706,199	695,311	686,460	679,135
<u>Exemptions</u>					
Homestead	356,307	347,627	347,788	341,277	339,770
Over 65	141,246	136,320	128,917	128,340	123,091
Disabled veterans	63,499	60,434	57,640	48,260	39,066
Disabled residential homestead	9,373	9,956	11,617	10,925	11,166
Abatements	17,742	17,791	18,301	64	64
Absolute	205	217	241	17,574	17,714
Freepoint	56	65	69	225	213

Source: Bexar Appraisal District Totals Report

a) Pacs Database

**Bexar Appraisal District**  
 Operating Indicators – Continued  
 Last Ten Fiscal Years  
 (Unaudited)

Function/Program	Fiscal Year				
	2016	2015	2014	2013	2012
<u>Appraisal</u>					
Appraised value (in thousands)	\$ 158,553,640	\$ 145,253,963	\$ 127,311,266	\$ 118,376,668	\$ 112,363,734
Number of parcels	671,352	662,994	656,030	648,334	644,434
Appraisal review board members	50	50	50	50	50
Taxing entities <sup>a</sup>	65	62	62	62	62
Informal hearings <sup>a</sup>	72,605	66,400	35,880	40,476	37,586
Formal hearings <sup>a</sup>	15,384	15,276	9,157	8,263	7,718
Full notices mailed <sup>a</sup>	549,427	548,289	434,157	251,227	137,224
<u>Accounts</u>					
Residential accounts	508,208	559,671	554,918	548,051	544,541
Commercial accounts	43,535	42,980	42,838	42,851	43,276
Mobile home accounts	14,072	13,506	13,158	12,700	12,483
Business personal property accounts	44,983	43,974	43,837	43,527	42,874
Mineral accounts	996	950	1,279	1,205	1,260
District accounts	671,352	661,081	656,030	648,334	644,434
<u>Exemptions</u>					
Homestead	330,309	331,355	327,716	318,408	338,938
Over 65	118,760	113,821	110,164	105,889	102,111
Disabled veterans	48,497	35,881	34,664	33,285	33,341
Disabled residential homestead	11,449	11,686	12,003	12,260	12,446
Abatements	111	110	105	93	88
Absolute	18,737	15,800	17,132	17,023	17,148
Freeport	217	222	223	211	207

Source: Bexar Appraisal District Totals Report

a) Pacs Database

**Bexar Appraisal District**  
 Capital Assets Statistics by Function  
 Last Ten Fiscal Years  
 (Unaudited)

Function/Program	Fiscal Year				
	2021	2020	2019	2018	2017
Appraisal services					
Land	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539
Building	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Generator	396,292	225,000	-	-	-
Telephone system	225,000	396,292	270,969	270,969	270,969
SAN Disk Array	-	182,257	182,257	182,257	182,257
Servers	724,142	606,201	207,107	210,768	210,768
Security System	128,784	128,784	128,784	130,513	130,513
GIS Arc Server Cluster	-	-	-	-	-
Clariion Disk Library	-	-	-	-	-
UPS	59,825	59,825	59,825	59,825	59,825
Firewall Hardware/Software	39,750	39,750	39,750	36,581	36,581
Mail/Postage Meter	20,370	20,370	20,370	20,370	20,370
Control Module	21,655	21,655	21,655	21,655	21,655
<b>Total for Appraisal Services</b>	<b>\$ 7,365,357</b>	<b>\$ 7,429,674</b>	<b>\$ 6,680,256</b>	<b>\$ 6,682,477</b>	<b>\$ 6,682,477</b>

Source: Bexar Appraisal District Sage Fixed Assets-Depreciation/Network software

**Bexar Appraisal District**

Capital Assets Statistics by Function – Continued  
 Last Ten Fiscal Years  
 (Unaudited)

Function/Program	Fiscal Year				
	2016	2015	2014	2013	2012
Appraisal services					
Land	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539
Building	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Generator	-	-	-	-	-
Telephone system	270,969	275,861	275,597	275,137	275,037
SAN Disk Array	182,257	148,738	617,738	495,617	495,617
Servers	193,031	187,171	563,607	458,323	463,937
Security System	124,957	82,023	82,023	81,199	73,284
GIS Arc Server Cluster	-	-	80,000	80,000	80,000
Clariion Disk Library	-	-	66,000	66,000	66,000
UPS	59,825	59,825	59,825	59,825	59,825
Firewall Hardware/Software	36,581	36,581	36,581	36,581	23,559
Mail/Postage Meter	20,370	20,370	20,370	24,000	20,370
Control Module	21,655	21,655	21,655	21,655	21,655
<b>Total for Appraisal Services</b>	<b>\$ 6,659,184</b>	<b>\$ 6,581,763</b>	<b>\$ 7,572,935</b>	<b>\$ 7,347,876</b>	<b>\$ 7,328,823</b>

Source: Bexar Appraisal District Sage Fixed Assets-Depreciation/Network software

**STAFF SUMMARY SHEET**

**ISSUE:** Preliminary 2023 Operating Budget

The board of directors may discuss and/or vote to approve the preliminary 2023 operating budget for submission to the tax units. In accordance with Section 6.06 of the Texas Property Tax Code, final approval of the 2023 operating budget will take place before September 15<sup>th</sup>.

# Bexar Appraisal District 2023 Proposed Budget Summary

Budget Categories		2023 Proposed Budget	
		Category Totals	Percent of Total Budget
A	Operating Expenses	\$3,588,551	15.16%
B	Capital Expenses	\$157,500	0.67%
C	Debt Service	\$0	0.00%
D	Employee Expenses	\$15,669,517	66.19%
E	Contract Services	\$1,536,800	6.49%
F	Information Systems	\$593,000	2.50%
G	Project Expenses	\$1,364,007	5.76%
H	Other Expenses	\$12,000	0.05%
I	ARB Expenses	\$753,425	3.18%
<b>2023 Total Proposed Budget</b>		<b>\$23,674,800</b>	<b>100.00%</b>
<b>Total Percent Chg from 2022</b>		<b>16.98%</b>	
<b>Total Amount Chg from 2022</b>		<b>\$3,436,532</b>	
<b>Cost per Real Property Parcel</b>		<b>\$34.20</b>	
2023 Staff Count		186	
<i>New positions</i>		19	
<b>Cost as Percent of Total Levy</b>		<b>0.52%</b>	

Workload Comparison				
Appraisal District	Total Parcels in District	Real Property Parcels	Total Staff FTEs	Parcels per Staff FTE
<b>Bexar</b>	738,119	<b>692,246</b>	<b>167</b>	<b>4,420</b>
<b>El Paso</b>	435,159	<b>409,109</b>	<b>141</b>	<b>3,086</b>
<b>Travis</b>	471,299	<b>463,218</b>	<b>129</b>	<b>3,653</b>
<b>Dallas</b>	844,173	<b>739,418</b>	<b>242</b>	<b>3,488</b>
<b>Harris</b>	1,881,785	<b>1,507,834</b>	<b>672</b>	<b>2,800</b>
2022 Parcel Counts				
<b>Bexar</b>	738,119	<b>692,246</b>	186	<b>3,968</b>
If we add staff, personnel count becomes 186				
<b>Bexar</b>	738,119	<b>692,246</b>	167	<b>4,420</b>
<b>Not adding staff increases workload beyond peers and IAAO IAAO Staffing level for large jurisdictions 3,000 to 3,500</b>				

<b>2023 Cost of New Employees*</b>	<b>\$1,226,214</b>
<b>% of Increase Attributable to New Staff</b>	<b>35.68%</b>
2022 Budget Amount	<b>\$20,238,268</b>
2022 Cost per Parcel	<b>\$29.93</b>
2022 Cost as Percent of Total Levy	<b>0.45%</b>
2022 Staff Count	<b>167</b>
2021 Real Property Parcels	<b>676,252</b>
2022 Real Property Parcels	<b>692,246</b>
Total Budget Tax Levy	<b>\$4,517,693,584</b>
* Levy updated 5/27 for 2022 billing purposes	

Proposed 2023 Budgets and Cost Per Parcel Comparison Among Top Metro Districts			
District	Real Parcels	Annual Budget	Cost per Parcel
Harris	1,526,983	\$99,506,291	\$65.17
Travis	471,299	\$25,356,883	\$53.80
El Paso	405,109	\$19,888,424	\$49.09
Dallas	745,851	\$31,205,055	\$41.84
Tarrant	710,000	\$28,156,037	\$39.66
<b>Bexar</b>	<b>692,246</b>	<b>\$23,674,800</b>	<b>\$34.20</b>

\*Cost of new employees is total of salary, retirement, taxes, insurance, and medicare

## Bexar Appraisal District 2023 Budget Information and Highlights

The attached budget details the plan for district spending for appraisal year 2023. Not only is the budget a spending plan, but it is also a values statement for what the organization sees as most important. This district holds service to the public as the pinnacle of its mission, and the staff of this office is the reason that we are able to perform this function at the highest levels. Employee costs are the highest percentage of the budget but the staff of the district is second to none when it comes to their dedication to serving the public at large and the taxing units of Bexar County. It takes a committed staff to serve the public in the way that they have become accustomed and our staff receives accolades routinely for their assistance, courtesy, and knowledge. Our workload due to growth in the county necessitates adding new people to process the additional amount of work. We also now have gotten to the point that our salaries have fallen behind the market far enough to impact attracting and retaining skilled employees. Operationally, this budget also accounts for additional costs required by legislation, costs to maintain a growing parcel inventory, a growing appeals load, and potential costs from a higher litigation load. **The 2023 budget request contemplates spending \$23,674,800 which is an increase of \$3,436,532 from 2022.** While this is the most significant increase requested in recent memory, the need is necessary to process our workload. The information below summarizes the changes from 2022 and highlights the differences for your consideration:

### Operating Expenses-

In the operating expenses category, we have added \$10,000 to the Advertising and Public Notices line item to account for greater outreach and notification campaigns. The Auto Allowance line item increase accounts for additional appraisal staff for 2023. The addition of the Stipend line item is new for this year as a separate item because it was included in the salary line item in past years. We are also adding postage costs to account for the increase in required mailings and postal rate increases that are on the horizon. The Publications line item increase is to account for greater costs for tools used by the appraisal staff to track income and expense information as well as commercial sales. Training is a line item that is being increased as many of the offerings have returned to in person classes, to account for new staff training, and conference attendance. Additional ancillary changes are included in this category, but the total of this category of expenditure is increasing overall by \$229,593.

### Capital Expenses –

The capital expenses category shows a net increase in the 2023 budget as the Furniture line item is increased. The additional costs for furniture will be expended for new work stations as well as replacing some of the current ones. This category of expenses is being increased by \$36,000 for 2023.

### Debt Service-

The district owns its current facility and therefore, has incurred no debt. This category remains at \$0 for 2023.

### Employee Expenses –

This category of expense is increasing in the budget request significantly over 2022 by an amount of \$2,615,752. Residential growth in new construction and price appreciation continue to shatter records and the population in Bexar County has eclipsed all-time highs. There are several situations that have culminated in the need for such a significant increase in the 2023 budget.

### Staffing Level

Since exemplary customer service is our highest goal, we are at a point at which we need to increase staff so that our level of service to the public does not suffer and our work gets done in a timely manner. Public contact has

been at all time highs with phone calls and email correspondence eclipsing all previous records this year and that trend is expected to continue. Due to current staffing resources, we have had to divert staff in other departments to assist Customer Service which, in turn, delays other departments processing their workload. This year we have spent more money on overtime than in recent history. This budget increases our staff count to 186 for 2023; up 19 from 2022. The 'Value and Activity Statistics' graphs attached show how the workload has increased more so than anticipated and our staff count has not maintained pace with that growth primarily since 2015. In 2003, the district employed 172 total staff; that number decreased to as few as 144 in 2006; and finally reached 167 for 2022. The average staff count from 2003 to 2022 has been 157. While we have managed the growth in workload over the years with process efficiencies, repurposing vacancies, and the like, we are no longer able to do that and get our work done in the manner and timeline required by law. Also restricting staff count growth was the size of our facility as it did not allow for the physical room to add significantly to staff size. Remote work and modifying our work practices has allowed for the ability to add staff beyond the physical constraints of the building itself. The total cost of new staff positions makes up \$1,226,214 of the increase in this category of expenses which includes both salaries and benefit costs.

#### **Staff Salaries**

This year, we enlisted Segal Consulting to conduct a 'Compensation Survey and Study' to see how we rank with regard to our peers and the local market. The study indicated that our staff compensation was behind the local market and that of our peers and needed to be adjusted in order to attract and retain valued, talented, and committed staff. We believe that now is the time in which we need to change our salary structure to maintain a semblance of parity with the market and our peer group. Many of the local entities, school districts, and private sector companies are doing the same and we must remain competitive or lose trained staff. When we lose staff, not only is a vacancy created, but we lose nearly \$20,000 of training and education costs that were invested in the licensed individual. The cost of the restructure of salaries based upon the salary survey makes up \$709,589 of the Salary line item increase.

#### **Merit Increases**

We have always maintained a merit-based performance increase system by which employees are compensated based upon their contribution to the district's mission. This budget also provides for merit increases for those positions that are not affected by salary restructuring. The merit increase amount provided for in the 2023 budget makes up \$141,385 of the increase in the Salary line item.

This budget also includes money to fund a retiree COLA that is paid out every other year; budgeting for half of the anticipated cost annually. We pay this cost up front as not to add significantly to our unfunded liability with TCDRS.

While the increase in this category of expense is the largest in our administration's history, it is warranted and necessary in order to serve the public and taxing units of Bexar County.

#### **Contract Services –**

The largest source of increase in this category pertains to an increase in the Legal Services line item of \$100,000 to plan for a total cost of \$1,100,000. Litigation and the associated cost to manage it has increased significantly over the past several years. Managing this case load is both time consuming and costly, thus the need to increase planned legal expenditures. The Contract Services Contingency is increased to account for the need of additional cybersecurity resources with respect to active network monitoring and endpoint protection software to ensure that we remain vigilant in fighting threats to the network. The total budgeted amount for this category of expenses is increased by a total of \$195,290.

#### **Information Services Expenses –**

The Information Services category of expenses is planned to increase by \$81,100 to account for software licensing renewals, new equipment leases, hardware maintenance costs, and consulting services with respect to network security. The increase includes multi-year discounts for software renewals that will be incurred this year but will cover multi-year terms before subsequent renewal.

**Project Expenses –**

Field device maintenance and CAMA software costs are expected to increase as they are licensed primarily on a ‘per parcel’ basis and our parcel count and corresponding workload increase annually. Additional field devices for new staff are included in the cost. Technology improvements is budgeted at a higher amount this year to acquire additional technology that is identified which will improve efficiency or flexibility of our staff and processes. It is likely that we will need additional new equipment for new staff. We are also planning to transition to a modernized online platform which we expect to enhance to better meet our needs and the needs of our community. As such, we have increased the CAMA enhancement to an amount equivalent to the amount that we budgeted in previous years (\$150,000). This category of expense is expected to increase in total by \$278,797.

**Other Expenses –**

This category of expenses remains unchanged in the budget plan for 2023.

**Appraisal Review Board Expenses-**

The ARB category of expenses remains the same as 2022 in the budget plan. The ARB formal hearing costs have decreased over the past three years as we have settled more cases prior to conducting ARB hearings. Online ARB training has curbed the costs necessary for state required training but we anticipate an increase in mailing costs this next year. We do expect our appeals load to increase however, formal hearing counts are expected to decline as more protests are resolved informally by district staff.

**Total Budget -**

The total budget request for 2023 of \$23,674,800 equates to a cost per real property parcel of \$34.20 based on the 2022 real property parcel count. The 2022 cost per real property parcel is \$29.93 per parcel and exhibits how much we do while spending wisely and containing costs. These statistics remain significantly below the operational costs of the other major metropolitan areas of the state. The anticipated cost per parcel comparison is below and demonstrates the fact that the Bexar Appraisal District continually operates much more efficiently and cost-effectively than its contemporaries in Texas. We have become too lean, however, and are at a point that more staff is needed to adequately process the workload. Even by increasing staff and employee costs significantly, we are still below our contemporaries with regard to cost per parcel:

<b>Proposed 2023 Budget and Cost Per Parcel Comparison Among Top Metro Districts</b>			
District	Real Parcels	Annual Budget	Cost per Parcel
Harris	1,526,983	\$99,506,291	\$65.17
Dallas	745,851	\$31,205,055	\$41.84
Tarrant	686,902	\$28,156,037	\$40.99
<b>Bexar</b>	<b>692,246</b>	<b>\$23,674,800</b>	<b>\$34.20</b>
Travis	471,299	\$25,356,883	\$53.80
El Paso	405,109	\$19,888,424	\$49.09

It is also worthwhile to note that the Bexar Appraisal District routinely returns unexpended funds to the taxing entities that fund our operation. Over the past five years (2017-2021), refunds to the taxing entities have exceeded budget increases by nearly two million, seven hundred thousand dollars. The refund that we are sending back to the tax units this year is smaller than normal, but we did artificially cut the budget for 2021 in anticipation of a downturn due to the pandemic that was largely unrealized. While many entities such as the county and cities have multiple funding sources and revenue streams from which to draw funding, the appraisal district does not.

Also, of particular interest is the cost of Bexar Appraisal District services as a percentage of the total tax levy of participating tax units. **The Bexar Appraisal District total cost to the entities is less than one half of one percent of the total tax levy in Bexar County. The proposed 2023 budget of \$23,674,800 is calculated as 0.52% of the total 2022 tax levy used to calculate each entity's share of the district's total cost.** Below details the specific statistics with regard to increases, refunds, and costs as a percentage of the total levy in Bexar County.

Year	Approved Budget	Percent Change from Previous	Dollar Change from Previous	Surplus Refunded to Tax Units	Percent of Budget Refunded	Total Tax Unit Levy For Budget Share	BAD Cost as % of Levy	Net Expenditures after Refunds	Actual Cost as % of Levy
2017	\$16,644,865	1.17%	\$185,542	\$467,293	2.81%	\$3,188,834,838	0.52%	\$16,177,572	0.51%
2018	\$18,657,516	12.09%	\$2,012,651	\$2,803,501	15.03%	\$3,500,716,948	0.53%	\$15,854,015	0.45%
2019	\$18,261,544	-2.12%	-\$395,972	\$645,997	3.54%	\$3,734,896,111	0.49%	\$17,615,547	0.47%
2020	\$18,948,050	3.76%	\$686,506	\$854,624	4.51%	\$3,998,963,398	0.47%	\$18,093,426	0.45%
2021	\$18,841,892	-0.56%	-\$106,158	\$305,400*	1.62%	\$4,156,605,757	0.45%	\$18,536,492	0.45%
2022	\$20,328,268	7.89%	\$1,486,376	N/A	N/A	\$4,517,693,584	0.45%	N/A	N/A
Total Increases vs Refunds: \$2,382,569 \$5,076,815						Avg Cost as	0.49%	0.47%	
Avg percentage of annual budget refunded to entities: 5.50%					Percent of Levy				

\*2021 surplus is not official at time of printing

We continue to strive to serve the citizens of Bexar County and the taxing units in an efficient, courteous, and cost-effective manner. We have been awarded international, state, and local recognition for our efforts and have achieved the designation of a "Top Workplace" for the past three years, having won the Top Workplace in the 'mid-sized' company category in 2020. These accolades prove that the Bexar Appraisal District is fulfilling its mission and this budget continues to fund this level of service and commitment.



