

Titus County Appraisal District

**FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT**

As of December 31, 2020

Titus County Appraisal District
TABLE OF CONTENTS
Year ended December 31, 2020

<u>Exhibit</u>		<u>Page</u>
	Independent Auditor's Report	1-2
	Management's Discussion and Analysis	3-8
	<u>BASIC FINANCIAL STATEMENTS</u>	
	Government Wide Statements:	
A-1	Statement of Net Position	9
B-1	Statement of Activities	10
	Governmental Fund Financial Statements:	
C-1	Balance Sheet	11
C-2	Reconciliation for C-1	12
C-3	Statement of Revenues, Expenditures, and Changes in Fund Balance (Budget/Actual)	13
C-4	Reconciliation for C-3	14
	Notes to the Financial Statements	15-22
	<u>REQUIRED SUPPLEMENTAL INFORMATION</u>	
	Schedule of Changes in Net Pension Liability and Related Ratios	23
	Schedule of Contributions-TCDRS	24
	<u>INTERNAL CONTROL SECTION</u>	
	Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	25
	Schedule of Findings and Questioned Costs	26
	Schedule of Status of Prior Findings	27
	Corrective Action Plan	27



UNQUALIFIED OPINION ON BASIC FINANCIAL STATEMENTS

Independent Auditor's Report

Board of Directors
Titus County Appraisal District
Mount Pleasant, Texas

We have audited the accompanying financial statements of the governmental activities and the major fund of Titus County Appraisal District as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of December 31, 2020, and the respective changes in financial position, thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison and net pension liability information on pages 3 through 8, 13, 23 and 24 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated January 27, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Arnold, Walker, Arnold & Co., P.C.

January 27, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Titus County Appraisal District, we offer readers of the District's financial statements this narrative overview and analysis of the financial activities and performance for the year ended December 31, 2020. The information presented here should be read in conjunction with the independent auditor's report and the District's financial statements.

FINANCIAL HIGHLIGHTS

The District's total net position was \$892 thousand at December 31, 2020. During the year, the District's revenues exceeded expenses.

The total cost of all the District's activities was \$798 thousand.

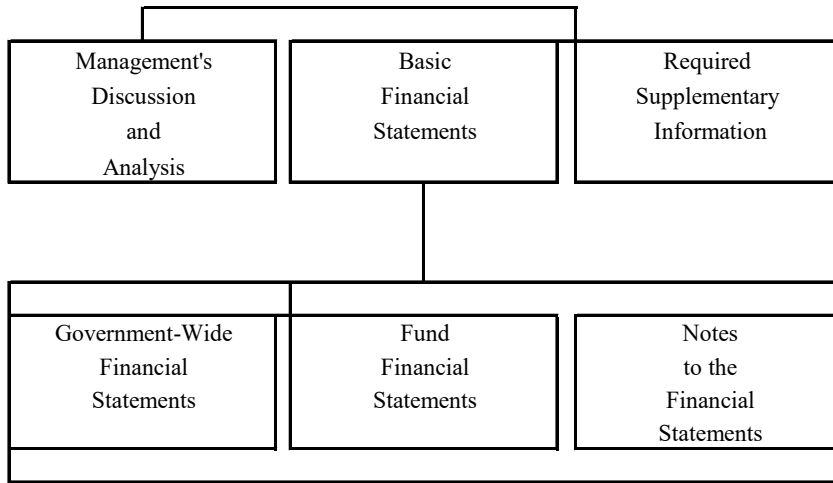
The fund balance was \$159 thousand at December 31, 2020.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts--*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the District:

- The first two statements are *government-wide financial statements* that provide information about the District's activities as a whole and present a longer-term view of the District's property and debt obligations. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the District's operations in *more detail* than the government-wide statements.
- The *governmental funds* statements tell how *general government* services were financed in the *short term* as well as what remains for future spending.

Figure A-1. Required Components of the District's Annual Financial Report



Summary ⇌ Detail

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

Figure A-2 summarizes the major features of the District's financial statements, including the portion of the District government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure A-2. Major Features of the District's Government-wide Fund Financial Statements		
<i>Type of Statements</i>	Government-wide	Governmental Funds
<i>Scope</i>	Entire District's government (except fiduciary funds) and the District's component units	The activities of the District that are not proprietary or fiduciary
<i>Required financial statements</i>	Statement of net position	Balance sheet
	Statement of activities	Statement of revenues, Expenditures & changes in fund balances
<i>Accounting basis and measurement focus</i>	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus
<i>Type of asset/liability information</i>	All assets and liabilities, both financial and capital, short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter, no capital assets included
<i>Type of inflow/outflow information</i>	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon after

Government-wide Statements

The government-wide statements report information about the District as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes *all* of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the District's *net position* and how it has changed. Net position-the difference between the District's assets and liabilities-is one way to measure the District's financial health or *position*.

- Over time, increases or decreases in the District's net position is an indicator of whether its financial health is improving or deteriorating, respectively.

The government-wide financial statements of the District include the *Governmental activities*. Assessing and collecting fees for services finance most of these activities.

Fund Financial Statements

The fund financial statements provide more detailed information about the District's most significant *funds*-not the District as a whole. Funds are accounting devices that the District uses to keep track of specific sources of funding and spending for particular purposes.