Bexar Appraisal District is a 2021 Top Workplace! 3 Years Running

**CONSOLIDATED EXPENDITURES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	% CHG	Dollar Variance	NOTES
<b>A. OPERATING EXPENSES</b>							
5005- 00 Advertising Public Notices	59,487	45,000	60,000	70,000	16.7%	10,000	Includes addnl communications and outreach
5010- 00 Auto Allowance	608,234	632,200	626,200	681,240	8.8%	55,040	Includes new appraisal staff
5015 00 Stipend	13,000	0	0	32,000		32,000	This was included in salary line item
5020- 00 Copier Costs	35,440	42,760	39,921	41,913	5.0%	1,992	
5025- 00 Copier, FAX & Printer Supplies	33,377	58,800	51,950	52,250	0.6%	300	
5040- 00 Employee Programs	34,796	39,000	45,000	45,000	0.0%	0	
5050- 00 Equipment Maintenance	0	1,050	1,050	1,050	0.0%	0	
5060- 00 Forms Creations	238,604	250,000	375,000	375,000	0.0%	0	
5100- 00 Insurance	31,723	35,000	35,000	45,000	28.6%	10,000	Estimated increase in TML premiums
5160- 00 Map Production & Supplies	1,915	4,550	4,550	4,550	0.0%	0	
5170- 00 Mileage Reimbursements	191	4,000	4,000	4,000	0.0%	0	
5200- 00 Office Building Maintenance	234,247	325,000	250,000	250,000	0.0%	0	
5210- 00 Offsite Storage	17,437	25,000	25,000	25,000	0.0%	0	
5220- 00 Office Supplies	53,193	85,500	86,465	85,850	-0.7%	(615)	
5250- 00 Postage	560,057	599,952	661,700	665,000	0.5%	3,300	Postage cost increase
5260- 00 Professional Dues	10,774	20,940	21,247	26,930	26.7%	5,683	
5300- 00 Publications	123,188	162,000	178,112	235,535	32.2%	57,423	Includes Coverlease and Costar rate increase
5350- 00 Security	190,120	215,000	215,000	215,000	0.0%	0	
5380- 00 Voice and Data Communication	69,794	69,000	75,800	76,000	0.3%	200	
5400- 00 Training	108,248	198,800	217,963	232,233	6.5%	14,270	Addl staff training / new and existing empl.
5500- 00 Utilities	93,518	125,000	125,000	125,000	0.0%	0	
5600- 00 Worker's Compensation	38,782	50,000	50,000	50,000	0.0%	0	
5900- 00 Contingency	1,109,720	210,000	210,000	250,000	19.0%	40,000	Increase for contingency and COLA
	<u>3,665,845</u>	<u>3,198,552</u>	<u>3,358,958</u>	<u>3,588,551</u>	<u>6.8%</u>	<u>229,593</u>	
<b>B. CAPITAL EXPENSES</b>							
6000- 00 Furniture	25,529	15,000	19,500	55,500	184.6%	36,000	Cost for new work stations / replacements
6100- 00 Equipment	162,034	117,500	92,000	92,000	0.0%	0	
6150- 00 CAMA Hardware	0	65,000	10,000	10,000	0.0%	0	
	<u>187,563</u>	<u>197,500</u>	<u>121,500</u>	<u>157,500</u>	<u>29.6%</u>	<u>36,000</u>	
<b>C. DEBT SERVICE</b>							
6500- 00 Building Purchase - Principal	0	0	0	0	0.0%	0	
6550- 00 Building Purchase - Interest	0	0	0	0	0.0%	0	
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>	<u>0</u>	

**CONSOLIDATED EXPENDITURES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	% CHG	Dollar Variance	NOTES
<b>D. EMPLOYEE EXPENSES</b>							
7000- 00 Salaries, Regular	8,202,978	8,835,065	9,315,737	11,045,477	18.6%	1,729,740	Employee costs increase because of new employees, salary survey restructuring, and merit increases. Workload is such that we need the largest increase in staff in history - add 19 positions for total of 186. Our staff salaries are behind the market and we need to restructure pay scale to retain / attract staff. Salary Line item increase \$878,765 - New Staff; \$709,589 Salary Survey; \$141,382 - Merit. Remaining increase for ancillary costs (benefits and retirement).
7010- 00 Salaries, Overtime	72,462	80,000	81,000	128,000	58.0%	47,000	
7050- 00 Retirement	1,405,109	1,490,300	1,633,556	1,944,305	19.0%	310,749	
7060- 00 Payroll Taxes	91,390	26,082	27,054	30,133	11.4%	3,079	
7070- 00 Group Medical Insurance	1,063,055	1,379,024	1,461,718	1,884,701	28.9%	422,983	
7080- 00 Life Insurance	53,253	55,548	58,558	69,388	18.5%	10,830	
7090- 00 Medicare	127,689	139,186	146,142	172,513	18.0%	26,371	
7150- 00 TCDRS Retiree COLA	523,332	220,000	250,000	275,000	10.0%	25,000	
7200- 00 Sick Leave Buy Back Fund	84,014	40,000	40,000	50,000	25.0%	10,000	
7250- 00 Departure Contingency	93,255	40,000	40,000	70,000	75.0%	30,000	
	<u>11,716,537</u>	<u>12,305,205</u>	<u>13,053,765</u>	<u>15,669,517</u>	<u>20.0%</u>	<u>2,615,752</u>	
<b>E. CONTRACT SERVICES EXPENSES</b>							
7510- 00 Valuation Oil & Gas	18,400	38,000	38,000	38,000	0.0%	0	Capitol valuing more accounts (more new) Account for higher legal costs Includes retainer for staff / workplace studies Account for additional est. days present Includes contract for additional cyber security Higher cost for temp services / time temps used
7520- 00 Valuation Telecommunications	31,550	32,000	32,000	40,000	25.0%	8,000	
7550- 00 Accounting & Auditing	46,966	49,000	50,000	50,000	0.0%	0	
7580- 00 Legal Services	993,337	750,000	1,000,000	1,100,000	10.0%	100,000	
7650- 00 Consulting Studies	44,730	25,000	25,000	40,000	60.0%	15,000	
7700- 00 Taxpayer Liason Officer	23,769	22,000	22,400	25,000	11.6%	2,600	
7750- 00 Contract Services Contingency	54,460	41,910	41,910	105,800	152.4%	63,890	
7800- 00 Temporary Services	111,800	152,200	132,200	138,000	4.4%	5,800	
	<u>1,325,012</u>	<u>1,110,110</u>	<u>1,341,510</u>	<u>1,536,800</u>	<u>14.6%</u>	<u>195,290</u>	
<b>F. INFORMATION SYSTEMS EXPENSES</b>							
8000- 00 Leases	25,347	55,000	55,000	67,800	23.3%	12,800	Pitney Bowes lease mailer cost increase VMWare, SQL, Zoom, eSign Genie, etc. Renewal Unitrend backup, UPS batteries, \$10K misc repairs Addnl IT Consulting - Network Security
8100- 00 Software Maintenance	167,730	177,000	366,300	400,800	9.4%	34,500	
8150- 00 Hardware Maintenance	19,564	72,500	35,000	58,800	68.0%	23,800	
8200- 00 Supplies	20,912	30,000	30,000	30,000	0.0%	0	
8300- 00 Services	11,128	25,600	25,600	35,600	39.1%	10,000	
	<u>244,681</u>	<u>360,100</u>	<u>511,900</u>	<u>593,000</u>	<u>15.8%</u>	<u>81,100</u>	

**CONSOLIDATED EXPENDITURES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	% CHG	Dollar Variance	NOTES
<b>G. PROJECTS EXPENSES</b>							
8510- 00 Aerial Maps	160,000	175,000	240,000	240,000	0.0%	0	Includes Aerials and AI Packs
8640- 04 Homestead Audit / Outreach	0	10,000	10,000	10,000	0.0%	0	
8670- 00 Field Device Maintenance	158,916	140,000	165,094	181,007	9.6%	15,913	More field devices for new staff
8770- 02 Server Infrastructure Upgrade	0	50,000	50,000	100,000	100.0%	50,000	Catch-up for next hardware refresh
8775- 02 Technology Improvements	12,382	50,000	100,000	200,000	100.0%	100,000	Plan for additional equipment for new staff
8785- 01 CAMA Hardware	0	0	0	0	0.0%	0	
8790- 00 CAMA Software	461,472	435,000	470,116	483,000	2.7%	12,884	higher licensing cost based on parcel count
8795- 00 CAMA Enhancements	49,529	50,000	50,000	150,000	200.0%	100,000	Online portal changes and CAMA modifications
	<u>842,299</u>	<u>910,000</u>	<u>1,085,210</u>	<u>1,364,007</u>	<u>25.7%</u>	<u>278,797</u>	
<b>H. OTHER EXPENSES</b>							
9000- 00 Board of Directors Exp. Reimb.	0	4,000	4,000	4,000	0.0%	0	
9100- 00 Chief Appraiser Exp. Reimb.	7,093	8,000	8,000	8,000	0.0%	0	
	<u>7,093</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>0.0%</u>	<u>0</u>	
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>							
9500- 00 Compensation	495,430	600,000	600,000	600,000	0.0%	0	higher protests but fewer ARB hearings (topline)
9520- 00 Training	2,750	6,500	11,500	6,925	-39.8%	(4,575)	Online training has lowered costs
9530- 00 Postage	77,570	75,425	75,425	80,000	6.1%	4,575	higher postage rates anticipated
9540- 00 Legal Services	16,015	65,000	65,000	65,000	0.0%	0	
9550- 00 ARB Contingency	0	1,500	1,500	1,500	0.0%	0	
	<u>591,765</u>	<u>748,425</u>	<u>753,425</u>	<u>753,425</u>	<u>0.0%</u>	<u>0</u>	
<b>TOTAL</b>	<u>18,580,795</u>	<u>18,841,892</u>	<u>20,238,268</u>	<u>23,674,800</u>	<u>16.98%</u>	<u>3,436,532</u>	

**Total % chg from 2022 16.98%**  
**Dollar Change from 2022 3,436,532**  
**2022 Real Property Parcel Count 692,246**  
**Cost Per Real Property Parcel \$34.20**

Personnel Cost as a Percentage of the Total Budget **66.19%**

# Bexar Appraisal District

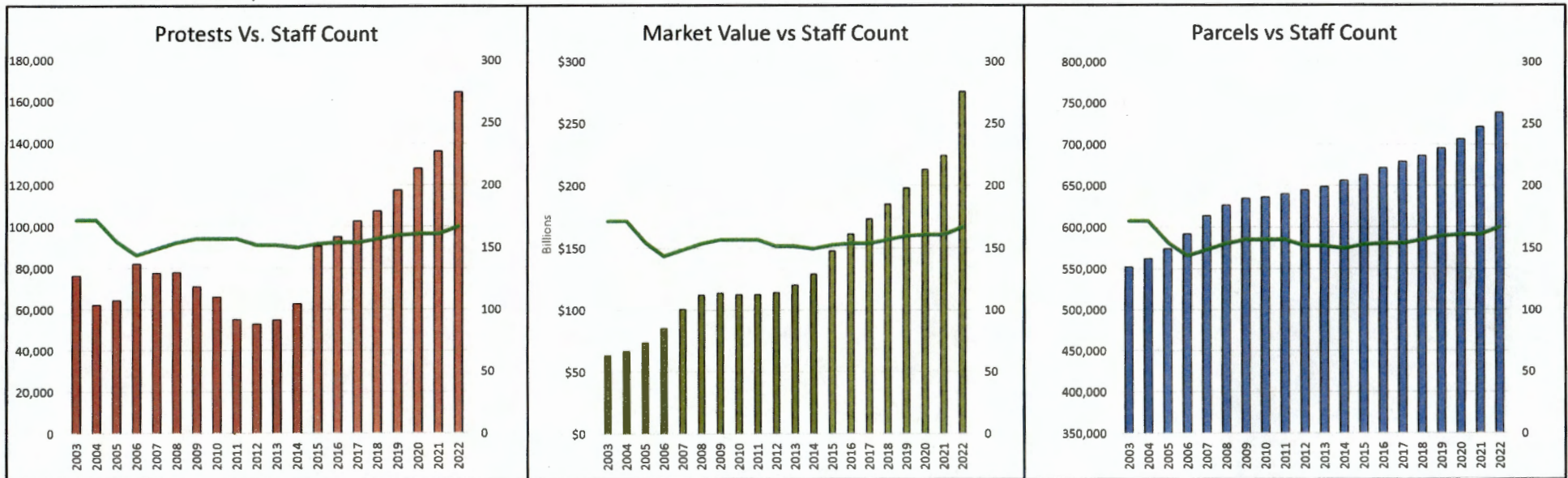
## Budget Increases vs Surpluses Refunded

Year	Approved Budget	Percent Change from Previous	Dollar Change from Previous	Surplus Refunded to Tax Units	Percent of Budget Refunded	Total Tax Unit Levy For Budget Share	BAD Cost as % of Levy	Net Expenditures after Refunds	Actual Cost as % of Levy
2017	\$16,644,865	1.17%	\$185,542	\$467,293	2.81%	\$3,188,834,838	0.52%	\$16,177,572	0.51%
2018	\$18,657,516	12.09%	\$2,012,651	\$2,803,501	15.03%	\$3,500,716,948	0.53%	\$15,854,015	0.45%
2019	\$18,261,544	-2.12%	-\$395,972	\$645,997	3.54%	\$3,734,896,111	0.49%	\$17,615,547	0.47%
2020	\$18,948,050	3.76%	\$686,506	\$854,624	4.51%	\$3,998,963,398	0.47%	\$18,093,426	0.45%
2021	\$18,841,892	-0.56%	-\$106,158	\$305,400	1.62%	\$4,156,605,757	0.45%	\$18,536,492	0.45%
2022	\$20,328,268	7.89%	\$1,486,376	N/A	N/A	\$4,517,693,584	0.45%	N/A	N/A
Total Increases vs Refunds: \$2,382,569    \$5,076,815						Avg Cost as Percent of Levy		0.49%	
Avg percentage of annual budget refunded to entities:					5.50%		0.47%		

# Bexar Appraisal District Value and Activity Statistics

Year	Staff Count	Total Parcel count	Market Value	Total Protests	Beginning Market Under Protest	Protested Market as % of Total	Informals Held	Overall Settlement Rate - All Departments	Formals Held	Year	Total Lawsuits	Total Number of Accounts	Total ARB Final Value in Litigation
2003	172	552,541	\$63,409,527,869	76,474	\$25,145,777,661	39.66%	N/A	N/A	N/A	2003	278	1,275	\$2,429,582,453
2004	172	562,539	\$66,759,743,717	62,323	\$22,862,067,511	34.25%	N/A	N/A	N/A	2004	379	936	\$2,707,401,962
2005	155	573,850	\$73,783,184,486	64,774	\$25,136,950,780	34.07%	37,327	83.84%	10,734	2005	335	1,245	\$2,673,730,597
2006	144	591,709	\$85,453,821,978	82,260	\$31,373,093,036	36.71%	55,586	83.07%	17,952	2006	492	1,501	\$3,879,804,840
2007	149	613,541	\$100,962,510,146	77,729	\$36,932,299,249	36.58%	43,589	84.95%	14,884	2007	490	1,347	\$5,640,536,935
2008	154	626,530	\$112,580,972,194	78,089	\$42,683,482,154	37.91%	56,168	91.12%	12,808	2008	520	1,735	\$7,324,781,861
2009	157	634,502	\$114,225,092,930	71,322	\$41,959,799,342	36.73%	49,153	87.24%	10,642	2009	561	2,030	\$7,497,037,932
2010	157	635,922	\$112,855,384,210	66,287	\$43,933,317,575	38.93%	50,630	91.67%	7,750	2010	461	1,467	\$6,674,089,653
2011	157	639,696	\$112,908,440,401	55,283	\$40,169,753,835	35.58%	40,083	92.29%	6,221	2011	422	1,261	\$5,252,051,063
2012	152	644,434	\$114,664,249,204	53,053	\$41,271,327,465	35.99%	37,586	91.58%	7,921	2012	446	1,412	\$6,902,309,981
2013	152	648,334	\$120,628,278,826	55,064	\$49,075,675,587	40.68%	40,476	88.31%	8,677	2013	661	1,654	\$10,887,664,258
2014	150	656,030	\$129,539,293,730	62,891	\$46,874,586,235	36.19%	48,639	88.47%	9,157	2014	713	2,093	\$11,542,814,177
2015	153	662,994	\$147,772,618,744	90,652	\$66,255,477,015	44.84%	66,990	85.15%	15,276	2015	1,043	2,819	\$17,981,319,751
2016	154	671,352	\$161,177,514,586	95,077	\$69,442,233,758	43.08%	74,770	85.27%	15,549	2016	1,216	3,327	\$22,676,317,872
2017	154	679,135	\$173,420,748,863	102,577	\$75,028,444,680	43.26%	79,387	86.58%	16,539	2017	1,414	3,666	\$26,359,336,177
2018	157	686,460	\$185,095,276,456	107,440	\$80,979,444,748	43.75%	86,664	81.18%	19,585	2018	1,443	4,068	\$25,270,170,792
2019	160	695,311	\$197,950,065,948	117,325	\$88,727,393,377	44.82%	93,046	87.30%	16,401	2019	1,366	3,458	\$27,839,080,121
2020	161	706,199	\$212,949,677,747	128,091	\$93,383,224,349	43.85%	107,309	85.63%	9,747	2020	1,317	3,693	\$27,388,321,352
2021	161	721,056	\$224,401,007,356	136,218	\$95,860,173,401	42.72%	116,081	84.33%	10,956	2021	1,025	2,578	\$18,383,618,079
2022	167	738,199	\$275,510,618,863	164,570	\$112,421,491,208	40.80%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2022 Data is Preliminary



**Bexar Appraisal District**  
**Annual Budget**  
**2023**



PRELIMINARY

BUDGET FOR FISCAL 2023

FOR

BEXAR APPRAISAL DISTRICT

June 1, 2022

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# BEXAR APPRAISAL DISTRICT



**BEXAR APPRAISAL DISTRICT  
BUDGET 2023  
EXECUTIVE SUMMARY**

The attached budget details the plan for district spending for appraisal year 2023. Not only is the budget a spending plan, but it is also a values statement as to what the organization sees as most important. This district holds service to the public as the pinnacle of its mission, and the staff of this office is the reason that we are able to perform this function at the highest levels. Employee costs are the highest percentage of the budget but the staff of the district is second to none when it comes to their dedication to serving the public at large and the taxing units of Bexar County. It takes a dedicated and committed staff to serve the public in the way that they have become accustomed in our community. Operationally, this budget also accounts for additional costs required by legislation, costs to deal with a growing population, parcel count, appeals load, and potential costs from a higher litigation load while containing increases as much as possible. **The 2023 budget request contemplates spending \$23,674,800 which is an increase of \$3,436,532 from 2022. While this is a significant increase from the previous year, this budget is slightly above one-half of one percent (0.52%) of the total tax levy used to calculate each entities' cost share which is a total of \$4,517,693,584.**

The total budget for 2023 of \$23,674,800 equates to a cost per real property parcel of \$34.20 based on the 2022 real property parcel count and exhibits how focused we are on spending wisely. These statistics remain significantly below the operational costs of the other major metropolitan areas of the state. It is also worthwhile to note that the Bexar Appraisal District routinely returns unexpended funds to the taxing entities that fund our operation. Over the past five years (2017-2021), refunds to the taxing entities have exceeded budget increases by nearly two million, seven hundred thousand dollars.

**HIGHLIGHTS OF THE 2023 BUDGET:**

**BUDGET CATEGORY INCREASES AND DECREASES ARE AS FOLLOWS:**

Operating Expenses increase by \$229,593.

Capital Expenses increased by \$36,000.

Debt Service remains at \$0 as the district owns its current facility and therefore, has incurred no debt.

Employee Expenses increased by \$2,615,752 with the addition of 19 new staff to keep up with a growing workload, record setting public interaction, and salary adjustments necessary to keep competitive in the job market.

Contract Services Expenses is planned to increase by approximately \$195,290 for 2023 due primarily to higher appeals, anticipated litigation, and enhanced cybersecurity measures.

Information Systems Expenses increase by \$81,100.

Project Expenses are increased by \$278,797 to account for technology improvements, planning for future server upgrade, and higher licensing costs due to parcel growth.

Other Expenses, which include Board of Directors and Chief Appraiser Expenses, remains unchanged for 2023.

The ARB category of expenses remains unchanged.

This budget includes money to be encumbered to fund a TCDRS COLA for retirees in the amount of \$275,000 that is budgeted annually but prepaid every two years.

Funds in this budget also are to be encumbered into a reserve to fund a future server infrastructure upgrade at the end of the current hardware's life in 5-7 years at an amount of \$100,000.

In the event that at the end of the budget year a surplus of unspent fund remains, priority will be given to strengthen the district's reserve account(s) to fund unforeseen costs prior to authorizing refunds to the taxing units.

The Board of Directors of the Bexar Appraisal District may transfer funds between line items of the 2023 Budget if the action does not obligate jurisdictions to additional payments.

**2023 BUDGET  
BEXAR APPRAISAL DISTRICT  
REVENUE & EXPENSES**

**BUDGET REVENUE**

Tax Unit Levy	\$23,626,800
Interest on Investments	20,000
Sale of Data	8,000
Other Income	<u>20,000</u>

TOTAL REVENUE                    \$23,674,800

**BUDGET EXPENSE**

Operating Expense	\$ 3,588,551
Capital Expense	157,500
Debt Service	0
Employee Expense	15,669,517
Contract Service Expense	1,536,800
Information Systems	593,000
Projects Expense	1,364,007
Other Expense	12,000
A.R.B. Expense	<u>753,425</u>

TOTAL EXPENSES                    \$23,674,800

ESTIMATED TAX LEVIES TO SUPPORT  
BEXAR APPRAISAL DISTRICT 2023 BUDGET

TAXING UNIT	2021* TAX LEVY	% OF LEVY	2023 BUDGET SHARE
ALAMO COMMUNITY COLLEGE D	\$274,877,046	0.060262	\$1,423,810
ALAMO HEIGHTS ISD	\$87,256,862	0.019541	\$461,703
BEXAR CO EMERG DIST #1	\$1,225,639	0.000260	\$6,137
BEXAR CO EMERG DIST #10	\$1,624,478	0.000338	\$7,985
BEXAR CO EMERG DIST #11	\$1,593,335	0.000328	\$7,751
BEXAR CO EMERG DIST #12	\$995,022	0.000184	\$4,345
BEXAR CO EMERG DIST #2	\$11,184,701	0.002278	\$53,813
BEXAR CO EMERG DIST #3	\$6,256,682	0.001375	\$32,477
BEXAR CO EMERG DIST #4	\$2,004,334	0.000402	\$9,505
BEXAR CO EMERG DIST #5	\$1,972,277	0.000384	\$9,069
BEXAR CO EMERG DIST #6	\$1,162,009	0.000243	\$5,738
BEXAR CO EMERG DIST #7	\$4,297,774	0.000858	\$20,280
BEXAR CO EMERG DIST #8	\$1,409,881	0.000285	\$6,725
BEXAR CO ROAD & FLOOD	\$43,790,749	0.009591	\$226,605
BEXAR COUNTY	\$502,745,385	0.110769	\$2,617,113
BOERNE ISD	\$34,491,504	0.007397	\$174,767
CIBOLO CANYON SPEC IMP DIST	\$6,106,917	0.001386	\$32,745
CITY OF ALAMO HEIGHTS	\$7,325,926	0.001518	\$35,867
CITY OF BALCONES HEIGHTS	\$1,712,007	0.000408	\$9,639
CITY OF CASTLE HILLS	\$4,004,719	0.000888	\$20,971
CITY OF CHINA GROVE	\$318,271	0.000066	\$1,562
CITY OF CONVERSE	\$8,881,448	0.001943	\$45,914
CITY OF ELMENDORF	\$686,441	0.000143	\$3,369
CITY OF FAIR OAKS RANCH	\$4,409,261	0.000957	\$22,615
CITY OF GREY FOREST	\$53,245	0.000012	\$275
CITY OF HELOTES	\$4,332,202	0.000940	\$22,210
CITY OF HILL COUNTRY VILLAGE	\$569,227	0.000121	\$2,871
CITY OF KIRBY	\$2,890,797	0.000635	\$15,000
CITY OF LEON VALLEY	\$5,872,585	0.001299	\$30,693
CITY OF LIVE OAK	\$6,368,096	0.001456	\$34,405
CITY OF LYTLE	\$5,729	0.000001	\$27
CITY OF OLMOS PARK	\$3,026,325	0.000682	\$16,122
CITY OF SAN ANTONIO	\$700,701,282	0.156481	\$3,697,150
CITY OF SANDY OAKS	\$510,459	0.000108	\$2,547
CITY OF SCHERTZ	\$2,571,811	0.000531	\$12,555
CITY OF SELMA	\$1,671,683	0.000380	\$8,984
CITY OF SHAWANO PARK	\$3,927,327	0.000859	\$20,291
CITY OF SOMERSET	\$798,455	0.000172	\$4,068
CITY OF ST HEDWIG	\$850,923	0.000173	\$4,099
CITY OF TERRELL HILLS	\$5,885,716	0.001272	\$30,057
CITY OF UNIVERSAL CITY	\$9,514,827	0.002088	\$49,334
CITY OF VON ORMY	\$0	0.000000	\$0
CITY OF WINDCREST	\$3,391,826	0.000758	\$17,901
CLEAR WATER CREEK SID	\$1,890	0.000000	\$10
COMAL ISD	\$41,320,112	0.009017	\$213,051
CROSSWINDS AT SOUTH LAKE SIC	\$289,764	0.000038	\$907
EAST CENTRAL ISD	\$55,830,026	0.012226	\$288,862
EDGEWOOD ISD	\$22,308,717	0.005013	\$118,450
FLORESVILLE ISD	\$26,736	0.000005	\$119
GATES SID	\$2,092	0.000000	\$10
HARLANDALE ISD	\$30,431,471	0.006708	\$158,485
JUDSON ISD	\$152,413,072	0.033385	\$788,790
MEDINA VALLEY ISD	\$19,455,282	0.003496	\$82,596
NORTH EAST ISD	\$563,669,878	0.127100	\$3,002,958
NORTHSIDE ISD IN BEXAR COUNT	\$822,520,745	0.183456	\$4,334,487
REDBIRD RANCH	\$81,138	0.000013	\$308
SARIVER AUTHORITY	\$36,244,939	0.007913	\$186,950
SAN ANTONIO ISD	\$327,289,658	0.072425	\$1,711,161
SAN ANTONIO MUD #1	\$328,857	0.000074	\$1,749
SCHERTZ-CIBOLO ISD	\$13,601,926	0.002713	\$64,102
SOMERSET ISD IN BEXAR COUNTY	\$8,933,218	0.001873	\$44,243
SOUTH SAN ISD	\$29,312,294	0.006599	\$155,905
SOUTHSIDE ISD	\$23,418,735	0.005690	\$134,448
SOUTHWEST ISD	\$60,983,078	0.013363	\$315,723
STOLTE RANCH SID	\$42,499	0.000001	\$33
TALLY ROAD SID	\$12,881	0.000000	\$9
TOWN OF HOLLYWOOD PARK	\$3,031,661	0.000672	\$15,885
UNIVERSITY HEALTH SYSTEM	\$541,802,159	0.118302	\$2,795,109
WESTPOINT SID	\$182,330	0.000006	\$152
WESTSIDE 211 SID	\$883,242	0.000136	\$3,206
	\$4,517,693,584	1.00	\$23,626,800

\* - Tax Levy column will be revised with 2022 levies when available.  
City of Von Ormy did not set a tax rate

**BUDGET INCREASES vs. BUDGET SURPLUS RETURNS**

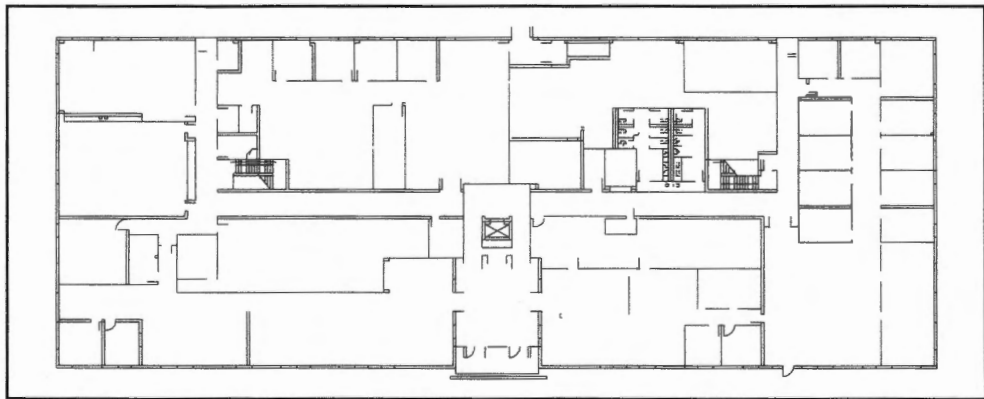
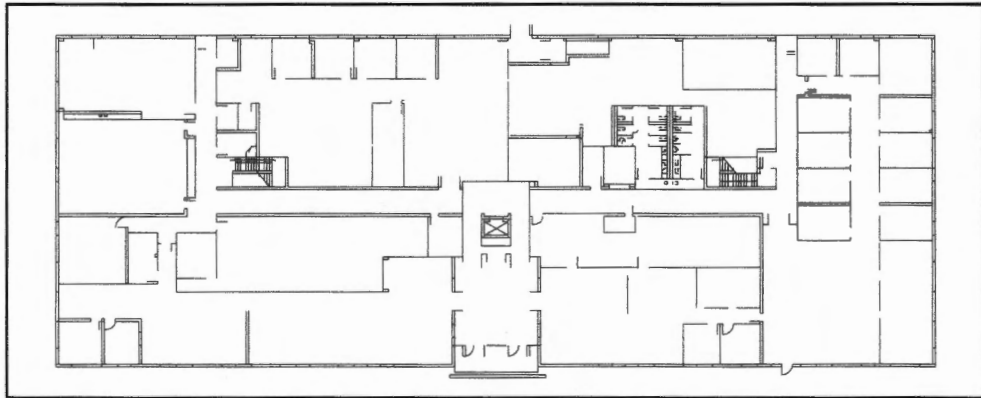
Refund to tax units from:	2020 surplus	854,624
	2019 surplus	645,997
	2018 surplus	2,803,501
	2017 surplus	467,293
	2016 surplus	467,412
	2015 surplus	960,254
	2014 surplus	613,599
	2013 surplus	646,899
	2012 surplus	606,698
	2011 surplus	1,203,016
	2010 surplus	829,000
	2009 surplus	607,030
	2008 surplus	266,155
<b>Total refunded for last thirteen years:</b>		<b>\$10,971,477</b>

Budget Increase/(Decrease):	2020	3.76%	686,506
	2019	-2.12%	(395,972)
	2018	12.09%	2,012,651
	2017	3.65%	586,125
	2016	1.17%	185,542
	2015	5.71%	856,760
	2014	2.98%	435,137
	2013	5.16%	714,881
	2012	-6.05%	(892,475)
	2011	-1.25%	(186,070)
	2010	4.67%	666,887
	2009	9.65%	1,256,163
	2008	2.55%	323,762
<b>Total for last thirteen years:</b>		<b>41.97%</b>	<b>\$6,249,897</b>

**Percent of Budget Increases Returned Refunded over Budget Increase** **76%**  
**\$4,721,580**

# BEXAR APPRAISAL DISTRICT

BUILDING PROJECTS LIST	BUDGET YEAR
Men's second floor restroom renovation	2023
Repaint Outside of Building	2024
HVAC Replacement	2027
Restroom Renovation	2030
Kitchen Renovation	2032

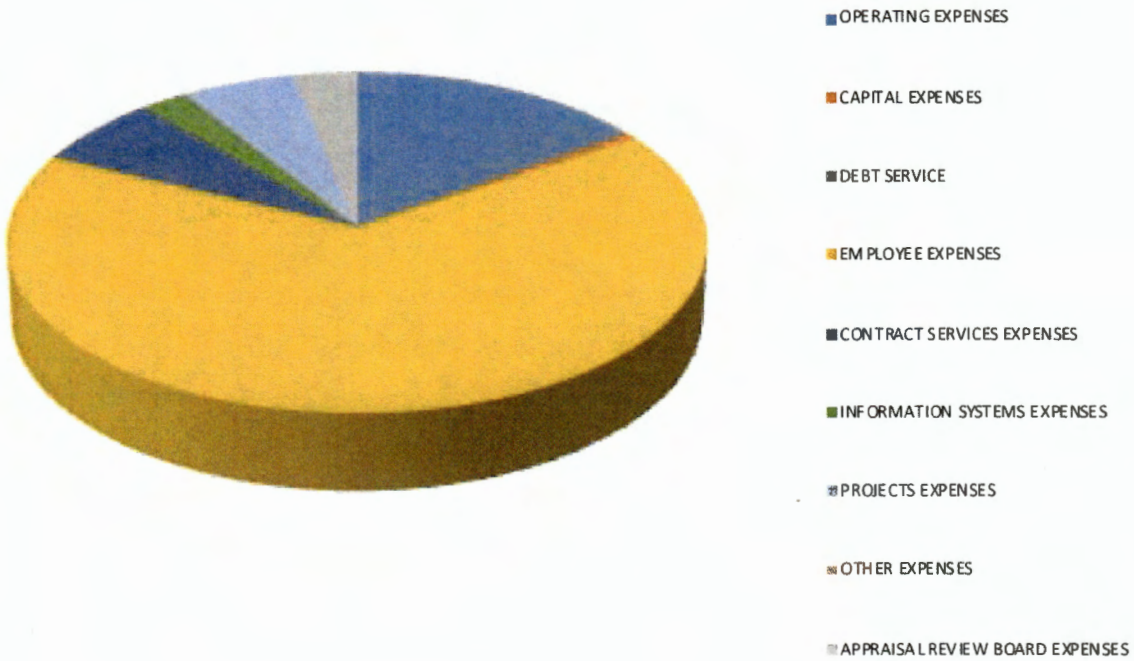


### Bexar Appraisal District As Compared to Top 5 Metro Districts

Districts	2022			2021			2020		
	Real Parcels	Annual Budget	Cost/Real Parcel	Real Parcels	Annual Budget	Cost/Real Parcel	Real Parcels	Annual Budget	Cost/Real Parcel
Harris	1,526,983	94,872,473	\$62.13	1,507,834	93,018,564	\$61.69	1,483,376	90,728,307	\$61.16
Dallas	745,851	29,324,671	\$39.32	742,057	29,369,242	\$39.58	737,140	28,144,871	\$38.18
Tarrant	710,000	26,790,117	\$37.73	686,902	25,592,687	\$37.26	678,812	25,828,993	\$38.05
Bexar	692,246	20,238,268	\$29.24	676,352	18,841,892	\$27.86	660,386	18,948,050	\$28.69
Travis	471,299	22,786,110	\$48.35	463,618	20,193,893	\$43.56	457,993	20,193,893	\$44.09

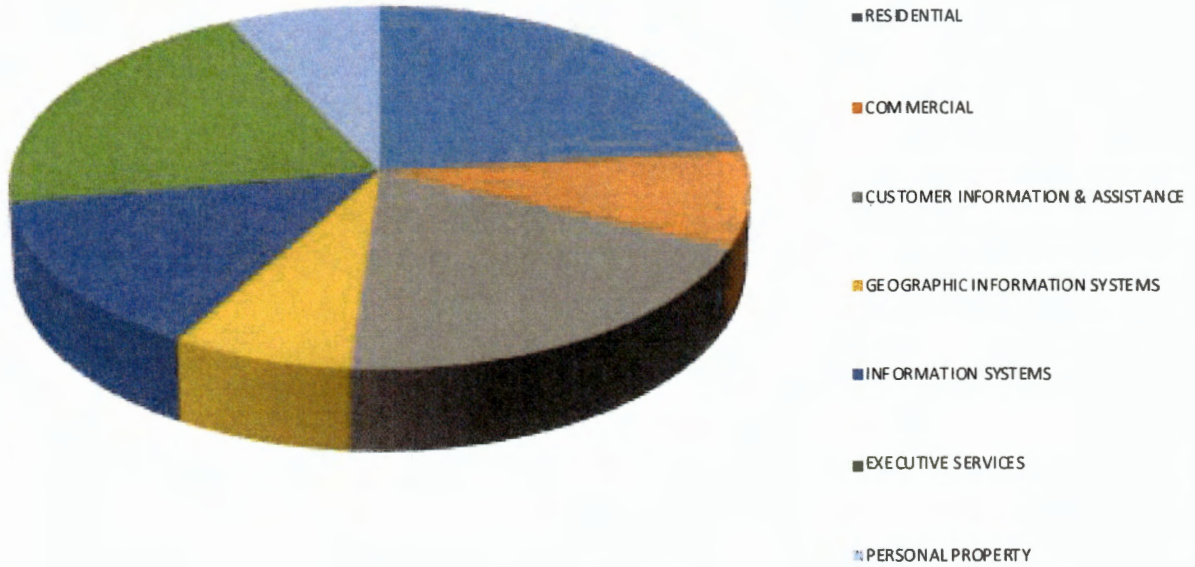
Lowest cost per parcel historically

## 2023 BUDGET BY EXPENSE TYPE



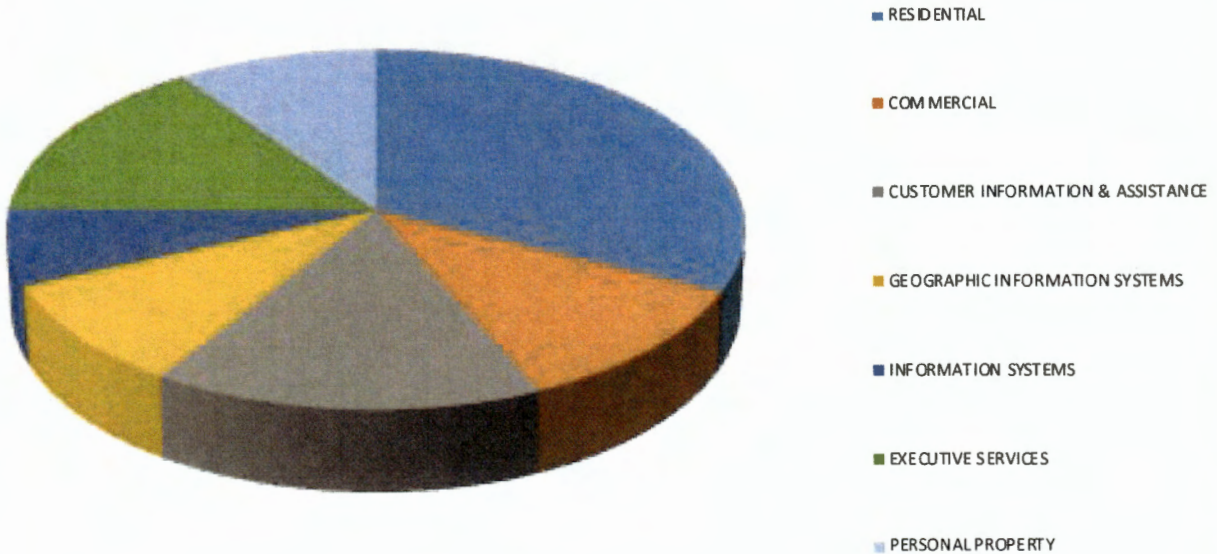
<u>EXPENSE TYPE</u>	<u>BUDGET</u>	<u>PERCENT</u>
OPERATING EXPENSES	\$ 3,588,551	15.2%
CAPITAL EXPENSES	157,500	0.7%
DEBT SERVICE	0	0.0%
EMPLOYEE EXPENSES	15,669,517	66.2%
CONTRACT SERVICES EXPENSES	1,536,800	6.5%
INFORMATION SYSTEMS EXPENSES	593,000	2.5%
PROJECTS EXPENSES	1,364,007	5.8%
OTHER EXPENSES	12,000	0.1%
APPRAISAL REVIEW BOARD EXPENSES	753,425	3.2%
	<b>\$ 23,674,800</b>	<b>100.0%</b>

## 2023 DEPARTMENTAL BUDGETS



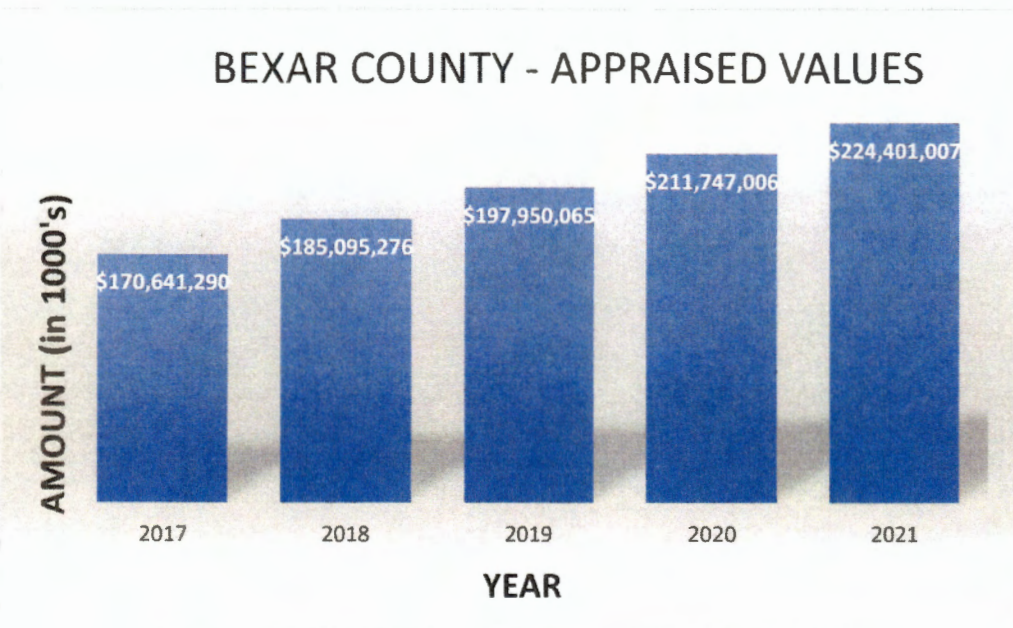
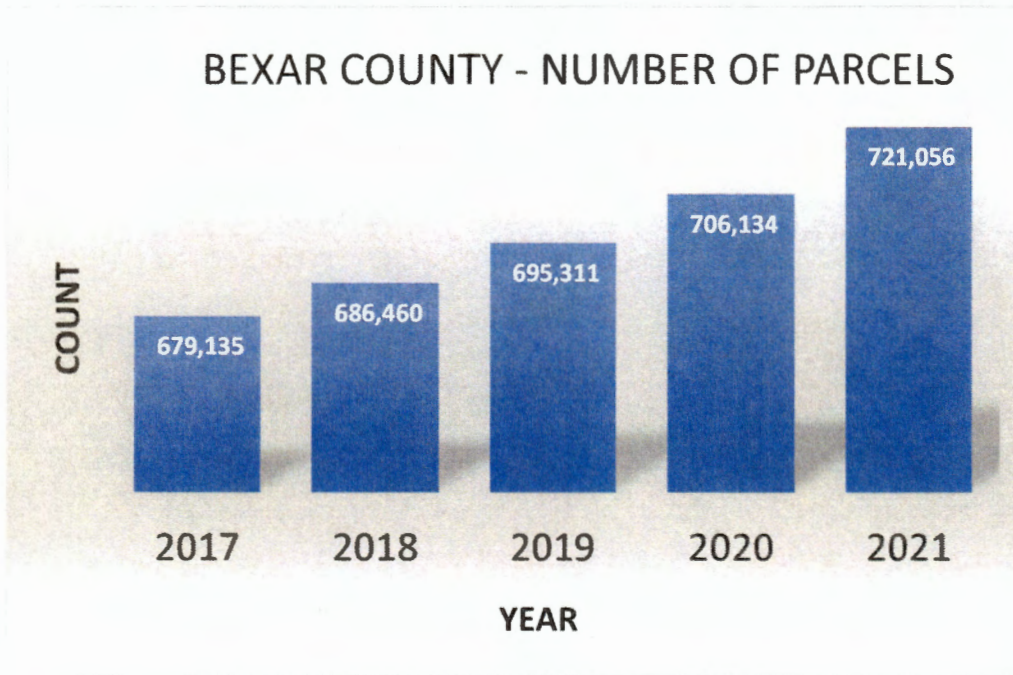
<u>DEPARTMENT</u>	<u>BUDGET</u>	<u>PERCENT</u>
RESIDENTIAL	\$ 5,478,091	23.1%
COMMERCIAL	2,014,819	8.5%
CUSTOMER INFORMATION & ASSISTANCE	4,631,231	19.6%
GEOGRAPHIC INFORMATION SYSTEMS	1,704,776	7.2%
INFORMATION SYSTEMS	3,273,851	13.8%
EXECUTIVE SERVICES	4,836,253	20.4%
PERSONAL PROPERTY	1,735,779	7.3%
	<b>\$ 23,674,800</b>	<b>100.0%</b>

## 2023 PERSONNEL BREAKDOWN



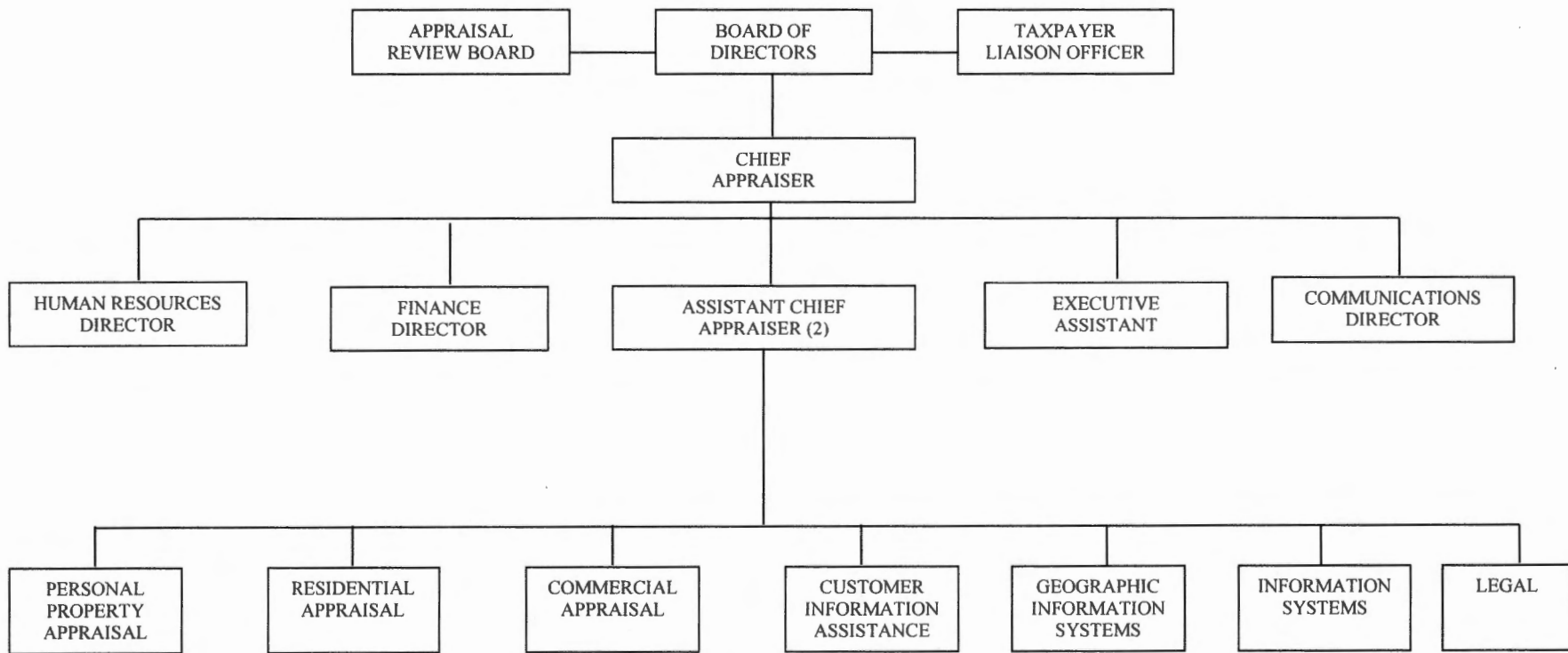
<u>DEPARTMENT</u>	<u>NUMBER OF PERSONNEL</u>	<u>SALARY EXPENSE</u>	<u>PERCENT</u>
RESIDENTIAL	62	\$ 3,558,058	32.2%
COMMERCIAL	19	1,238,590	11.2%
CUSTOMER INFORMATION & ASSISTANCE	40	1,722,293	15.6%
GEOGRAPHIC INFORMATION SYSTEMS	20	1,034,872	9.4%
INFORMATION SYSTEMS	10	747,469	6.8%
EXECUTIVE SERVICES	17	1,671,592	15.1%
PERSONAL PROPERTY	18	1,072,603	9.7%
	<b>186</b>	<b>\$ 11,045,477</b>	<b>100.0%</b>

## BEXAR COUNTY GROWTH TRENDS



<u>YEAR</u>	<u># OF PARCELS</u>	<u>APPRAISAL VALUE (in 1000's)</u>
2017	679,135	\$170,641,290
2018	686,460	\$185,095,276
2019	695,311	\$197,950,065
2020	706,134	\$211,747,006
2021	721,056	\$224,401,007
<b>INCREASE OVER 5 YEARS</b>	<b>41,921</b>	<b>\$53,759,717</b>
	<b>6.17%</b>	<b>31.50%</b>

# BEXAR APPRAISAL DISTRICT ORGANIZATIONAL CHART



PROPOSED EMPLOYEE POSITIONS

TITLE	#	GRADE	SALARY RANGE			BENEFITS *
			MINIMUM	GRADE M	GRADE MIDPOINT MAXIMUM	
Chief Appraiser	1		Negotiated Contract			\$20,244
Assistant Chief	2	623	\$136,711	\$174,990	\$213,269	\$40,488
IS Director	1	622	\$119,922	\$153,500	\$187,078	\$20,244
Communications Director	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - BPP	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - CIA	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - COM	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - GIS	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - Litigation	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - RES	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Finance Director	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Human Resources Director	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Litigation Coordinator	2	620	\$92,276	\$118,113	\$143,951	\$40,488
Attorney	1	620	\$92,276	\$118,113	\$143,951	\$20,244
Applications Operation Manager	1	619	\$80,942	\$103,608	\$126,272	\$20,244
Operations Supervisor	4	619	\$80,942	\$103,608	\$126,272	\$80,976
Appraisal Supervisor	7	618	\$71,003	\$90,884	\$110,765	\$141,708
Senior System Administrator	1	618	\$71,003	\$90,884	\$110,765	\$20,244
Senior Valuation Appraiser	2	618	\$71,003	\$90,884	\$110,765	\$40,488
Compliance Coordinator	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Database and Application Analyst	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Deed Technician - Lead	1	617	\$62,283	\$79,722	\$97,162	\$20,244
GIS Technician - Lead	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Records Management Officer	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Senior Appraiser	15	617	\$62,283	\$79,722	\$97,162	\$303,660
System Administrator	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Absolute Exemption Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Appraiser - RPA	36	616	\$54,634	\$69,933	\$85,231	\$728,784
ARB Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Arbitration Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Data Analyst II	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Executive Assistant - NEW	1	616	\$54,634	\$69,933	\$85,231	\$20,244
GIS Project Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Project Coordinator / QA Admin	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Sr. Litigation Specialist	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Appraiser	18	615	\$47,925	\$61,344	\$74,763	\$364,392
Finance Assistant	1	615	\$47,925	\$61,344	\$74,763	\$20,244
GIS Technician	6	615	\$47,925	\$61,344	\$74,763	\$121,464
Litigation Specialist	2	615	\$47,925	\$61,344	\$74,763	\$40,488
Operation Specialist	1	615	\$47,925	\$61,344	\$74,763	\$20,244
PC Technician	1	615	\$47,925	\$61,344	\$74,763	\$20,244
Deed Technician	9	614	\$42,039	\$53,811	\$65,582	\$182,196
Facility Coordinator	1	614	\$42,039	\$53,811	\$65,582	\$20,244
Operations Technician	1	614	\$42,039	\$53,811	\$65,582	\$20,244
Project Specialist	10	614	\$42,039	\$53,811	\$65,582	\$202,440
Senior Project Specialist	9	614	\$42,039	\$53,811	\$65,582	\$182,196
CBX Operator	1	613	\$36,876	\$47,202	\$57,528	\$20,244
Facilities Assistant	1	613	\$36,876	\$47,202	\$57,528	\$20,244
Mailroom Specialist	1	613	\$36,876	\$47,202	\$57,528	\$20,244
Senior Support Specialist	5	613	\$36,876	\$47,202	\$57,528	\$101,220
Support Specialist	23	613	\$36,876	\$47,202	\$57,528	\$465,612
<b>Total Full Time Positions</b>	<b>186</b>					
Data Collector Intern	1	611	\$23,683	\$30,314	\$36,945	
GIS Student Intern	1	611	\$23,683	\$30,314	\$36,945	
<b>Total Part Time Positions</b>	<b>2</b>					
* BENEFITS						
= TCDRS (Retirement)			\$809			
Group Medical			\$788			
Dental			\$57			
Long Term Disability			\$17			
Life Insurance			\$16			
<b>Total Per Employee</b>			<b>\$1,887</b>	<b>PER MONTH</b>		

**CONSOLIDATED EXPENDITURES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	% CHG	Dollar Variance
<b>A. OPERATING EXPENSES</b>						
5005- 00 Advertising Public Notices	59,487	45,000	60,000	70,000	16.7%	10,000
5010- 00 Auto Allowance	608,234	632,200	626,200	681,240	8.8%	55,040
5015- 00 Stipend	13,000	0	0	32,000	100.0%	32,000
5020- 00 Copier Costs	35,440	42,760	39,921	41,913	5.0%	1,992
5025- 00 Copier, FAX & Printer Supplies	33,377	58,800	51,950	52,250	0.6%	300
5040- 00 Employee Programs	34,796	39,000	45,000	45,000	0.0%	0
5050- 00 Equipment Maintenance	0	1,050	1,050	1,050	0.0%	0
5060- 00 Forms Creations	238,604	250,000	375,000	375,000	0.0%	0
5100- 00 Insurance	31,723	35,000	35,000	45,000	28.6%	10,000
5160- 00 Map Production & Supplies	1,915	4,550	4,550	4,550	0.0%	0
5170- 00 Mileage Reimbursements	191	4,000	4,000	4,000	0.0%	0
5200- 00 Office Building Maintenance	234,247	325,000	250,000	250,000	0.0%	0
5210- 00 Offsite Storage	17,437	25,000	25,000	25,000	0.0%	0
5220- 00 Office Supplies	53,193	85,500	86,465	85,850	-0.7%	(615)
5250- 00 Postage	560,057	599,952	661,700	665,000	0.5%	3,300
5260- 00 Professional Dues	10,774	20,940	21,247	26,930	26.7%	5,683
5300- 00 Publications	123,188	162,000	178,112	235,535	32.2%	57,423
5350- 00 Security	190,120	215,000	215,000	215,000	0.0%	0
5380- 00 Voice and Data Communication	69,794	69,000	75,800	76,000	0.3%	200
5400- 00 Training	108,248	198,800	217,963	232,233	6.5%	14,270
5500- 00 Utilities	93,518	125,000	125,000	125,000	0.0%	0
5600- 00 Worker's Compensation	38,782	50,000	50,000	50,000	0.0%	0
5900- 00 Contingency	1,109,720	210,000	210,000	250,000	19.0%	40,000
	<u>3,665,845</u>	<u>3,198,552</u>	<u>3,358,958</u>	<u>3,588,551</u>	6.8%	229,593
<b>B. CAPITAL EXPENSES</b>						
6000- 00 Furniture	25,529	15,000	19,500	55,500	184.6%	36,000
6100- 00 Equipment	162,034	117,500	92,000	92,000	0.0%	0
6150- 00 CAMA Hardware	0	65,000	10,000	10,000	0.0%	0
	<u>187,563</u>	<u>197,500</u>	<u>121,500</u>	<u>157,500</u>	29.6%	36,000
<b>C. DEBT SERVICE</b>						
6500- 00 Building Purchase - Principal	0	0	0	0	0.0%	0
6550- 00 Building Purchase - Interest	0	0	0	0	0.0%	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		
<b>D. EMPLOYEE EXPENSES</b>						
7000- 00 Salaries, Regular	8,202,978	8,835,065	9,315,737	11,045,477	18.6%	1,729,740
7010- 00 Salaries, Overtime	72,462	80,000	81,000	128,000	58.0%	47,000
7050- 00 Retirement	1,405,109	1,490,300	1,633,556	1,944,305	19.0%	310,749
7060- 00 Payroll Taxes	91,390	26,082	27,054	30,133	11.4%	3,079
7070- 00 Group Medical Insurance	1,063,055	1,379,024	1,461,718	1,884,701	28.9%	422,983
7080- 00 Life Insurance	53,253	55,548	58,558	69,388	18.5%	10,830
7090- 00 Medicare	127,689	139,186	146,142	172,513	18.0%	26,371
7150- 00 TCDRS Retiree COLA	523,332	220,000	250,000	275,000	10.0%	25,000
7200- 00 Sick Leave Buy Back Fund	84,014	40,000	40,000	50,000	25.0%	10,000
7250- 00 Departure Contingency	93,255	40,000	40,000	70,000	75.0%	30,000
	<u>11,716,537</u>	<u>12,305,205</u>	<u>13,053,765</u>	<u>15,669,517</u>	20.0%	2,615,752

**CONSOLIDATED EXPENDITURES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	% CHG	Dollar Variance
<b>E. CONTRACT SERVICES EXPENSES</b>						
7510- 00 Valuation Oil & Gas	18,400	38,000	38,000	38,000	0.0%	0
7520- 00 Valuation Telecommunications	31,550	32,000	32,000	40,000	25.0%	8,000
7550- 00 Accounting & Auditing	46,966	49,000	50,000	50,000	0.0%	0
7580- 00 Legal Services	993,337	750,000	1,000,000	1,100,000	10.0%	100,000
7650- 00 Consulting Studies	44,730	25,000	25,000	40,000	60.0%	15,000
7700- 00 Taxpayer Liason Officer	23,769	22,000	22,400	25,000	11.6%	2,600
7750- 00 Contract Services Contingency	54,460	41,910	41,910	105,800	152.4%	63,890
7800- 00 Temporary Services	111,800	152,200	132,200	138,000	4.4%	5,800
	<u>1,325,012</u>	<u>1,110,110</u>	<u>1,341,510</u>	<u>1,536,800</u>	<u>14.6%</u>	<u>195,290</u>
<b>F. INFORMATION SYSTEMS EXPENSES</b>						
8000- 00 Leases	25,347	55,000	55,000	67,800	23.3%	12,800
8100- 00 Software Maintenance	167,730	177,000	366,300	400,800	9.4%	34,500
8150- 00 Hardware Maintenance	19,564	72,500	35,000	58,800	68.0%	23,800
8200- 00 Supplies	20,912	30,000	30,000	30,000	0.0%	0
8300- 00 Services	11,128	25,600	25,600	35,600	39.1%	10,000
	<u>244,681</u>	<u>360,100</u>	<u>511,900</u>	<u>593,000</u>	<u>15.8%</u>	<u>81,100</u>
<b>G. PROJECTS EXPENSES</b>						
8510- 00 Aerial Maps	160,000	175,000	240,000	240,000	0.0%	0
8640- 04 Homestead Audit / Outreach	0	10,000	10,000	10,000	0.0%	0
8670- 00 Field Device Maintenance	158,916	140,000	165,094	181,007	9.6%	15,913
8770- 02 Server Infrastructure Upgrade	0	50,000	50,000	100,000	100.0%	50,000
8775- 02 Technology Improvements	12,382	50,000	100,000	200,000	100.0%	100,000
8785- 01 CAMA Hardware	0	0	0	0	0.0%	0
8790- 00 CAMA Software	461,472	435,000	470,116	483,000	2.7%	12,884
8795- 00 CAMA Enhancements	49,529	50,000	50,000	150,000	200.0%	100,000
	<u>842,299</u>	<u>910,000</u>	<u>1,085,210</u>	<u>1,364,007</u>	<u>25.7%</u>	<u>278,797</u>
<b>H. OTHER EXPENSES</b>						
9000- 00 Board of Directors Exp. Reimb.	0	4,000	4,000	4,000	0.0%	0
9100- 00 Chief Appraiser Exp. Reimb.	7,093	8,000	8,000	8,000	0.0%	0
	<u>7,093</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>0.0%</u>	<u>0</u>
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>						
9500- 00 Compensation	495,430	600,000	600,000	600,000	0.0%	0
9520- 00 Training	2,750	6,500	11,500	6,925	-39.8%	(4,575)
9530- 00 Postage	77,570	75,425	75,425	80,000	6.1%	4,575
9540- 00 Legal Services	16,015	65,000	65,000	65,000	0.0%	0
9550- 00 ARB Contingency	0	1,500	1,500	1,500	0.0%	0
	<u>591,765</u>	<u>748,425</u>	<u>753,425</u>	<u>753,425</u>	<u>0.0%</u>	<u>0</u>
<b>TOTAL</b>	<u><u>18,580,795</u></u>	<u><u>18,841,892</u></u>	<u><u>20,238,268</u></u>	<u><u>23,674,800</u></u>	<u><u>16.98%</u></u>	<u><u>3,436,532</u></u>

**CONSOLIDATED EXPENDITURES  
BY DEPARTMENT  
2023 BUDGET**

	<b>TOTAL</b>	<b>EXECUTIVE SERVICES</b>	<b>INFORMATION SYSTEMS</b>	<b>GEOGRAPHIC INFO SYS</b>	<b>CUSTOMER INFORMATION &amp; ASSISTANCE</b>	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>PERSONAL PROPERTY</b>
<b>OPERATING EXP</b>	<b>3,588,551</b>	998,940	369,850	31,710	1,183,740	536,065	325,764	142,482
<b>CAPITAL EXP</b>	<b>157,500</b>	1,500	102,500	500	20,000	25,000	3,500	4,500
<b>DEBT SERVICE</b>	<b>0</b>	0	0	0	0	0	0	0
<b>EMPLOYEE EXP</b>	<b>15,669,517</b>	2,598,813	994,494	1,432,566	2,539,066	4,917,026	1,685,555	1,501,997
<b>CONTRACT SERV</b>	<b>1,536,800</b>	1,225,000	100,000	0	125,000	0	0	86,800
<b>INFO SYS EXP</b>	<b>593,000</b>	0	593,000	0	0	0	0	0
<b>PROJECTS EXP</b>	<b>1,364,007</b>	0	1,114,007	240,000	10,000	0	0	0
<b>OTHER EXP</b>	<b>12,000</b>	12,000	0	0	0	0	0	0
<b>ARB EXPENSE</b>	<b>753,425</b>	0	0	0	753,425	0	0	0
<b>TOTAL</b>	<b>23,674,800</b>	4,836,253	3,273,851	1,704,776	4,631,231	5,478,091	2,014,819	1,735,779

**EXECUTIVE SERVICES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 01 Advertising Public Notices	\$20,207	5,000	10,000	20,000
5010- 01 Auto Allowance	64,467	53,200	40,000	57,240
5015 01 Stipend	2,000	0	0	3,000
5020- 01 Copier Costs	5,847	10,000	10,200	10,200
5025- 01 Copier, FAX & Printer Supplies	13,151	20,000	20,000	20,000
5040- 01 Employee Programs	34,796	39,000	45,000	45,000
5050- 01 Equipment Maintenance	0	0	0	0
5060- 01 Forms Creations	0	0	0	0
5100- 01 Insurance	31,723	35,000	35,000	45,000
5160- 01 Map Production & Supplies	0	0	0	0
5170- 01 Mileage Reimbursements	191	4,000	4,000	4,000
5200- 01 Office Building Maintenance	234,247	325,000	250,000	250,000
5210- 01 Offsite Storage	0	0	0	0
5220- 01 Office Supplies	34,547	50,000	50,000	50,000
5250- 01 Postage	0	0	0	0
5260- 01 Professional Dues	5,458	7,000	7,000	7,500
5300- 01 Publications	11,850	3,000	10,000	12,000
5350- 01 Security	0	0	0	0
5380- 01 Telephone	0	0	0	0
5400- 01 Training	20,133	55,300	50,000	50,000
5500- 01 Utilities	93,518	125,000	125,000	125,000
5600- 01 Worker's Compensation	38,782	50,000	50,000	50,000
5900- 01 Contingency	1,109,720	210,000	210,000	250,000
	<u>1,720,637</u>	<u>991,500</u>	<u>916,200</u>	<u>998,940</u>
<b>B. CAPITAL EXPENSES</b>				
6000- 01 Furniture	25,046	1,500	2,000	1,500
6100- 01 Equipment	0	0	0	0
6150- 01 CAMA Hardware	0	0	0	0
	<u>25,046</u>	<u>1,500</u>	<u>2,000</u>	<u>1,500</u>
<b>C. DEBT SERVICE</b>				
6500- 01 Building Purchase - Principal	0	0	0	0
6550- 01 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>D. EMPLOYEE EXPENSES</b>				
7000- 01 Salaries, Regular	1,385,836	1,376,188	1,458,696	1,671,592
7010- 01 Salaries, Overtime	2,410	12,000	12,000	12,000
7050- 01 Retirement	231,005	235,511	257,763	307,943
7060- 01 Payroll Taxes	5,452	2,592	2,592	2,754
7070- 01 Group Medical Insurance	135,418	137,046	140,045	172,258
7080- 01 Life Insurance	8,069	8,650	9,166	10,499
7090- 01 Medicare	21,554	21,904	23,100	26,767
7150- 01 TCDRS Retiree COLA	523,332	220,000	250,000	275,000
7200- 01 Sick Leave Buy Back Fund	84,014	40,000	40,000	50,000
7250- 01 Departure Contingency	93,255	40,000	40,000	70,000
	<u>2,490,345</u>	<u>2,093,891</u>	<u>2,233,362</u>	<u>2,598,813</u>

**EXECUTIVE SERVICES  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 01 Valuation Oil & Gas	0	0	0	0
7520- 01 Valuation Telecommunications	0	0	0	0
7550- 01 Accounting & Auditing	46,966	49,000	50,000	50,000
7580- 01 Legal Services	993,337	750,000	1,000,000	1,100,000
7650- 01 Consulting Studies	44,730	25,000	25,000	40,000
7700- 01 Taxpayer Liason Officer	23,769	22,000	22,400	25,000
7750- 01 Contract Services Contingency	15,100	3,000	3,000	5,000
7800- 01 Temporary Services	0	5,000	5,000	5,000
	<u>1,123,902</u>	<u>854,000</u>	<u>1,105,400</u>	<u>1,225,000</u>
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 01 Leases	0	0	0	0
8100- 01 Software Maintenance	0	0	0	0
8150- 01 Hardware Maintenance	0	0	0	0
8200- 01 Supplies	0	0	0	0
8300- 01 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>G. PROJECTS EXPENSES</b>				
8510- 01 Aerial Maps	0	0	0	0
8640- 04 Homsted Audit/ Outreach	0	0	0	0
8670- 01 Field Device Maintenance	0	0	0	0
8770- 01 Infrastructure Upgrade	0	0	0	0
8775- 01 Technology Improvements	0	0	0	0
8785- 01 CAMA Hardware	0	0	0	0
8790- 01 CAMA Software	0	0	0	0
8795- 01 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>H. OTHER EXPENSES</b>				
9000- 01 Board of Directors Exp. Reimb.	0	4,000	4,000	4,000
9100- 01 Chief Appraiser Exp. Reimb.	7,093	8,000	8,000	8,000
	<u>7,093</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 01 Compensation	0	0	0	0
9520- 01 Training	0	0	0	0
9530- 01 Postage	0	0	0	0
9540- 01 Legal Services	0	0	0	0
9550- 01 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>	<u><u>5,367,023</u></u>	<u><u>3,952,891</u></u>	<u><u>4,268,962</u></u>	<u><u>4,836,253</u></u>

**EXECUTIVE SERVICES**

ADVERTISING PUBLIC NOTICES

Type of Notice -		
Communications and Outreach		13,400
Budget Ad		4,600
Employment Ads		2,000
		<hr/>
		20,000

AUTO ALLOWANCE

<u>Employee Group -</u>	<u># in Group</u>	<u>Monthly Allowance</u>	<u>Total For Year</u>
Chief Appraiser	1	1,000	12,000
Assistant Chief Appraiser	2	835	20,040
Manager - Litigation	2	600	14,400
Executive Assistant/Media Coordinator	1	300	3,600
Human Resources Director	1	300	3,600
Finance Director	1	300	3,600
			<hr/>
			57,240

COPIER COSTS

<u>Model #</u>	<u>Monthly Cost</u>	<u>Annual Total</u>
Canon IRC55501 III	400	4,800
Xerox WC7845PT	400	4,800
Copy Overruns		600
		<hr/>
		10,200

EMPLOYEE PROGRAMS

<u>Recognition/Service Awards</u>	
Longevity Awards - 30 employees	2,500
Employee Recognition Events - twice per year	5,000
	<hr/>
	7,500

<u>District Wide Training</u>	
Defensive Driving	5,000
Customer Service	8,000
EEOC	3,000
Sexual Harassment	3,000
Violence in the Workplace	5,000
Health Fair & Biometric Screening	500
First Aid/CPR/AED Training	2,000
Specialized Excel	5,000
Leadership Training	5,000
	<hr/>
	36,500

<u>Community Involvement</u>	
United Way - Kickoff Luncheon	1,000
SA Food Bank	no cost
Haven for Hope	no cost
Children's Shelter	no cost
Tour de Cure - American Diabetes Assoc.	no cost
South Texas Blood & Tissue Center	no cost
Valero Bike - National MS Society	no cost
	<hr/>
	1,000

45,000

**EXECUTIVE SERVICES**

INSURANCE

<u>Type of Coverage</u>	<u>Estimated Premium</u>	
General Liability	20,600	
Non-Owned Automobile	150	
Property Commercial Crime	9,000	
Public Official Liability	15,250	
	45,000	45,000

MILEAGE REIMBURSEMENT

Reimbursed at \$0.57 per mile for use of personal automobile for official appraisal district business	4,000	4,000
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PROFESSIONAL DUES

<u>Organization</u>	<u># of Memberships</u>	<u>Annual Total</u>	
TDLR	5	220	
Texas Association of Assessing Officers	1	2,500	
IAAO	3	630	
Sams's Club	1	150	
Society for Human Resources	1	200	
Texas Procurement and Support Services	1	100	
PRSA	1	300	
SAHRA	1	200	
Government Financial Officers Association	1	300	
American Association of Notaries	5	500	
Metro Council of Appraisal Districts	1	100	
Other		2,300	7,500

TRAINING

Meetings & Conferences	50,000	50,000
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FURNITURE

To Replace Broken Items	1,500	1,500
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**INFORMATION SYSTEMS  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 02 Advertising Public Notices	\$0	0	0	0
5010- 02 Auto Allowance	3,000	3,000	3,000	3,000
5015 01 Stipend				10,000
5020- 02 Copier Costs	2,738	2,900	2,900	2,900
5025- 02 Copier, FAX & Printer Supplies	0	500	500	500
5040- 02 Employee Programs	0	0	0	0
5050- 02 Equipment Maintenance	0	0	0	0
5060- 02 Forms Creations	0	0	0	0
5100- 02 Insurance	0	0	0	0
5160- 02 Map Production & Supplies	0	0	0	0
5170- 02 Mileage Reimbursements	0	0	0	0
5200- 02 Office Building Maintenance	0	0	0	0
5210- 02 Offsite Storage	17,437	25,000	25,000	25,000
5220- 02 Office Supplies	395	2,000	2,000	2,000
5250- 02 Postage	0	0	0	0
5260- 02 Professional Dues	454	450	450	450
5300- 02 Publications	0	0	0	0
5350- 02 Security	190,120	215,000	215,000	215,000
5380- 02 Voice and Data Communication	69,794	69,000	75,800	76,000
5400- 02 Training	29,555	20,000	35,000	35,000
5500- 02 Utilities	0	0	0	0
5600- 02 Worker's Compensation	0	0	0	0
5900- 02 Contingency	0	0	0	0
	<u>313,493</u>	<u>337,850</u>	<u>359,650</u>	<u>369,850</u>
<b>B. CAPITAL EXPENSES</b>				
6000- 02 Furniture	0	500	500	500
6100- 02 Equipment	162,034	117,500	92,000	92,000
6150- 02 CAMA Hardware	0	65,000	10,000	10,000
	<u>162,034</u>	<u>183,000</u>	<u>102,500</u>	<u>102,500</u>
<b>C. DEBT SERVICE</b>				
6500- 02 Building Purchase - Principal	0	0	0	0
6550- 02 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>D. EMPLOYEE EXPENSES</b>				
7000- 02 Salaries, Regular	637,013	675,001	709,749	747,469
7010- 02 Salaries, Overtime	2,064	6,000	6,000	6,000
7050- 02 Retirement	101,678	105,883	116,294	122,396
7060- 02 Payroll Taxes	3,684	1,620	1,620	1,620
7070- 02 Group Medical Insurance	57,624	85,654	87,528	101,328
7080- 02 Life Insurance	3,997	4,259	4,476	4,712
7090- 02 Medicare	9,246	9,918	10,422	10,969
7150- 02 TCDRS Retiree COLA	0	0	0	0
7200- 02 Sick Leave Buy Back Fund	0	0	0	0
7250- 02 Departure Contingency	0	0	0	0
	<u>815,306</u>	<u>888,335</u>	<u>936,089</u>	<u>994,494</u>

**INFORMATION SYSTEMS  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 02 Valuation Oil & Gas	0	0	0	0
7520- 02 Valuation Telecommunications	0	0	0	0
7550- 02 Accounting & Auditing	0	0	0	0
7580- 02 Legal Services	0	0	0	0
7650- 02 Consulting Studies	0	0	0	0
7700- 02 Taxpayer Liason Officer	0	0	0	0
7750- 02 Contract Services Contingency	39,000	38,110	38,110	100,000
7800- 02 Temporary Services	0	0	0	0
	39,000	38,110	38,110	100,000
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 02 Leases	25,347	55,000	55,000	67,800
8100- 02 Software Maintenance	167,730	177,000	366,300	400,800
8150- 02 Hardware Maintenance	19,564	72,500	35,000	58,800
8200- 02 Supplies	20,912	30,000	30,000	30,000
8300- 02 Services	11,128	25,600	25,600	35,600
	244,681	360,100	511,900	593,000
<b>G. PROJECTS EXPENSES</b>				
8510- 02 Aerial Maps	0	0	0	0
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 02 Field Device Maintenance	158,916	140,000	165,094	181,007
8770- 02 Infrastructure Upgrade	0	50,000	50,000	100,000
8775- 02 Technology Improvements	12,382	50,000	100,000	200,000
8785- 01 CAMA Hardware	0	0	0	0
8790- 02 CAMA Software	461,472	435,000	470,116	483,000
8795- 02 CAMA Enhancements	49,529	50,000	50,000	150,000
	682,299	725,000	835,210	1,114,007
<b>H. OTHER EXPENSES</b>				
9000- 02 Board of Directors Exp. Reimb.	0	0	0	0
9100- 02 Chief Appraiser Exp. Reimb.	0	0	0	0
	0	0	0	0
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 02 Compensation	0	0	0	0
9520- 02 Training	0	0	0	0
9530- 02 Postage	0	0	0	0
9540- 02 Legal Services	0	0	0	0
9550- 02 ARB Contingency	0	0	0	0
	0	0	0	0
<b>TOTAL</b>	2,256,813	2,532,395	2,783,459	3,273,851

INFORMATION SYSTEMS

VOICE AND DATA COMMUNICATION

Annual Total

Spectrum Voice and Data Service	55,000	
SecureLogix - Annual Maintenance	3,000	
Fax Cloud Service	5,000	
AT&T - Cell Phone Service	6,000	
Streaming subscription	2,000	
Miscellaneous	5,000	
		76,000

TRAINING

Crisis Management	300	
Record Management training	7,700	
Information Technology training	17,500	
Information Technology Conference	5,000	
TA User Conference	1,500	
TAAD Conference	3,000	
		35,000

EQUIPMENT

Desktop and Laptop Computer	45,000	
Printers and Scanners	8,000	
Cell Phone Upgrades	2,000	
Deskphone	2,000	
Laser Measurement device	0	
Network and Server Equipment	10,000	
Server Software Licenses	5,000	
PC Software/Miscellaneous Equipment	20,000	
		92,000

CAMA HARDWARE (6150-02)

Server Hardware refresh	0	
iPads	10,000	
		10,000

Contract Services Contingency

DBA Contract	40,000	
Cyber Security Contract	60,000	
		100,000

Leases

Model #	Monthly Cost	Annual Total
PB Stuff and Fold machine	3,182	38,184
PlanetPress Connect		
SenSuite Enterprise		
ConnectRight Mailer		
Letter Openers		
SendPro P3000	813	9,756
Xerox FFSVR	500	6,000
Canon Vario Print 140 (4 years contract started)	1,050	12,600

10% for overage

1,260

67,800

## SOFTWARE MAINTENANCE

ESRI Software Maintenance	65,000
Vmware Maintenance Renewal	35,000
Vmware Horizon	0
nvidia GRID license	0
SQL Enterprise server license with SA	105,000
EMC Source One	2,000
Express Information (GP Dynamics)	3,500
Sage Software - Asset Tracking	4,500
Barracuda Software Maintenance - Web+ Spam	5,000
Unitrend - Cloud Storage	65,000
Solar Winds - Network Monitoring	6,000
IDERA database monitoring software	3,000
MDM	1,500
Visual Studio w/MSDN renews in 8/2015	6,000
Varonis	6,500
Avaya phone system maintenance	0
Carbon black	0
Macrium Desktop imaging	1,500
Zoom	12,000
eSign Genie	15,000
Replicon	15,000
Qminder	6,500
SurveyMonkey	3,000
Appointy	1,000
Textedly	600
Textbetter	1,200
Kemp	8,000
Ion Wave	3,000
Twilio	15,000
Web helpdesk	1,000
Software Upgrades & Misc	10,000

400,800

## HARDWARE MAINTENANCE

Service Contract on Server and Network equipment	2,000
Barraduda equipment maintenance-Spam and Web	3,800
Unitrend hardware	17,500
Service Contract on UPS System	8,500
UPS Battery Replacement	15,000
Power Generator	2,000
Miscellaneous Repairs or Maintenance	10,000

58,800

## IS Services

Tyco Integrate Securities	4,000
Culligan water service (\$130 monthly)	1,600
Data Dallas-CASS Certification	0
IT Consultant service	30,000

35,600

FIELD DEVICE MAINTENANCE

Harris Govern Maintenace  
Cellular service  
Misc. Supplies

136,157  
42,850  
2,000

181,007

**GEOGRAPHIC INFORMATION SYSTEMS  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 03 Advertising Public Notices	\$0	0	0	
5010- 03 Auto Allowance	3,000	3,000	3,000	3,000
5015 03 Stipend	2,000	0	0	2,000
5020- 03 Copier Costs	1,244	1,560	1,560	1,560
5025- 03 Copier, FAX & Printer Supplies	867	1,100	1,100	1,100
5040- 03 Employee Programs	0	0	0	
5050- 03 Equipment Maintenance	0	0	0	
5060- 03 Forms Creations	0	0	0	
5100- 03 Insurance	0	0	0	
5160- 03 Map Production & Supplies	1,659	3,550	3,550	3,550
5170- 03 Mileage Reimbursements	0	0	0	
5200- 03 Office Building Maintenance	0	0	0	
5210- 03 Offsite Storage	0	0	0	
5220- 03 Office Supplies	1,058	5,000	5,000	5,000
5250- 03 Postage	0	0	0	
5260- 03 Professional Dues	220	500	500	500
5300- 03 Publications	0	0	0	
5350- 03 Security	0	0	0	
5380- 03 Telephone	0	0	0	
5400- 03 Training	2,610	15,000	15,000	15,000
5500- 03 Utilities	0	0	0	
5600- 03 Worker's Compensation	0	0	0	
5900- 03 Contingency	0	0	0	
	12,658	29,710	29,710	31,710
<b>B. CAPITAL EXPENSES</b>				
6000- 03 Furniture	0	500	500	500
6100- 03 Equipment	0	0	0	
6150- 03 CAMA Hardware	0	0	0	
	0	500	500	500
<b>C. DEBT SERVICE</b>				
6500- 03 Building Purchase - Principal	0	0	0	0
6550- 03 Building Purchase - Interest	0	0	0	0
	0	0	0	0
<b>D. EMPLOYEE EXPENSES</b>				
7000- 03 Salaries, Regular	742,630	774,619	807,240	1,034,872
7010- 03 Salaries, Overtime	9,062	3,000	2,000	2,000
7050- 03 Retirement	116,885	120,840	131,421	168,251
7060- 03 Payroll Taxes	8,103	2,592	2,592	3,240
7070- 03 Group Medical Insurance	96,949	137,046	140,045	202,656
7080- 03 Life Insurance	5,456	4,882	5,087	6,512
7090- 03 Medicare	10,692	11,275	11,734	15,035
7150- 03 TCDRS Retiree COLA	0	0	0	0
7200- 03 Sick Leave Buy Back Fund	0	0	0	0
7250- 03 Departure Contingency	0	0	0	0
	989,777	1,054,254	1,100,119	1,432,566

**GEOGRAPHIC INFORMATION SYSTEMS  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 03 Valuation Oil & Gas	0	0	0	0
7520- 03 Valuation Telecommunications	0	0	0	0
7550- 03 Accounting & Auditing	0	0	0	0
7580- 03 Legal Services	0	0	0	0
7650- 03 Consulting Studies	0	0	0	0
7700- 03 Taxpayer Liason Officer	0	0	0	0
7750- 03 Contract Services Contingency	0	0	0	0
7800- 03 Temporary Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 03 Leases	0	0	0	0
8100- 03 Software Maintenance	0	0	0	0
8150- 03 Hardware Maintenance	0	0	0	0
8200- 03 Supplies	0	0	0	0
8300- 03 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>G. PROJECTS EXPENSES</b>				
8510- 03 Aerial Maps	160,000	175,000	240,000	240,000
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 03 Field Device Maintenance	0	0	0	0
8770- 03 Infrastructure Upgrade	0	0	0	0
8775- 03 Technology Improvements	0	0	0	0
8785- 03 CAMA Hardware	0	0	0	0
8790- 03 CAMA Software	0	0	0	0
8795- 03 CAMA Enhancements	0	0	0	0
	<u>160,000</u>	<u>175,000</u>	<u>240,000</u>	<u>240,000</u>
<b>H. OTHER EXPENSES</b>				
9000- 03 Board of Directors Exp. Reimb.	0	0	0	0
9100- 03 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 03 Compensation	0	0	0	0
9520- 03 Training	0	0	0	0
9530- 03 Postage	0	0	0	0
9540- 03 Legal Services	0	0	0	0
9550- 03 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>	<u>1,162,435</u>	<u>1,259,464</u>	<u>1,370,329</u>	<u>1,704,776</u>

GEOGRAPHIC INFORMATION SYSTEMS

AUTO ALLOWANCE

Employee Group -	# in Group	Monthly Allowance	Total For Year	
Manager - GIS	1	250	3,000	3,000

COPIER COSTS

Model #	Monthly Cost	Annual Total	
Xerox WC3615DN	130	1,560	1,560

MAP PRODUCTION & SUPPLIES

Item	Quantity	Unit Cost	Total	
JSO Color Bond 36 x 150 for HP755C	15	40	600	
Lowglare photo for HP500	2	150	300	
HP500 Print Cartridges	6	125	750	
HP500 Print Heads and Cleaners	6	150	900	
Maintenance Contingency			1,000	3,550

TRAINING

Texas ARC/INFO Meeting	1	1,200	1,000	
TNRIS - Austin	1	1,000	1,000	
SCAUG Conference	1	1,500	4,500	
URISA	1	1,500	4,500	
ESRI Conference	1	2,000	2,000	
ESRI Training Classes	1	2,000	2,000	15,000

FURNITURE

To Replace Broken Items		500	500	500
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**CUSTOMER INFORMATION & ASSISTANCE  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 04 Advertising Public Notices	39,280	40,000	50,000	50,000
5010- 04 Auto Allowance	11,400	11,400	11,400	13,200
5015 01 Stipend				2,000
5020- 04 Copier Costs	11,617	9,000	10,000	12,000
5025- 04 Copier, FAX & Printer Supplies	16,746	27,000	20,000	20,000
5040- 04 Employee Programs	0	0	0	0
5050- 04 Equipment Maintenance	0	1,050	1,050	1,050
5060- 04 Forms Creations	238,604	250,000	375,000	375,000
5100- 04 Insurance	0	0	0	0
5160- 04 Map Production & Supplies	0	0	0	0
5170- 04 Mileage Reimbursements	0	0	0	0
5200- 04 Office Building Maintenance	0	0	0	0
5210- 04 Offsite Storage	0	0	0	0
5220- 04 Office Supplies	9,713	12,000	12,000	12,000
5250- 04 Postage	560,057	599,952	661,700	665,000
5260- 04 Professional Dues	0	840	840	990
5300- 04 Publications	17,864	4,000	9,160	18,000
5350- 04 Security	0	0	0	0
5380- 04 Telephone	0	0	0	0
5400- 04 Training	5,659	14,500	14,500	14,500
5500- 04 Utilities	0	0	0	0
5600- 04 Worker's Compensation	0	0	0	0
5900- 04 Contingency	0	0	0	0
	<u>910,940</u>	<u>969,742</u>	<u>1,165,650</u>	<u>1,183,740</u>
<b>B. CAPITAL EXPENSES</b>				
6000- 04 Furniture	483	4,000	8,000	20,000
6100- 04 Equipment	0	0	0	0
6150- 04 CAMA Hardware	0	0	0	0
	<u>483</u>	<u>4,000</u>	<u>8,000</u>	<u>20,000</u>
<b>C. DEBT SERVICE</b>				
6500- 04 Building Purchase - Principal	0	0	0	0
6550- 04 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>D. EMPLOYEE EXPENSES</b>				
7000- 04 Salaries, Regular	1,050,295	1,228,053	1,400,022	1,722,293
7010- 04 Salaries, Overtime	50,125	30,000	30,000	75,000
7050- 04 Retirement	173,895	196,511	233,222	292,938
7060- 04 Payroll Taxes	28,159	5,022	5,670	6,480
7070- 04 Group Medical Insurance	215,990	265,526	306,348	405,312
7080- 04 Life Insurance	7,078	7,722	8,799	10,817
7090- 04 Medicare	15,857	18,407	20,901	26,226
7150- 04 TCDRS Retiree COLA	0	0	0	0
7200- 04 Sick Leave Buy Back Fund	0	0	0	0
7250- 04 Departure Contingency	0	0	0	0
	<u>1,541,399</u>	<u>1,751,241</u>	<u>2,004,962</u>	<u>2,539,066</u>

**CUSTOMER INFORMATION & ASSISTANCE  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 04 Valuation Oil & Gas	0	0	0	0
7520- 04 Valuation Telecommunications	0	0	0	0
7550- 04 Accounting & Auditing	0	0	0	0
7580- 04 Legal Services	0	0	0	0
7650- 04 Consulting Studies	0	0	0	0
7700- 04 Taxpayer Liason Officer	0	0	0	0
7750- 04 Contract Services Contingency	0	0	0	0
7800- 04 Temporary Services	108,632	140,000	120,000	125,000
	<u>108,632</u>	<u>140,000</u>	<u>120,000</u>	<u>125,000</u>
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 04 Leases	0	0	0	0
8100- 04 Software Maintenance	0	0	0	0
8150- 04 Hardware Maintenance	0	0	0	0
8200- 04 Supplies	0	0	0	0
8300- 04 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>G. PROJECTS EXPENSES</b>				
8510- 04 Aerial Maps	0	0	0	0
8640- 04 Homestead Audit/ Outreach	0	10,000	10,000	10,000
8670- 04 Field Device Maintenance	0	0	0	0
8770- 04 Infrastructure Upgrad	0	0	0	0
8775- 04 Technology Improvements	0	0	0	0
8785- 04 CAMA Hardware	0	0	0	0
8790- 04 CAMA Software	0	0	0	0
8795- 04 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
<b>H. OTHER EXPENSES</b>				
9000- 04 Board of Directors Exp. Reimb.	0	0	0	0
9100- 04 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 04 Compensation	495,430	600,000	600,000	600,000
9520- 04 Training	2,750	6,500	11,500	6,925
9530- 04 Postage	77,570	75,424	75,425	80,000
9540- 04 Legal Services	16,015	65,000	65,000	65,000
9550- 04 ARB Contingency	0	1,500	1,500	1,500
	<u>591,765</u>	<u>748,424</u>	<u>753,425</u>	<u>753,425</u>
<b>TOTAL</b>	<u><u>3,153,219</u></u>	<u><u>3,623,407</u></u>	<u><u>4,062,037</u></u>	<u><u>4,631,231</u></u>

**CUSTOMER INFORMATION & ASSISTANCE**

**ADVERTISING PUBLIC NOTICES**

Type of Notice -			
Exemption - English		3,000	
Exemption - Spanish		2,000	
Tax Protest and Appeal		4,750	
Tax Protest and Appeal in Spanish		1,750	
Eligibility for Tax Relief		6,000	
Productivity Notice - English		6,000	
Electronic Communication		1,500	
Public Hearing		4,500	
ARB Employment AD		3,500	
Payment Options AD		6,000	
Deferred Tax AD		3,000	
Rendition Notice		6,000	
IFB bids		<u>2,000</u>	
			50,000

**AUTO ALLOWANCE**

Employee Group -	# in Group	Monthly Allowance	Total For Year	
Manager - Customer Info & Assist	1	250	3,000	
Supervisor	1	250	3,000	
Mailroom Specialist	1	600	<u>7,200</u>	
				13,200

**COPIER COSTS**

Model #	Monthly Cost	Annual Total	
Canon 4545i	500	6,000	
Xerox WC3615DN	100	1,200	
Xerox WC3615DN	150	1,800	
Xerox WC5740APT	200	2,400	
Minolta EP2030	50	<u>600</u>	
			12,000

**EQUIPMENT MAINTENANCE**

Cash Register	200	
Letter Opening Machine	350	
Canon PC80 Microfiche Viewer/Copier	<u>500</u>	
		1,050

**FORMS CREATIONS**

	Quantity	Unit Cost	Total
<b>LASER PRINTED FORMS</b>			
Real Property Long Form	750,000	0.1400	105,000
Taxpayer Rights & Remedies	750,000	0.0230	17,250
Personal Property Notices	55,000	0.4900	26,950
SB2 Postcard Notification	700,000	0.2500	175,000
Personal Property Renditions	55,000	0.2600	14,300
Programming - per hour charges	50	125.0000	6,250

**ENVELOPES**

			Bexar Appraisal District	
#10 Window	900,000	0.0200	18,000	
#9 Return	250,000	0.0266	6,650	
Certified Mail Envelopes	20,000	0.1300	2,600	
TEST RUNS	5,000	0.0700	350	
CONTINGENCY INCREASES			<u>2,650</u>	
				375,000

#### CUSTOMER INFORMATION & ASSISTANCE

POSTAGE	Quantity	Unit Cost	Total	
Real Property Value Notices	700,000	0.410	287,000	
Personal Property Notices	55,000	0.410	22,550	
Personal Property Renditions	55,000	0.410	22,550	
SB2 Postcard Notification	700,000	0.290	203,000	
ACS Change of Address	4,500	0.30	1,350	
P. O. Box Rentals (839946)	1	1,300	1,300	
P. O. Box Rentals (839945)	1	1,300	1,300	
P. O. Box Rentals (call service 830248)	1	1,500	1,500	
Postage Meter Lease	1	22,935	22,935	
Mailing System Supplies			2,000	
Fedex			500	
Outgoing Mail (Certified & General)			<u>99,015</u>	
				665,000

#### PROFESSIONAL DUES

Organization	# of Memberships	Annual Total	
Notary Public	11	<u>990</u>	990

#### TRAINING

TAAD - ARB Seminar	2	55	110	
Annual Legal Seminar	1	300	300	
Comptroller - ARB Seminar	2	10	20	
State Reporting Meetings	2	60	120	
Postal Seminar - S.A.	4	10	40	
Comptroller's Institute - Austin	1	140	140	
Attorney General's Conference	1	500	500	
TAAD/TAAO Courses	8	65	520	
TAAD Conference	6	1,500	9,000	
TA Conference	5	750	<u>3,750</u>	
				14,500

#### FURNITURE

To Replace Broken Items			<u>20,000</u>	20,000
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#### ARB POSTAGE

	Quantity	Unit Cost	Total	
Letters (includes notice to appear & evid)	69,500	0.62	43,090	
Certified - Board Orders	6,500	5.60	<u>36,910</u>	
				80,000

**RESIDENTIAL  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 05 Advertising Public Notices	0	0	0	0
5010- 05 Auto Allowance	323,130	338,400	345,600	374,400
5015 05 Stipend	9,000	0	0	10,000
5020- 05 Copier Costs	9,013	12,000	9,670	9,670
5025- 05 Copier, FAX & Printer Supplies	1,442	3,000	3,000	3,000
5040- 05 Employee Programs	0	0	0	0
5050- 05 Equipment Maintenance	0	0	0	0
5060- 05 Forms Creations	0	0	0	0
5100- 05 Insurance	0	0	0	0
5160- 05 Map Production & Supplies	256	1,000	1,000	1,000
5170- 05 Mileage Reimbursements	0	0	0	0
5200- 05 Office Building Maintenance	0	0	0	0
5210- 05 Offsite Storage	0	0	0	0
5220- 05 Office Supplies	3,953	10,000	10,815	10,000
5250- 05 Postage	0	0	0	0
5260- 05 Professional Dues	3,105	5,815	6,500	11,340
5300- 05 Publications	1,306	53,500	57,000	57,000
5350- 05 Security	0	0	0	0
5380- 05 Telephone	0	0	0	0
5400- 05 Training	19,504	49,000	47,075	59,655
5500- 05 Utilities	0	0	0	0
5600- 05 Worker's Compensation	0	0	0	0
5900- 05 Contingency	0	0	0	0
	<u>370,709</u>	<u>472,715</u>	<u>480,660</u>	<u>536,005</u>
<b>B. CAPITAL EXPENSES</b>				
6000- 05 Furniture	0	3,000	3,000	25,000
6100- 05 Equipment	0	0	0	0
6150- 05 CAMA Hardware	0	0	0	0
	<u>0</u>	<u>3,000</u>	<u>3,000</u>	<u>25,000</u>
<b>C. DEBT SERVICE</b>				
6500- 05 Building Purchase - Principal	0	0	0	0
6550- 05 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>D. EMPLOYEE EXPENSES</b>				
7000- 05 Salaries, Regular	2,538,915	2,719,995	2,875,822	3,558,058
7010- 05 Salaries, Overtime	1,043	1,000	3,000	5,000
7050- 05 Retirement	445,970	473,594	520,223	637,016
7060- 05 Payroll Taxes	24,484	8,586	8,910	10,044
7070- 05 Group Medical Insurance	320,585	453,964	481,404	628,234
7080- 05 Life Insurance	16,716	17,064	18,040	22,312
7090- 05 Medicare	40,452	44,152	46,412	56,362
7150- 05 TCDRS Retiree COLA	0	0	0	0
7200- 05 Sick Leave Buy Back Fund	0	0	0	0
7250- 05 Departure Contingency	0	0	0	0
	<u>3,388,165</u>	<u>3,718,355</u>	<u>3,953,811</u>	<u>4,917,026</u>

**RESIDENTIAL  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 05 Valuation Oil & Gas	0	0	0	0
7520- 05 Valuation Telecommunications	0	0	0	0
7550- 05 Accounting & Auditing	0	0	0	0
7580- 05 Legal Services	0	0	0	0
7650- 05 Consulting Studies	0	0	0	0
7700- 05 Taxpayer Liason Officer	0	0	0	0
7750- 05 Contract Services Contingency	0	0	0	0
7800- 05 Temporary Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 05 Leases	0	0	0	0
8100- 05 Software Maintenance	0	0	0	0
8150- 05 Hardware Maintenance	0	0	0	0
8200- 05 Supplies	0	0	0	0
8300- 05 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>G. PROJECTS EXPENSES</b>				
8510- 05 Aerial Maps	0	0	0	0
8670- 05 Field Device Maintenance	0	0	0	0
8770- 05 Infrastructure Upgrade	0	0	0	0
8775- 05 Technology Improvements	0	0	0	0
8785- 05 CAMA Hardware	0	0	0	0
8790- 05 CAMA Software	0	0	0	0
8795- 05 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>H. OTHER EXPENSES</b>				
9000- 05 Board of Directors Exp. Reimb.	0	0	0	0
9100- 05 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 05 Compensation	0	0	0	0
9520- 05 Training	0	0	0	0
9530- 05 Postage	0	0	0	0
9540- 05 Legal Services	0	0	0	0
9550- 05 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>	<u><u>3,758,874</u></u>	<u><u>4,194,070</u></u>	<u><u>4,437,471</u></u>	<u><u>5,478,091</u></u>

**RESIDENTIAL****AUTO ALLOWANCE**

	<u># in Group</u>	<u>Monthly Allowance</u>	<u>Total For Year</u>	
Director - Residential	1	600	7,200	
Operations Supervisor	1	600	7,200	
Appraisal Supervisors	4	600	28,800	
Quality Control Supervisor	1	600	7,200	
Appraisers	45	600	324,000	
	52			374,400

**COPIER COSTS**

	<u>Monthly Cost</u>	<u>Annual Total</u>	
Canon 6575i	367	4,399	
Canon 6555i	169	2,030	
Xerox WC5955APT	270	3,240	
			9,670

**MAP PRODUCTION & SUPPLIES**

CFI - house plans delivery		1,000		
				1,000

**PROFESSIONAL DUES**

	<u># of Memberships</u>	<u>Cost</u>	<u>Annual Total</u>	
TDLR Annual Dues	52	45	2,340	
TDLR Application Fees	10	100	1,000	
Renewal - Appraisal Institute, IAAO	3		3,000	
Market Research & Analysis			5,000	
				11,340

**PUBLICATIONS**

Texas Property Tax Code - updated				
Laws & Rules - updated				
USPAP				
Marshall & Swift			50,000	
NADA Guide - Manufactured Homes			7,000	
				57,000

**TRAINING**

TAAD Course 101, 102	10	130	1,300	
TAAD Course 201, 202	10	260	2,600	
TAAD Course 3, 4, 5, 7, 8, 9, 10	14	230	3,220	
TAAD Course 28, 30, 32	7	180	1,260	
TAAD Course 31	7	125	875	
Level 3 or 4 Review/Exam	16	330	5,280	
Annual Housing Forecast	2	1,250	2,500	
TAAD Conference	4	1,500	6,000	
TAAD Legislative Update	8	850	6,800	
Land Seminar	10	400	4,000	
Legal Seminar	8	1,000	8,000	
Residential Applications Course	5	200	1,000	
Parade of Homes Tours	51	15	765	
CCIM Symposium	2	300	600	
Chief Appraiser Institute	1	1,600	1,600	
IAAO Webinars	10	125	1,250	
TAAD Education & CE courses	10	125	1,250	
Dept. Training and Supervisory Seminars	52	150	7,800	
IAAO Designation Track	3	1,185	3,555	
USPAP online	2	160	320	
				59,655

**FURNITURE**

Furniture			25,000	
				25,000

**COMMERCIAL  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 06 Advertising Public Notices	0	0	0	0
5010- 06 Auto Allowance	116,427	129,600	129,600	122,400
5015- 06 Stipend	0	0	0	5,000
5020- 06 Copier Costs	2,684	3,800	2,091	2,091
5025- 06 Copier, FAX & Printer Supplies	810	6,000	6,200	6,500
5040- 06 Employee Programs	0	0	0	0
5050- 06 Equipment Maintenance	0	0	0	0
5060- 06 Forms Creations	0	0	0	0
5100- 06 Insurance	0	0	0	0
5160- 06 Map Production & Supplies	0	0	0	0
5170- 06 Mileage Reimbursements	0	0	0	0
5200- 06 Office Building Maintenance	0	0	0	0
5210- 06 Offsite Storage	0	0	0	0
5220- 06 Office Supplies	2,126	4,000	4,150	4,350
5250- 06 Postage	0	0	0	0
5260- 06 Professional Dues	1,070	5,000	4,622	5,000
5300- 06 Publications	85,447	96,000	92,376	141,035
5350- 06 Security	0	0	0	0
5380- 06 Telephone	0	0	0	0
5400- 06 Training	22,884	30,000	39,388	39,388
5500- 06 Utilities	0	0	0	0
5600- 06 Worker's Compensation	0	0	0	0
5900- 06 Contingency	0	0	0	0
	<u>231,448</u>	<u>274,400</u>	<u>278,427</u>	<u>325,764</u>
<b>B. CAPITAL EXPENSES</b>				
6000- 06 Furniture	0	3,500	3,500	3,500
6100- 06 Equipment	0	0	0	0
6150- 06 CAMA Hardware	0	0	0	0
	<u>0</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>
<b>C. DEBT SERVICE</b>				
6500- 06 Building Purchase - Principal	0	0	0	0
6550- 06 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>D. EMPLOYEE EXPENSES</b>				
7000- 06 Salaries, Regular	1,047,117	1,189,854	1,182,659	1,238,590
7010- 06 Salaries, Overtime	928	3,000	3,000	3,000
7050- 06 Retirement	192,585	204,716	212,809	220,694
7060- 06 Payroll Taxes	12,083	3,078	3,078	3,078
7070- 06 Group Medical Insurance	120,501	162,742	166,303	192,523
7080- 06 Life Insurance	7,044	7,483	7,438	7,788
7090- 06 Medicare	17,468	19,176	19,071	19,882
7150- 06 TCDRS Retiree COLA	0	0	0	0
7200- 06 Sick Leave Buy Back Fund	0	0	0	0
7250- 06 Departure Contingency	0	0	0	0
	<u>1,397,726</u>	<u>1,590,049</u>	<u>1,594,358</u>	<u>1,685,555</u>

**COMMERCIAL  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 06 Valuation Oil & Gas	0	0	0	0
7520- 06 Valuation Telecommunications	0	0	0	0
7550- 06 Accounting & Auditing	0	0	0	0
7580- 06 Legal Services	0	0	0	0
7650- 06 Consulting Studies	0	0	0	0
7700- 06 Taxpayer Liason Officer	0	0	0	0
7750- 06 Contract Services Contingency	0	0	0	0
7800- 06 Temporary Services	0	0	0	0
	0	0	0	0
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 06 Leases	0	0	0	0
8100- 06 Software Maintenance	0	0	0	0
8150- 06 Hardware Maintenance	0	0	0	0
8200- 06 Supplies	0	0	0	0
8300- 06 Services	0	0	0	0
	0	0	0	0
<b>G. PROJECTS EXPENSES</b>				
8510- 06 Aerial Maps	0	0	0	0
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 06 Field Device Maintenance	0	0	0	0
8770- 06 Infrastructure Upgrade	0	0	0	0
8775- 06 Technology Improvements	0	0	0	0
8785- 06 CAMA Hardware	0	0	0	0
8790- 06 CAMA Software	0	0	0	0
8795- 06 CAMA Enhancements	0	0	0	0
	0	0	0	0
<b>H. OTHER EXPENSES</b>				
9000- 06 Board of Directors Exp. Reimb.	0	0	0	0
9100- 06 Chief Appraiser Exp. Reimb.	0	0	0	0
	0	0	0	0
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 06 Compensation	0	0	0	0
9520- 06 Training	0	0	0	0
9530- 06 Postage	0	0	0	0
9540- 06 Legal Services	0	0	0	0
9550- 06 ARB Contingency	0	0	0	0
	0	0	0	0
<b>TOTAL</b>	1,629,174	1,867,949	1,876,285	2,014,819

## COMMERCIAL

## AUTO ALLOWANCE

Employee Group -	# in Group	Monthly Allowance	Total For Year	
Manager - Commercial	1	600	7,200	
<u>Operations Supervisor</u>	1	600	7,200	
Supervisors	2	600	14,400	
Appraisers	13	600	93,600	
				122,400

## COPIER COSTS

Model #	Monthly Cost	Annual Total	
Canon 6555i	169	2,030	
			2,091

## PROFESSIONAL DUES

	# of Membership	Annual Total	
TDLR Annual Dues	18	859	
IREM	1	1,278	
IAAO	6	1,115	
TALCB	1	1,088	
Other		660	
			5,000

PUBLICATIONS

ALN Apartment Data		1,894	
Appraisal Foundation		212	
USPAP Books		100	
Appraisal Institute Books		335	
Pwc Investor Survey		1,092	
SA Business Journal		123	
Marshall & Swift Valuation		4,790	
Realty Rates		251	
Mini-Storage Messenger		252	
ULI Mixed Use Buildings		1,117	
Texas Monthly		25	
CoStar		94,018	
Trepp		12,659	
Real Capital Analytics		230	
Self Storage Almanac		1,195	
TX Hotel Factbook		2,622	
Coverlease		20,000	
Other		120	
			141,035

## COMMERCIAL

## TRAINING

TAAD Conference	2	3,090	
TAAD Laws/Rules Update	2	876	
True Automation Conference	1	1,545	
Appraisal Institute Courses	3	3,708	
IAAO Courses (online)	12	2,472	
Chief Appraiser Institute	1	1,545	

Bexar Appraisal District

Real Estate Center - Legal Seminar	9	5,562
IAAO Certifications	2	14,678
PTEC Instructor Training	2	1,648
Mckissock Appraisal Courses	15	3,594
Other		670

39,388

FURNITURE

To Replace Broken Items		500
Adjustable Desks and Monitors		3,000

3,500

**PERSONAL PROPERTY  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>A. OPERATING EXPENSES</b>				
5005- 07 Advertising Public Notices	0	0	0	0
5010- 07 Auto Allowance	86,810	93,600	93,600	108,000
5015 06 Stipend	0	0	0	0
5020- 07 Copier Costs	2,296	3,500	3,500	3,492
5025- 07 Copier, FAX & Printer Supplies	361	1,200	1,150	1,150
5040- 07 Employee Programs	0	0	0	0
5050- 07 Equipment Maintenance	0	0	0	0
5060- 07 Forms Creations	0	0	0	0
5100- 07 Insurance	0	0	0	0
5160- 07 Map Production & Supplies	0	0	0	0
5170- 07 Mileage Reimbursements	0	0	0	0
5200- 07 Office Building Maintenance	0	0	0	0
5210- 07 Offsite Storage	0	0	0	0
5220- 07 Office Supplies	1,401	2,500	2,500	2,500
5250- 07 Postage	0	0	0	0
5260- 07 Professional Dues	470	1,335	1,335	1,150
5300- 07 Publications	6,721	5,500	9,576	7,500
5350- 07 Security	0	0	0	0
5380- 07 Telephone	0	0	0	0
5400- 07 Training	7,902	15,000	17,000	18,690
5500- 07 Utilities	0	0	0	0
5600- 07 Worker's Compensation	0	0	0	0
5900- 07 Contingency	0	0	0	0
	<u>105,961</u>	<u>122,635</u>	<u>128,661</u>	<u>142,482</u>
<b>B. CAPITAL EXPENSES</b>				
6000- 07 Furniture	0	2,000	2,000	4,500
6100- 07 Equipment	0	0	0	0
6150- 07 CAMA Hardware	0	0	0	0
	<u>0</u>	<u>2,000</u>	<u>2,000</u>	<u>4,500</u>
<b>C. DEBT SERVICE</b>				
6500- 07 Building Purchase - Principal	0	0	0	0
6550- 07 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>D. EMPLOYEE EXPENSES</b>				
7000- 07 Salaries, Regular	801,172	871,355	881,549	1,072,603
7010- 07 Salaries, Overtime	6,830	25,000	25,000	25,000
7050- 07 Retirement	143,090	153,245	161,824	195,067
7060- 07 Payroll Taxes	9,424	2,592	2,592	2,917
7070- 07 Group Medical Insurance	115,988	137,046	140,045	182,390
7080- 07 Life Insurance	4,892	5,488	5,552	6,748
7090- 07 Medicare	12,420	14,354	14,502	17,272
7150- 07 TCDRS Retiree COLA	0	0	0	0
7200- 07 Sick Leave Buy Back Fund	0	0	0	0
7250- 07 Departure Contingency	0	0	0	0
	<u>1,093,816</u>	<u>1,209,080</u>	<u>1,231,064</u>	<u>1,501,997</u>

**PERSONAL PROPERTY  
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
<b>E. CONTRACT SERVICES EXPENSES</b>				
7510- 07 Valuation Oil & Gas	18,400	38,000	38,000	38,000
7520- 07 Valuation Telecommunications	31,550	32,000	32,000	40,000
7550- 07 Accounting & Auditing	0	0	0	0
7580- 07 Legal Services	0	0	0	0
7650- 07 Consulting Studies	0	0	0	0
7700- 07 Taxpayer Liason Officer	0	0	0	0
7750- 07 Contract Services Contingency	361	800	800	800
7800- 07 Temporary Services	3,169	7,200	7,200	8,000
	<u>53,480</u>	<u>78,000</u>	<u>78,000</u>	<u>86,800</u>
<b>F. INFORMATION SYSTEMS EXPENSES</b>				
8000- 07 Leases	0	0	0	0
8100- 07 Software Maintenance	0	0	0	0
8150- 07 Hardware Maintenance	0	0	0	0
8200- 07 Supplies	0	0	0	0
8300- 07 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>G. PROJECTS EXPENSES</b>				
8510- 07 Aerial Maps	0	0	0	0
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 07 Field Device Maintenance	0	0	0	0
8770- 07 Infrastructure Upgrade	0	0	0	0
8775- 07 Technology Improvements	0	0	0	0
8785- 07 CAMA Hardware	0	0	0	0
8790- 07 CAMA Software	0	0	0	0
8795- 07 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>H. OTHER EXPENSES</b>				
9000- 07 Board of Directors Exp. Reimb.	0	0	0	0
9100- 07 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>I. APPRAISAL REVIEW BOARD EXPENSES</b>				
9500- 07 Compensation	0	0	0	0
9520- 07 Training	0	0	0	0
9530- 07 Postage	0	0	0	0
9540- 07 Legal Services	0	0	0	0
9550- 07 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>	<u>1,253,257</u>	<u>1,411,715</u>	<u>1,439,725</u>	<u>1,735,779</u>

**PERSONAL PROPERTY**AUTO ALLOWANCE

<u>Employee Group -</u>	<u># in Group</u>	<u>Monthly Allowance</u>	<u>Total For Year</u>	
Manager - Personal Property	1	600	7,200	
Supervisor	2	600	14,400	
Appraisers	12	600	<u>86,400</u>	108,000

COPIER COSTS

<u>Model #</u>	<u>Monthly Cost</u>	<u>Annual Total</u>	
Xerox WC5945APT	291	<u>3,492</u>	3,492

PROFESSIONAL DUES

<u>Organization</u>	<u># of Memberships</u>	<u>Annual Total</u>	
TDLR Annual Dues	13	585	
TDLR Application	2	210	
Texas Association of Assessing Officers	2	<u>355</u>	1,150

TRAINING

TAAD Courses - in-house	14	60	840	
TAAD Courses - out-of-town	3	1,500	4,500	
TAAD Conference	1	1,500	1,500	SUPERVISOR
Real Estate Center - Legal Seminar	3	610	1,830	
TFI Conference (Austin)	2	1,000	2,400	
KANSAS Conference (July)	1	1,500	1,500	MANAGER
Texas Assoc of appraisal BPP Topics	2	500	1,000	
Appraisal Seminars	4	475	1,900	
Other Training	14	230	<u>3,220</u>	18,690

FURNITURE

To Replace Broken Items		2,000	
Desk and monitor upgrade		<u>2,500</u>	4,500

**Appraisal Activities by Department  
Last Three Fiscal Years**

<b><u>Residential</u></b>	<b><u>2021</u></b>	<b><u>2020</u></b>	<b><u>2019</u></b>
New Home Construction	13,225	10,959	9,074
Building Permits	70,369	71,797	57,087
Misc Flagged Inspections	2,896	2,933	9,972
Mobile Home Accounts Created	949	861	818
Mobile Home Accounts Deleted	478	446	505
Known Sales	31,051	25,371	25,324
<b><u>Commercial</u></b>			
New Construction	326	343	322
Building Permits	3,857	5,322	4,917
Misc Flagged Inspections	455	5,142	5,341
Known Sales	385	397	498
<b><u>Personal Property</u></b>			
Accounts Created	4,515	5,040	5,391
Accounts Deleted	5,448	5,455	5,755
Renditions Processed	22,406	25,792	25,096
<b><u>Geographic Information Systems</u></b>			
Real Accounts Created	16,908	10,559	9,608
Ownership Updates	83,414	76,986	72,061



**Operating Indicators by Function/Program  
Last Five Fiscal Years**

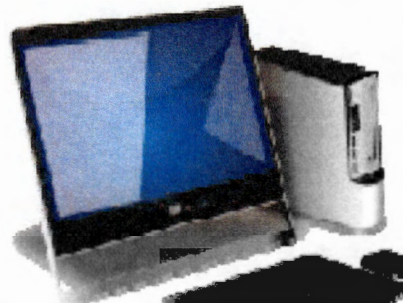
<u>Function/Program</u>	<u>Fiscal Year</u>				
	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b><u>Appraisal</u></b>					
Appraised value (in thousands)	224,401,007	211,747,006	197,950,065	185,095,276	170,641,290
Number of parcels	721,056	706,134	695,311	686,460	679,135
Appraisal review board members	50	50	50	50	50
Taxing entities	70	70	66	64	64
Informal hearings	110,079	107,309	96,046	86,664	79,267
Formal hearings	9,229	9,747	16,401	19,585	16,537
Full notices mailed-real property	602,933	571,617	565,010	535,691	547,285
<b><u>Accounts by Category</u></b>					
Single Family Residential	543,650	532,161	523,023	514,806	507,249
Multi-Family Residential	8,297	8,271	8,237	8,186	8,124
Small Vacant Tracts of Land	38,206	38,254	38,347	38,707	38,938
Qualified Open Space Land	6,791	6,889	6,877	6,773	6,805
Farm and Ranch Imps on Qualified Land	1,732	1,712	1,714	1,693	1,692
Residential Imps on Rural Land	9,585	9,648	9,498	9,292	9,188
Commercial Real Property	22,328	22,398	22,235	22,163	22,110
Industrial and Manufacturing Real Property	562	571	571	590	590
Commercial Personal Property	39,791	40,552	40,621	40,610	40,888
Industrial and Manufacturing Personal	1,044	1,079	1,107	1,204	1,292
Other	49,070	44,664	43,081	42,436	42,259
Total District Accounts	721,056	706,199	695,311	686,460	679,135
<b><u>Exemptions</u></b>					
Homestead	356,295	347,627	346,090	347,957	346,720
Over 65	141,243	136,318	132,450	130,246	123,093
Disabled veterans	43,581	39,780	38,392	37,268	39,063
Disabled residential homestead	19,914	10,136	10,573	11,459	11,166
Absolute	17,315	17,791	17,847	18,452	17,208



## Production Statistics by Function

## Last Three Fiscal Years

	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b><u>Customer Service</u></b>			
# of incoming phone calls received	180,657	168,889	173,925
# of pieces of incoming mail/faxes*	72,775	57,632	42,571
# of walk-in customers	8,763	19,605	48,284
# of exemptions processed	119,674	86,654	57,438
* not including protests received			
<b><u>Geographical Information Systems</u></b>			
# of plats processed	658	643	598
# of accounts worked from plats	17,537	17,413	12,627
# of deed splits processed	1,681	1,555	1,375
# of ownership changes	72,678	63,568	65,281
# return mail for value notices	15,509	12,361	16,637
<b><u>Information Systems</u></b>			
# of open records requests	2,083	1,911	2,087
# of emails received*	<b>daily estimate</b> 1,708	1,787	1,651
# of website (bcad.org) hits	<b>daily estimate</b> 858,414	771,213	860,640
# of website (bcad.org) users	<b>daily estimate</b> 17,088	13,468	15,987
# of protest filed online (bcadonline.org)	<b>total</b> 50,536	48,361	15,925
* results of advanced spam filters			
<b><u>Litigation</u></b>			
# of lawsuits filed	1,026	1,304	1,452
# of accounts represented in lawsuits	2,573	3,653	4,058
<b><u>Finance</u></b>			
# of invoices processed	3556	3770	4,386
# of Purchase Orders processed	303	365	420
# of building maintenance work orders	27	44	60



## Bexar Appraisal District

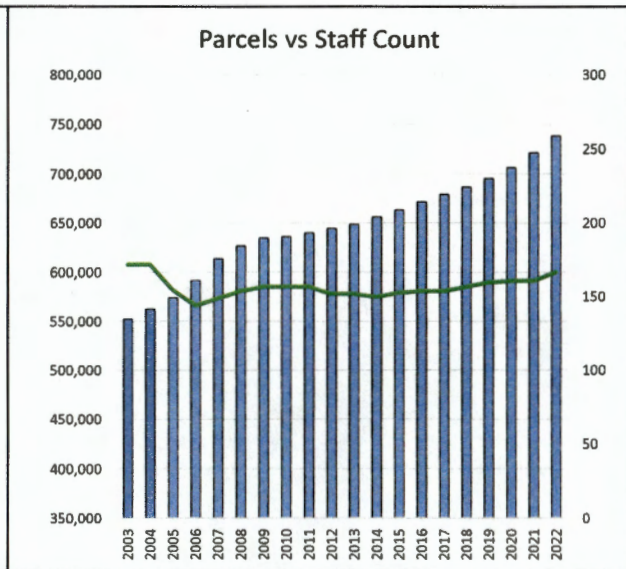
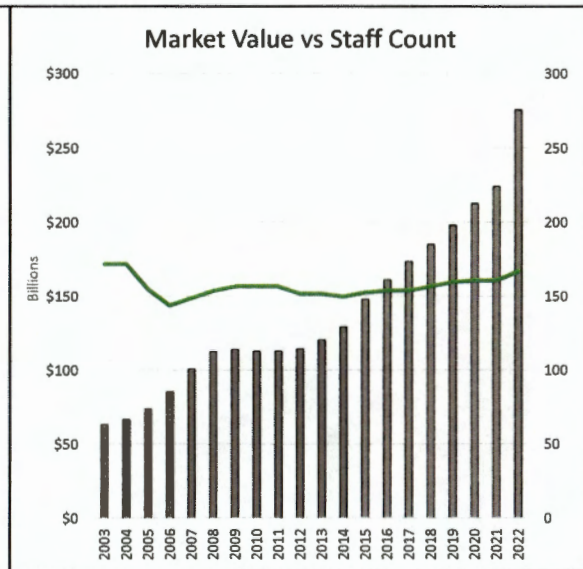
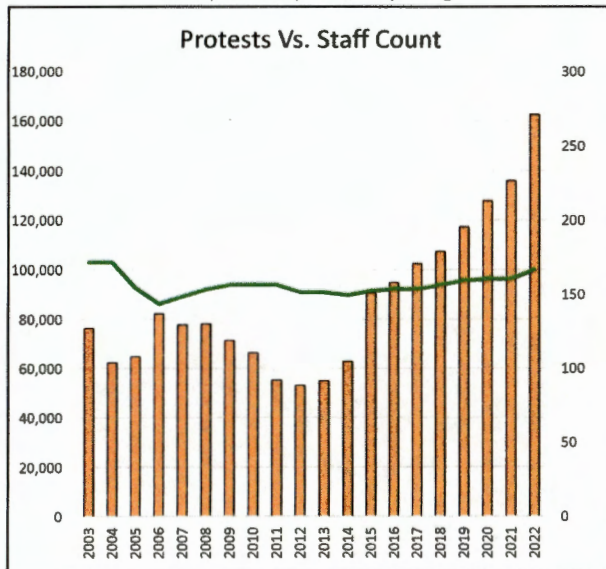
### Cost Statistics - Per Parcel and Percent of Property Tax Levy

	Proposed 2023	2022	2021	2020	2019	2018	2017
Total Tax Levy for Budget (year prior)	<b>\$4,517,693,584</b>	\$4,220,252,275	\$4,156,605,757	\$3,998,963,398	\$3,734,896,111	\$3,500,716,948	\$3,188,834,838
Total Budget	<b>\$23,674,800</b>	\$20,238,268	\$18,841,892	\$18,948,050	\$18,261,544	\$18,657,516	\$16,644,865
Bexar AD Cost as % of Total Levy	<b>0.52%</b>	0.48%	0.45%	0.47%	0.49%	0.53%	0.52%
Cost Per Real Property Parcel	\$34.20	\$29.93	\$28.53	\$28.69	\$28.11	\$29.13	\$26.30
<i>Unspent Money Returned to Units</i>		<i>Not Determined</i>	\$305,400	\$854,624	\$645,997	\$2,803,501	\$467,293

# Bexar Appraisal District Value and Activity Statistics

Year	Staff Count	Total Parcel count	Market Value	Total Protests	Beginning Market Under Protest	Protested Market as % of Total	Informals Held	Overall Settlement Rate - All Departments	Formals Held	Year	Total Lawsuits	Total Number of Accounts	Total ARB Final Value in Litigation
2003	172	552,541	\$63,409,527,869	76,474	\$25,145,777,661	39.66%	N/A	N/A	N/A	2003	278	1,275	\$2,429,582,453
2004	172	562,539	\$66,759,743,717	62,323	\$22,862,067,511	34.25%	N/A	N/A	N/A	2004	379	936	\$2,707,401,962
2005	155	573,850	\$73,783,184,486	64,774	\$25,136,950,780	34.07%	37,327	83.84%	10,734	2005	335	1,245	\$2,673,730,597
2006	144	591,709	\$85,453,821,978	82,260	\$31,373,093,036	36.71%	55,586	83.07%	17,952	2006	492	1,501	\$3,879,804,840
2007	149	613,541	\$100,962,510,146	77,729	\$36,932,299,249	36.58%	43,589	84.95%	14,884	2007	490	1,347	\$5,640,536,935
2008	154	626,530	\$112,580,972,194	78,089	\$42,683,482,154	37.91%	56,168	91.12%	12,808	2008	520	1,735	\$7,324,781,861
2009	157	634,502	\$114,225,092,930	71,322	\$41,959,799,342	36.73%	49,153	87.24%	10,642	2009	561	2,030	\$7,497,037,932
2010	157	635,922	\$112,855,384,210	66,287	\$43,933,317,575	38.93%	50,630	91.67%	7,750	2010	461	1,467	\$6,674,089,653
2011	157	639,696	\$112,908,440,401	55,283	\$40,169,753,835	35.58%	40,083	92.29%	6,221	2011	422	1,261	\$5,252,051,063
2012	152	644,434	\$114,664,249,204	53,053	\$41,271,327,465	35.99%	37,586	91.58%	7,921	2012	446	1,412	\$6,902,309,981
2013	152	648,334	\$120,628,278,826	55,064	\$49,075,675,587	40.68%	40,476	88.31%	8,677	2013	661	1,654	\$10,887,664,258
2014	150	656,030	\$129,539,293,730	62,891	\$46,874,586,235	36.19%	48,639	88.47%	9,157	2014	713	2,093	\$11,542,814,177
2015	153	662,994	\$147,772,618,744	90,652	\$66,255,477,015	44.84%	66,990	85.15%	15,276	2015	1,043	2,819	\$17,981,319,751
2016	154	671,352	\$161,177,514,586	95,077	\$69,442,233,758	43.08%	74,770	85.27%	15,549	2016	1,216	3,327	\$22,676,317,872
2017	154	679,135	\$173,420,748,863	102,577	\$75,028,444,680	43.26%	79,387	86.58%	16,539	2017	1,414	3,666	\$26,359,336,177
2018	157	686,460	\$185,095,276,456	107,440	\$80,979,444,748	43.75%	86,664	81.18%	19,585	2018	1,443	4,068	\$25,270,170,792
2019	160	695,311	\$197,950,065,948	117,325	\$88,727,393,377	44.82%	93,046	87.30%	16,401	2019	1,366	3,458	\$27,839,080,121
2020	161	706,199	\$212,949,677,747	128,091	\$93,383,224,349	43.85%	107,309	85.63%	9,747	2020	1,317	3,693	\$27,388,321,352
2021	161	721,056	\$224,401,007,356	136,218	\$95,860,173,401	42.72%	116,081	84.33%	10,956	2021	1,025	2,578	\$18,383,618,079
2022	167	738,199	\$275,510,618,863	164,570	\$112,421,491,208	40.80%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2022 Data is preliminary at time of printing



# Bexar Appraisal District

## Staff Tenure - Years of Service

<u>NAME</u>	<u>START DATE</u>	<u>JOB TITLE</u>	<u>YEARS OF SERVICE</u>	
Salvador Anguiano	1/3/2022	Appraiser 1	0	0-1 YEARS
April Cantu	2/1/2022	Support Specialist	0	24
Maureen Daniels	2/1/2022	Support Specialist	0	
Crystal Estrada	2/1/2022	Support Specialist	0	
Brianna Hernandez	2/16/2022	Appraiser 1	0	
Jennifer Hernandez	2/1/2022	Support Specialist	0	
Hannah Lopez	2/1/2022	Support Specialist	0	
Debra Mata	2/1/2022	Support Specialist	0	
Isabel Morales Garcia	2/16/2022	Appraiser 1	0	
Aaron Ortiz	3/1/2022	Appraiser	0	
Natalie Pastrano	2/1/2022	Support Specialist	0	
Letha Sanchez	2/16/2022	Appraiser 1	0	
Kimberly Shipe	2/1/2022	Support Specialist	0	
Joyce Tamayo	2/16/2022	Appraiser 1	0	
Marcella Trevino	2/1/2022	Support Specialist	0	
Joseph Bertetti	11/16/2021	PC Network Technician	1	
Aaron Durand	2/16/2021	Appraiser	1	
Dylon Gomez	3/1/2021	Appraiser 1	1	
Katherine Gonzales	1/4/2021	Support Specialist	1	
Dalia Morales	11/1/2021	Support Specialist	1	
William Nguyen	7/16/2021	Database and Application Analyst	1	
Jahnva Parker	11/1/2021	Support Specialist	1	
Nicole Saldana	2/16/2021	Appraiser	1	
Guadalupe Tovar	4/16/2021	Facilities Coordinator Asst	1	
Linda Bounyalack	2/4/2020	Finance /HR Assistant	2	2 YEARS
Avery Crisp	6/15/2020	Appraiser I	2	7
Vanessa De Anda	2/17/2020	Appraiser	2	
Clarissa Maldonado	2/17/2020	Senior Support Specialist	2	
David Marte	2/17/2020	Appraiser	2	
Sandy Ramirez	2/17/2020	Support Specialist	2	
Leroy White	1/1/2020	Taxpayer Liaison	2	
Marissa Acuna	3/1/2019	GIS Technician	3	3-4 YEARS
Davette Balcazar	10/16/2019	Support Specialist	3	25
Hakim Blackwell	2/18/2019	Appraiser I	3	
Harley Castillo	6/20/2019	Appraiser I	3	
James Ellis	4/22/2019	Appraiser I	3	
Maria Garza	3/1/2019	Appraiser I	3	
Stephen Hettler	3/1/2019	Appraiser I	3	
Margarita Lopez	2/1/2019	Deed Technician	3	
Malorie Martinez	10/16/2019	Appraiser I	3	
Jessica Ochoa	10/16/2019	Senior Support Specialist	3	
Bernardo Ortegon	2/18/2019	Appraiser I	3	
Gloria Ramirez	10/16/2019	Senior Support Specialist	3	

# Bexar Appraisal District

## Staff Tenure - Years of Service

<u>NAME</u>	<u>START DATE</u>	<u>JOB TITLE</u>	<u>YEARS OF SERVICE</u>	
Stephen Reyes	2/18/2019	Commercial Appraiser	3	
Martin Rodriguez	2/18/2019	Appraiser I	3	
Paul Schiano	11/18/2019	Attorney	3	
Alberto Solis	3/11/2019	GIS Technician	3	
Veronica Alvarez	11/1/2018	Appraiser	4	
Austin Andrade	3/1/2018	Appraiser RPA	4	
Monica McKenna	10/16/2018	Appraiser I	4	
Jay Morales	4/2/2018	Appraiser I	4	
Celeste Muniz	11/1/2018	Senior Support Specialist	4	
Maximino Nombrano	10/16/2018	Appraiser I	4	
Luis Perez	10/16/2018	Appraiser I	4	
Arnold Reyna	3/1/2018	Appraiser II	4	
Margarita Vasquez	3/1/2018	Deed Technician	4	
Anthony Cardenas	10/16/2017	Appraiser I	5	5-6 YEARS
Cody Clark	3/1/2017	Senior Appraiser	5	18
Lelani Cordero	10/16/2017	GIS Deed Technician	5	
Keith Dailey	10/16/2017	Director GIS	5	
Roxanne Delgado Ibarra	1/18/2017	GIS Deed Technician	5	
Edgar Garcia	10/16/2017	Appraiser II	5	
Ruben Martinez	10/16/2017	Appraiser II	5	
Evan Moreno	10/16/2017	Appraiser II	5	
Leonard Neely	3/1/2017	Commercial Appraisers	5	
Alvira Pope	8/1/2017	Deed Technician	5	
Ivan Resendiz	10/16/2017	Appraiser RPA	5	
Daniel Barraza	12/1/2016	Appraiser RPA	6	
Felipe Cavazos	12/1/2016	Senior Appraiser	6	
Angelica Gonzalez	1/6/2016	Deed Technician	6	
Scott Griscom	3/1/2016	Asst. Chief Appraiser	6	
Daniel Smith	7/11/2016	Senior System Administrator	6	
Devin Threat	12/1/2016	Commercial Appraisal Supervisor	6	
Charles Wise	7/1/2016	Dir of Litigation	6	
Omar Ayala	11/2/2015	Senior Appraiser	7	7-9 YEARS
Alberto Cavazos	12/1/2015	Senior Appraiser	7	20
Roy Cooper	1/5/2015	GIS Technician - Lead	7	
Khrystal Hammond	11/2/2015	Senior Valuation Appraiser	7	
Kathy Lefforge	11/2/2015	Senior Appraiser	7	
Alexandra Martinez	3/1/2015	Senior Support Specialist	7	
Samantha Mendoza	1/5/2015	Appraiser IV	7	
Amy Perez	10/16/2015	Appraiser	7	
Christina Rodarte	11/16/2015	Appraiser RPA	7	
Leslie Rodriguez	1/5/2015	Appraiser RPA	7	
Lee Cantu	10/16/2014	Senior Appraiser	8	
Christina Holstun	9/16/2014	Project Specialist	8	

# Bexar Appraisal District

## Staff Tenure - Years of Service

<u>NAME</u>	<u>START DATE</u>	<u>JOB TITLE</u>	<u>YEARS OF SERVICE</u>	
Crystal Khantharoth	2/24/2014	Finance Director	8	
Kimone Love	10/16/2014	Operations Supervisor	8	
Ganjanaporn Luther	10/16/2014	Quality Control Supervisor	8	
Leticia Martinez	4/14/2014	Mailroom Specialist	8	
Lisa Aguilar	10/1/2013	Supervisor	9	
Jesse Bryan	9/16/2013	Senior Appraiser	9	
Gilbert Escobedo Jr.	9/23/2013	Senior Appraiser	9	
Jorge Martinez	11/4/2013	System Administrator	9	
Destiny Arguello	5/7/2012	GIS Technician	10	10-14 YEARS
Lori Garcia	1/9/2012	Appraiser RPA	10	16
Andrea Lopez	10/12/2012	Senior Appraiser	10	
Kellie Maddux	9/1/2012	Operation Specialist	10	
Mary Mares	11/16/2012	Deed Technician	10	
Janie Almanza	3/1/2011	GIS Technician	11	
Johnny Rodriguez	12/1/2011	Operations Technician	11	
Nancy Shaw	3/1/2011	Senior Project Specialist	11	
Eleanor Shunkwieler	12/1/2011	Project Specialist	11	
Lucia Lopez	4/12/2010	Appraiser II	12	
Gabriela Reyes	3/1/2010	Senior Support Specialist	12	
JohnPaul Rodriquez	9/27/2010	Senior Appraiser	12	
Alicia Cortez	3/3/2008	Senior Support Specialist	14	
Gregory Gerber	1/16/2008	Senior Appraiser	14	
Richard Rodriguez	2/18/2008	Appraisal Supervisor	14	
Terrill Santini	2/18/2008	Appraisal Supervisor	14	
Melanie Addicks	7/2/2007	Litigation Specialist	15	15-19 YEARS
Annette Cantu-DeRoux	10/22/2007	Appraiser RPA	15	20
Nadia Cazares	4/16/2007	Data Analyst II	15	
Jose Espinoza	7/30/2007	Appraiser I	15	
Debra Garansuay	4/16/2007	Senior Appraiser	15	
Gloria Gonzales Garcia	2/16/2007	Senior Project Specialist	15	
Elizabeth Tambunga	1/29/2007	Sr. Litigation Specialist	15	
Thongchai Thepuatrakul	10/10/2007	IS Director	15	
Monica Charo	2/1/2006	Arbitration Coordinator	16	
Virginia De La O	11/6/2006	Senior Project Specialist	16	
Kevin Katsuda	12/11/2006	Litigation Coordinator	16	
Michelle Pate	5/9/2005	Senior Project Specialist	17	
Erich Strey Jr.	10/17/2005	Operations Supervisor	17	
Sarah Yanez	5/20/2005	Director CIA	17	
Beatrice de la Cruz	11/29/2004	Application Operation	18	
Mario Mancha	10/18/2004	Director - COM	18	
Melanie Soto	4/12/2004	Senior Project Specialist	18	
Frances Velasquez	4/12/2004	CBX Operator	18	
Tommy Allison	10/20/2003	Director - RES	19	

# Bexar Appraisal District

## Staff Tenure - Years of Service

<u>NAME</u>	<u>START DATE</u>	<u>JOB TITLE</u>	<u>YEARS OF SERVICE</u>	
Michael Amezcuita	6/16/2003	Chief Appraiser	19	
Maria Encina	4/14/2003	Appraisal Supervisor	19	
Rogelio Sandoval	9/1/2003	Asst. Chief Appraiser	19	
John Stevens	3/3/2003	Senior Commercial Appraiser	19	
Mary Trevino	9/10/2003	Litigation Specialist	19	
Laura Cantu	5/13/2002	HR Director	20	20+ YEARS
Joe Figueroa	8/12/2002	GIS Technician	20	22
Eudelia Perez-Renteria	3/4/2002	Senior Project Specialist	20	
Marquesa Esparza	3/28/2001	Total Exemption Coordinator	21	
Jennifer Rodriguez	5/1/2001	Executive Assistant	21	
Gloria Arevalo	2/2/2000	Senior Appraiser	22	
Jesse Garza Jr	6/16/2000	Facility Coordinator	22	
Veronica Gomez	8/28/2000	Senior Support Specialist	22	
Joel Hernandez	8/16/2000	Commercial Appraisal Supervisor	22	
Isbet Ramos-Barrera	6/19/2000	Senior Project Specialist	22	
Kimberly Shaner	4/3/2000	Appraiser IV	22	
Yesica Antu-Sanchez	5/12/1997	Records Management Officer	25	
Veronica Camacho	5/16/1995	ARB Coordinator	27	
Maria Gonzalez	1/3/1995	Appraiser IV	27	
Marisela Salazar	7/17/1995	Lead Deed Technician	27	
Jeffery Rodriguez	3/18/1993	Litigation Coordinator	29	
Maribel Sena-Rodriguez	3/22/1993	Senior Appraiser	29	
Eleazar Villanueva	3/16/1992	Supervisor	30	
Tracy Tiller	4/1/1991	Senior Appraiser	31	
Esmeralda Mares	4/1/1990	Senior Project Specialist	32	
Armelinda Rodriguez	8/1/1988	BPP Director	34	
Valerie Perez	1/1/1985	Q.A. Administrator	37	

0-5	56
6-10	32
11-20	38
Over 20	19

**STAFF SUMMARY SHEET**

**ISSUE:** Investment Policy

The board of directors may discuss and/or vote to approve a resolution adopting an investment policy as required by Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code.

## ***STAFF SUMMARY SHEET***

***ISSUE:*** Annual Approval of Investment Policy

***CURRENT STATUS:***

The current Investment Policy was approved in 2021.

***STAFF RECOMMENDATION:***

There being no necessary or required changes at this time, staff recommends approval of the current Investment Policy as is. Annual approval is required in accordance with Texas Government Code, Chap. 2256.005 (e).

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF BEXAR APPRAISAL DISTRICT  
RESOLUTION NO 2022-0001**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR APPRAISAL DISTRICT ADOPTING AN INVESTMENT POLICY REQUIRED BY CHAPTER 6 OF THE TEXAS PROPERTY TAX CODE AND CHAPTER 2256 OF THE TEXAS GOVERNMENT CODE

WHEREAS, the Board of Directors of the Bexar Appraisal District previously approved the Investment Policy of the Bexar Appraisal District on April 21, 2021;

WHEREAS, there is a requirement pursuant to Section 2256.005(e) of the Texas Government Code that the Board of Directors of the Bexar Appraisal District review the Investment Policy each year and make determination that it has reviewed the Investment Policy and Investment Strategies and that the written instrument attached hereto shall record any changes made to the Investment Policy or Investment Strategies;

WHEREAS, the Board of Directors of the Bexar Appraisal District has reviewed the Investment Policy approved and adopted by this Board on April 21, 2021, and finds that said Investment Policy contains the Investment Strategies of the Bexar Appraisal District, appoints the District's Finance Director as the District's Investment Officer, and that there should be no changes to said policy, strategies, or appointment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Appraisal District that the attached Investment Policy is APPROVED and ADOPTED by the Bexar Appraisal District for all purposes and in accordance with the requirements of Chapter 6 of the Texas Property Tax Code, Chapter 2256 of the Texas Government Code, and all other applicable laws. Said Investment Policy is incorporated into this resolution herein the same if copied verbatim.

NOW, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Appraisal District that the attached Investment Policy contains the Investment Strategies of the Bexar Appraisal District.

NOW, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Appraisal District that the attached Investment Policy remains unchanged from the policy approved and adopted by this Board on April 21, 2021.

DULY PASSED, ADOPTED, and APPROVED on 06/01/2022

BEXAR APPRAISAL DISTRICT

BY: Cheri Byrom  
Chairman, Board of Directors

ATTEST: [Signature]  
Secretary, Board of Directors



**BEXAR APPRAISAL DISTRICT**

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# **Investment Policy**

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Last Amended: 4/3/17

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# BEXAR APPRAISAL DISTRICT INVESTMENT POLICY

## I. POLICY

It is the policy of the Bexar Appraisal District (District) that after allowing for the anticipated cash flow requirements of the District and giving due consideration to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines, seeking to optimize interest earnings to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a source of revenue to District funds. The District's investment portfolio shall be designed and managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Investments shall be made with the primary objectives of:

- \* **Safety** and preservation of principal
- \* Maintenance of sufficient **liquidity** to meet operating needs
- \* **Public trust** from prudent investment activities
- \* Optimization of **interest earnings** on the portfolio

## II. PURPOSE

The purpose of this investment policy is to comply with Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code ("Public Funds Investment Act"), which requires each entity to adopt a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the District's funds.

## III. SCOPE

This Investment Policy shall govern the investment of all financial assets of the District. These funds are accounted for in the District's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Any new fund created by the District, unless specifically exempted from this Policy by the Board of Trustees (Board) or by law.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefit of the District by outside agencies under deferred compensation programs.

#### IV. INVESTMENT OBJECTIVES

The District shall manage and invest its cash with four primary objectives, listed in order of priority: **safety, liquidity, public trust, and yield, expressed as optimization of interest earnings.** The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The District shall maintain a comprehensive cash management program, which includes collection of account receivables, vendor payments in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to ensure maximum cash availability and maximum earnings on short-term investment of idle cash.

##### Safety

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

- Credit Risk – The District will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:
  - Limiting investments to the safest types of investments
  - Utilizing the financial institution selected by the most current depository contract to ensure collateralization of funds
  - Utilizing local government investment pools that comply with all Texas statutes and other regulations for the allowable investment of public funds
  
- Interest Rate Risk – the District will manage the risk that the interest earnings and the market value of investments in the portfolio will not fall excessively due to changes in general interest rates by limiting the maximum maturity of the investment portfolio to 365 days. The District will, in addition, :
  - Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
  - Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.
  - Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

### **Liquidity**

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in shares of money market mutual funds or local government investment pools that offer same-day liquidity.

### **Public Trust**

All participants in the District's investment process shall seek to act responsibly as custodians of the public trust. The investment officer shall avoid any transaction that might impair public confidence in the District's ability to govern effectively.

### **Yield**

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

## **V. RESPONSIBILITY AND CONTROL**

### **Delegation of Authority**

In accordance with the Texas Property Tax Code and the Public Funds Investment Act, the Board of Directors designates the Finance Director as the District's Investment Officer. An Investment Officer is authorized to execute investment transactions on behalf of the District. No person may engage in an investment transaction or the management of District funds except as provided under the terms of this Investment Policy as approved by the Board of Directors. The investment authority granted to the investing officer is effective until rescinded by the Board of Directors.

### **Quality and Capability of Investment Management**

The District shall provide periodic training in investments for the designated investment officer and other investment personnel through courses and seminars offered by professional organizations, associations, and other independent sources in order to ensure the quality and capability of investment management in compliance with the Public Funds Investment Act.

### **Training Requirement**

In accordance with the Texas Property Tax Code and the Public Funds Investment Act (Government Code, Chapter 2256.008), designated Investment Officers shall attend an investment training session not less than once in a two year period that begins on the first day of January and consists of the two consecutive fiscal years after that date and shall receive not less than 10 hours of instruction relating to investment responsibilities. A newly appointed

Investment Officer must attend a training session of at least 10 hours of instruction within twelve months of the date the officer took office or assumed the officer's duties. The investment training session shall be provided by an independent source approved by the Board of Directors. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor other than a business organization with whom the District may engage in an investment transaction.

The following is a list of training sources approved by the Board of Directors:

Texas Association of Assessing Officers (TAAO)  
Texas Association of Appraisal Districts (TAAD)  
Texas Association of School Business Officials (TASBO)  
University of North Texas Center for Public Management (UNTCPM)  
Texas Municipal League (TML)  
TexPool

### **Internal Controls**

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. 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 valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points.

- Control of collusion.
- Separation of transactions authority from accounting and record keeping.
- Custodial safekeeping.
- Avoidance of physical delivery securities.
- Clear delegation of authority to subordinate staff members.
- Written confirmation for telephone (voice) transactions for investments and wire transfers.
- Development of a wire transfer agreement with the depository bank or third party custodian.
- Rating changes in investments.

### **Prudence**

The standard of prudence to be applied by the Investment Officer shall be the "prudent investor" rule. This rule states that "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining

whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the District's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment.
- Whether the investment decision was consistent with the written approved investment policy of the District.

### **Indemnification**

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

### **Ethics and Conflicts of Interest**

Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions. Employees and Investment Officers shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the District.

An Investment Officer of the District who has a personal business relationship with an organization seeking to sell an investment to the District shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the District shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the Board of Directors.

## **VI. SUITABLE AND AUTHORIZED INVESTMENTS**

### **Portfolio Management**

The District currently has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, investments may be liquidated prior to maturity for the following reasons:

- An investment with declining credit may be liquidated early to minimize loss of principal.
- Cash flow needs of the District require that the investment be liquidated.

## **Investments**

District funds governed by this policy may be invested in the instruments described below, all of which are authorized by Chapter 2256 of the Texas Government Code (Public Funds Investment Act). Investment of District funds in any instrument or security not authorized for investment under the Act is prohibited. The District will not be required to liquidate an investment that becomes unauthorized subsequent to its purchase.

### **I. Authorized**

1. Obligations of the United States of America, its agencies and instrumentalities.
2. Certificates of Deposit issued by a depository institution that has its main office or a branch office in Texas. The certificate of deposit must be guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor and secured by obligations in a manner and amount provided by law.
3. Money Market Mutual funds that are 1) registered and regulated by the Securities and Exchange Commission, 2) have a dollar weighted average stated maturity of 90 days or less, 4) rated AA+ by at least one nationally recognized rating service, and 4) seek to maintain a net asset value of \$1.00 per share.
4. Local government investment pools, which 1) meet the requirements of Chapter 2256.016 of the Public Funds Investment Act, 2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, 3) seek to maintain a \$1.00 net asset value, and 4) are authorized by resolution or ordinance by the Board of directors.

All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

### **II. Not Authorized**

Investments including interest-only or principal-only strips of obligations with underlying mortgage-backed security collateral, collateralized mortgage obligations with an inverse floating interest rate or a maturity date of over 10 years are strictly prohibited.

## **VII. INVESTMENT PARAMETERS**

### **Maximum Maturities**

The longer the maturity of investments, the greater their price volatility. Therefore, it is the District's policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risk caused by changes in interest rates.

The District attempts to match its investments with anticipated cash flow requirements. The District will not directly invest in securities maturing more than one (1) year from the date of purchase; however, the above described obligations, certificates, or agreements may be collateralized using longer dated investments.

**Diversification**

The District recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is usually controlled through portfolio diversification. Since the District has limited funds available for investment purposes, diversity is also limited. Limited diversification shall be achieved by using the following general guidelines:

- Limiting investments to avoid overconcentration in investments from a specific issuer or business sector (excluding U.S. Treasury securities and certificates of deposit that are fully insured and collateralized in accordance with state and federal law),
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIPs) or money market funds to ensure that appropriate liquidity is maintained in order to meet ongoing obligations, and
- Investing in investments with varying maturities.

The following maximum limits, by instrument, are established for the District’s total portfolio:

1. <u>U.S. Treasury Securities</u> .....	100%
2. <u>Certificates of Deposit</u> .....	100%
3. <u>Money Market Mutual Funds</u> .....	100%
4. <u>Authorized Pools</u> .....	50%

**VIII. SELECTION OF BANKS AND DEALERS**

**Depository (Section 6.09, Property Tax Code)**

At least every 4 years a Depository shall be selected through the District’s banking services procurement process, which shall include a formal request for proposal (RFP). The selection of a depository will be determined by competitive proposal and evaluation of proposals will be based on the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law.
- The ability to provide requested information or financial statements for the periods specified.
- The ability to meet all requirements in the banking RFP.
- Complete response to all required items on the proposal form
- Lowest net banking service cost, consistent with the ability to provide an appropriate level of service.
- The credit worthiness and financial stability of the bank.

## **IX. CUSTODIAL CREDIT RISK MANAGEMENT**

### **Safekeeping and Custodian Agreements**

The District shall contract with a bank or banks for the safekeeping of securities either owned by the District as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the District shall be held in the District's name as evidenced by safekeeping receipts of the institution holding the securities.

Collateral for deposits will be held by a third party custodian designated by the District and pledged to the District as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be obtained. Collateral may be held by the depository bank's trust department, a Federal Reserve Bank or branch of a Federal Reserve Bank, a Federal Home Loan Bank, or a third party bank approved by the District.

### **Collateral Policy**

Consistent with the requirements of chapter 2257 of the Texas Government Code "Public Funds Collateral Act", it is the policy of the District to require full collateralization of all District funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. At its discretion, the District may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by an independent third party with whom the District has a current custodial agreement. The Finance Director is responsible for entering into collateralization agreements with third party custodians in compliance with this Policy. The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the District and retained. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

### **Collateral Defined**

The District shall accept only the following types of collateral:

- Obligations of the United States or its agencies and instrumentalities
- Direct obligations of the state of Texas or its agencies and instrumentalities
- Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States

- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent with a remaining maturity of ten (10) years or less
- A surety bond issued by an insurance company rated as to investment quality by a nationally recognized rating firm not less than A
- A letter of credit issued to the District by the Federal Home Loan Bank

### **Subject to Audit**

All collateral shall be subject to inspection and audit by the Finance Director or the District's independent auditors.

## **X. PERFORMANCE**

### **Performance Standards**

The District's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the District.

### **Performance Benchmark**

It is the policy of the District to purchase investments with maturity dates coinciding with cash flow needs. Through this strategy, the District shall seek to optimize interest earnings utilizing allowable investments available on the market at that time. Market value will be calculated on a quarterly basis on all securities owned and compared to current book value.

## **XI. REPORTING**

### **Methods**

The Investment Officer shall prepare an investment report on, at least, a quarterly basis that summarizes investment strategies employed in the most recent quarter and describes the portfolio in terms of investment securities, maturities, and shall explain the total investment return for the quarter.

The quarterly investment report shall include a summary statement of investment activity prepared in compliance with generally accepted accounting principals. This summary will be prepared in a manner that will allow the District to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be provided to the Board of Directors. The report will include the following:

- A listing of individual securities held at the end of the reporting period.

- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Listing of investments by maturity date.
- Fully accrued interest for the reporting period
- The percentage of the total portfolio that each type of investment represents.
- Statement of compliance of the District's investment portfolio with state law and the investment strategy and policy approved by the Board of Directors.

An independent auditor will perform a formal annual review of the quarterly reports with the results reported to the governing body.

### **Monitoring Market Value**

Market value of all securities in the portfolio will be determined on a quarterly basis. These values will be obtained from a reputable and independent source and disclosed to the governing body at least quarterly in a written report.

## **XII. INVESTMENT POLICY ADOPTION**

The District's investment policy shall be adopted by resolution of the Board of Directors. It is the District's intent to comply with state laws and regulations. The District's investment policy shall be subject to revisions consistent with changing laws, regulations, and needs of the District. The Board of Directors shall make a motion stating that it will review the policy and investment strategies **annually**, approving any changes or modifications.

**STAFF SUMMARY SHEET**

**ISSUE:** Insurance Consultant Contract

The board of directors may discuss the district's insurance consultant contract proposal and/or vote to authorize the chief appraiser to enter a contract with said consultant.



**Bexar Appraisal District**

**Board of Directors  
Summary Report of Upcoming  
Bids, Contracts and Agreements**

**DATE:** 6/1/2022

**TYPE:**

- IFB - Invitation for Bid*
- RFP - Request for Proposal*
- Contract/Agreement*

**SERVICE/PRODUCT:**

*Insurance Consultant*

**DESCRIPTION:**

*Contract awarded annually to assist District in*  
*preparing and evaluating bids for Group Medical,*  
*Vision and Dental insurance for staff.*

**PERIOD COVERED:**

*June 1, 2022 - December 31, 2022*

**CURRENT VENDOR:**

*RiskManagers.US - Bill Rusteberg*

**BUDGETED AMOUNT:**

*\$11,000*

**ORIGINATING DEPT.:**

*Executive Services*

**DATE OF BOARD APPROVAL:**

\_\_\_\_\_

**REVIEWED/APPROVED BY:**

**Department Manager**

*[Signature]*

**Finance Director**

*[Signature]*

**Chief Appraiser**

*[Signature]*

## CONSULTING AGREEMENT

Between  
William Rusteberg  
And  
Bexar Appraisal District

This Consulting Agreement ("Agreement") is made and entered into as of June 1, 2022, by and between William Rusteberg ("Consultant") and Bexar Appraisal District ("Client").

### 1. TERM

This Agreement shall commence on June 1, 2022 and shall remain in effect until completion and implementation of contract for Group Medical Insurance, Group Life and AD&D Insurance and Group Long Term Disability Insurance is awarded and in effect, unless sooner terminated as provided herein. "Client" may terminate this agreement at any time by written notice to "Consultant."

### 2. CONSULTING SERVICES

The intent of this Agreement is to outline the duties and responsibilities of William Rusteberg and to emphasize the importance of his commitment to make quality and timeliness of service his priority. To this end and subject to the terms and conditions of this Agreement, "Client" hereby engages William Rusteberg to act as an insurance "Consultant" on behalf of the "Client" during the term of this Agreement. Insurance consulting services will be limited to Group Medical Insurance, Group Life and AD&D Insurance and Group Long Term Disability Insurance. In acting in such capacity, William Rusteberg agrees to use his best efforts to provide, at the minimum, the following services to the "Client."

#### A. INSURANCE MARKETING

Prior to a policy's expiration/new inception date, "Consultant" will meet with the "Client" to develop in writing the strategy, schedule and required information for the upcoming renewal/quotation process or competitive bidding process.

"Consultant" will use his best efforts to affect the timely receipt of quotations and proposals or bids. "Consultant" will prepare in writing a comparative analysis of all quotations submitted by insurers. This written analysis will be presented, together with copies of such quotations and proposals, to the "Client" on or before date as determined by Bexar Appraisal District.

Subsequent to the "Client's" direction to place coverage and prior to the policy renewal/placement date, "Consultant" will provide the "Client" the appropriate insurance documentation. Upon receipt of the insurance policy from the insurer, "Consultant" will analyze it to determine the compliance with the coverage proposed to and accepted by the "Client." "Consultant" will then forward a complete copy of the policy to the "Client."

#### B. POLICY SYNOPSIS

"Consultant will prepare a written individual policy synopsis for each insurance contract he receives on behalf of the "Client," together with a comparison of all such policies and a recommendation for the coverage and carrier selected. "Consultant" agrees to present proposal analysis and recommendations at a regular or special called meeting of the Board of Directors of the Bexar Appraisal District.

### 3. COMPENSATION

#### A. AMOUNT OF COMPENSATION

William Rusteberg shall be entitled to receive compensation for consulting services rendered hereunder in the amount of \$11,000 (Eleven Thousand and no cents) Mr. Rusteberg shall be paid \$5,500 at the time that the contract is entered as evidenced by its endorsement. The final payment of \$5,500 shall be made upon completion of the consulting services required by this Agreement, but no later than January 1, 2023. If the services are not completed by this deadline, the "Client" is under no obligation to make the final payment.

#### B. PROHIBITION FROM RECEIVING COMMISSIONS

"Consultant" will be compensated by "Client" for services satisfactorily performed in accordance with the requirements of this Agreement. As such, during the term of this Agreement, "Consultant" and its officers, agents and employees shall not accept or receive any commissions or payments from insurance companies, agents, or affiliates as a result of or in relation to any insurance contract awarded by the "Client" for insurance coverage as contemplated herein.

#### 4. AUTHORITY

"Consultant" is not authorized or empowered to procure, cancel, or change the terms and conditions of insurance, or to perform other services hereunder on behalf of the "Client", except as otherwise expressly provided herein, with the prior written instructions executed by the Chief Appraiser of the "Client."

#### 5. DUTY OF LOYALTY

"Consultant" understands and agrees that he owes a duty of loyalty to the "Client" for which he performs services hereunder. "Consultant" will disclose, in writing, any direct or indirect conflicts of interest he may have to the "Client" at the time such conflicts arise.

#### 6. CONFIDENTIALITY OF "CLIENT" RECORDS

"Consultant" acknowledges that all information disclosed by the "Client," or which comes to "Consultant's" attention while performing services hereunder, constitute an asset of and is proprietary to the "Client". "Consultant" further acknowledges that he has a duty to keep all of the "Client's" records strictly confidential. "Consultant" will not disclose said information or permit his employees, officers, or agents to disclose said information to any person outside of the "Consultant's" company. This provision, however, shall in no way limit the "Consultant's" ability to satisfy any governmentally required disclosure of his relationship with the "Client." The obligations of this Section shall survive the termination of this Agreement.

#### 7. EMPLOYMENT STATUS

"Consultant" will act hereunder as an independent contractor and not as an employee, agent, co-venturer, or representative of the "Client". "Consultant" recognizes that as an independent contractor, "Consultant" and his employees, officers and agent are not eligible to participate in any of the "Client's" employee benefit programs, and that the only consideration payable by the "Client" to the "Consultant" for services rendered hereunder shall be set forth in Section 4.

#### 8. EVIDENCE OF PROFESSIONAL LIABILITY INSURANCE

"Consultant" will provide the "Client" with evidence of Errors and Omission liability insurance coverage with minimum limits of \$1,000,000 per cause. Such evidence will be provided prior to the effective date of this Agreement.

## 9. EVIDENCE OF MEETING AND MAINTAINING LICENSING REQUIREMENTS TO ACT AS A FEE BASED "CONSULTANT"

"Consultant" will provide the "Client" with evidence of valid Risk Manager License and Life & Health Insurance Counselors License issued by the Texas Department of Insurance. A copy of both licenses will be provided upon the effective date of this Agreement.

## 10. INDEMNITY

"Consultant" agrees to defend, indemnify, save and hold the "Client", its directors, employees, agents and other "Consultant's" harmless from and against all costs, expenses (including reasonable attorneys' fees and court costs, fines and penalties), suits, actions, losses, liabilities, claims, damages and other charges incurred by the "Client" or the other indemnified parties arising out of the act or omission of "Consultant", its agents, employees, officers or directors.

The scope of the foregoing indemnity includes all costs and expenses properly incurred in connection with any proceedings to defend any indemnified claim, or to enforce the indemnity, or both. The indemnification provided herein shall survive the termination of this agreement.

## 11. ENTIRE AGREEMENT

This Agreement represents the entire agreement of the parties hereto and supersedes any previous discussion, negotiations, understanding, arrangements, or agreements. If any provision of the Agreement is deemed unenforceable, the balance shall be enforced to the fullest extent permitted under applicable law.

## 12. AMENDMENT OR MODIFICATION

This Agreement may be amended or modified only by written amendment signed by both parties hereto.

## 13. ASSIGNMENT

"Consultant" will not assign any of his rights or delegate any of his obligations under this Agreement without the prior written consent of the "Client." Any unauthorized assignment or delegation shall be considered null and void.

**14. NOTICE TO PARTIES**

Any notices to parties required by this Agreement shall be addressed as follows:

**BEXAR APPRAISAL DISTRICT  
"CLIENT"**

**By:** \_\_\_\_\_

\_\_\_\_\_ **Date**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Mailing Address**

\_\_\_\_\_  
**City, State, Zip**

**WILLIAM R. RUSTEBERG  
"CONSULTANT"**

**By:** \_\_\_\_\_

\_\_\_\_\_ **Date**

**William R. Rusteberg  
3003 Matthew Adams  
Road  
Yoakum, TX 77995**

**STAFF SUMMARY SHEET**

**ISSUE:**        Cybersecurity Contract

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for cybersecurity.



**Bexar Appraisal District**

**Board of Directors  
Summary Report for Approval  
of Bids, Contracts and Agreements**

DATE: 6/1/2022

TYPE:  IFB - Invitation for Bid  
 RFP - Request for Proposal  
 Contract/Agreement/Expenditure

SERVICE/PRODUCT: Cyber Security- End Point Protection

VENDOR NAME: SHI / CrowdStrike

CONTRACT AMOUNT: \$66,000

LOWEST BID/PROPOSAL:  Yes  
 N/A  
 No. If not, why DIR-TSO- 4317 Best Value

PERIOD COVERED: 12 month term per BOD approval

REFERENCES:  Yes

NUMBER OF BIDS: 3

CURRENT VENDOR: New Service

ORIGINATING DEPT.: Information Systems

REVIEWED/APPROVED BY:

Manager

Finance Director

Chief Appraiser

[Signature]  
[Signature]  
[Signature]

EDR Provider Comparison

Vendor	Years in service	Gartner	Management Portal	Device Awareness	Endpoint Management	Event Log Capture Retention	Signature Threat Data	OS Integration	Protection Confidence Level	Reviews Recommendations	QTY	Cost Monthly	Term	Cost Per Term	Cost Per Endpoint
CrowdStrike SHI	founded In 2011	2021 Leader in Gartner Magic Quadrant	Fully Transparent	Fully Aware	Excellent Identification and control	Integrate with Splunk	30 billion endpoint events daily	Windows/Linux/Mac	very high	Widespread use in government and fortune 500 companies	450	\$4,250.98	12 months	\$51,011.76	\$113.36
SpearTip	founded In 2010	not listed	Limited	Only if agent installed	limited view into endpoints	unlimited log retention	Small Business services	Windows/Linux/Mac	high	good reviews but no references or recommendations	400	\$4,668.00	12 months	\$56,016.00	\$140.04
ArmorPoint	founded In 2007	not listed	Fully Transparent	Fully Aware	good view into endpoints	unlimited log retention	Small to mid-size business	Windows/Linux/Mac	high	only small colleges served as references	450	\$3,750.00	36 months	\$135,000.00	\$300.00

**STAFF SUMMARY SHEET**

**ISSUE:** Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Section 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by the section, this meeting may be convened in closed executive session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076 Deliberations regarding security devices.

**STAFF SUMMARY SHEET**

**ISSUE:** Executive Session

The board may consider and act upon any item discussed in closed executive session.

**STAFF SUMMARY SHEET**

**ISSUE:** Adjourn

The board may adjourn the meeting.