- Some funds are required by State law and by bond covenants.

The District has one fund:

- *Governmental funds*-Most of the District's basic services are included in governmental funds, which focus on (1) how *cash and other financial assets* that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed *short-term* view that helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided that explains the relationship (or differences) between them.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Net position. The District's combined net position was approximately \$892 thousand at December 31, 2020.

Table A-1
The District's Net Position
(in thousands of dollars)

	Governmental Activities	
	2020	2019
Current and other assets	394	398
Capital and non-current assets	685	640
TOTAL ASSETS	1,079	1,038
DEFERRED OUTFLOWS OF RESOURCES	57	61
Long-term liabilities	-	-
Other liabilities	234	208
TOTAL LIABILITIES	234	208
DEFERRED INFLOWS OF RESOURCES	10	22
Invested in capital assets	514	524
Unrestricted	378	345
TOTAL NET POSITION	892	869

Net position invested in capital assets reflects the book value of the District's capital assets in excess of the debt which financed those assets.

Total net position increased \$23 thousand.

Changes in net position.

The District's total revenues were \$968 thousand. \$964 thousand of this was from appraisal and collection fees.

The total cost of all programs was \$798 thousand. Approximately 55% of this was for salaries and benefits.

Table A-2
The District's Changes in Net Position
(in thousands of dollars)

	Governmental Activities	
	2020	2019
Revenues		
<u>Program Revenues</u>		
Charges for Services	964	896
Operating Grants and Contributions	-	-
<u>General Revenues</u>		
Investment earnings	1	6
Other	3	2
Total Revenues	968	904
Expenses		
Tax appraisal and collection	798	800
Total Expenses	798	800
Increase (decrease) in Net Position	170	104
Beginning Net Position	869	765
Refund to entities prior year budget surplus	(147)	-
Ending Net Position	892	869

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

The District reported fund balance in its governmental funds of approximately \$159 thousand at December 31, 2020.

General Fund Budgetary Highlights

The budget was not amended in total. Expenditures were less than budgeted.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

Table A-4
District's Capital Assets
(in thousands of dollars)

	Governmental Activities	
	2020	2019
Land	<u>154</u>	<u>154</u>
Building	488	488
Office and computer equipment	<u>147</u>	<u>183</u>
Totals at historical cost	<u>789</u>	<u>825</u>
Total accumulated depreciation	<u>(275)</u>	<u>(301)</u>
Net capital assets	<u>514</u>	<u>524</u>

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The District's Board and management considered many factors when setting the 2021 budget. Growth and economic conditions were considered. Both continue to be good with some continued growth in population and some continued business expansion. No significant increases were budgeted. It is anticipated that the equity position will continue to remain about the same.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be directed to the Chief Appraiser's office.

BASIC FINANCIAL STATEMENTS

Titus County Appraisal District
STATEMENT OF NET POSITION
As of December 31, 2020

	Governmental Activities
ASSETS	
Current assets	
Cash	393,789
Total current assets	<u>393,789</u>
Capital assets	
Land	154,000
Building, net of accumulated depreciation	332,106
Office equipment and technology, net of accumulated depreciation	27,785
Total capital assets	<u>513,891</u>
Net pension asset	<u>171,792</u>
Total Assets	<u>1,079,472</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred resources outflows TCDRS	<u>57,263</u>
 LIABILITIES	
Current liabilities	
Accounts payable and accrued expenses	5,730
Advance payments by entities	228,695
Total current liabilities	<u>234,425</u>
Total Liabilities	<u>234,425</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred resources inflows TCDRS	<u>10,557</u>
 NET POSITION	
Invested in capital assets	513,891
Unrestricted	<u>377,862</u>
Total Net Position	<u><u>891,753</u></u>

The accompanying notes are an integral part of this statement.

Titus County Appraisal District
 STATEMENT OF ACTIVITIES
 For the year ended December 31, 2020

	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>
			<u>Governmental Activities</u>
Primary Government:			
GOVERNMENTAL ACTIVITIES			
Tax appraisal and collection	797,937	963,814	-
Total governmental activities	<u>797,937</u>	<u>963,814</u>	<u>165,877</u>
General Revenues			
Interest income			1,354
Miscellaneous			<u>2,699</u>
Total General Revenues			<u>4,053</u>
Other Sources (Uses)			<u>-</u>
Changes in Net Position			169,930
Net Position -- Beginning			869,348
Refund to entities prior years budget surplus			<u>(147,525)</u>
Net Position -- Ending			<u><u>891,753</u></u>

The accompanying notes are an integral part of this statement.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

Titus County Appraisal District
 BALANCE SHEET
 GENERAL FUND
 As of December 31, 2020

	<u>General Fund</u>
ASSETS	
Cash	393,789
Total assets	<u>393,789</u>
LIABILITIES	
Payroll taxes and benefits payable	5,730
Advance payments by entities	<u>228,695</u>
Total liabilities	<u>234,425</u>
FUND BALANCE	
Committed-building, etc.	46,582
Fund balance-unassigned	<u>112,782</u>
Total fund balance	<u>159,364</u>
Total liabilities and fund balance	<u><u>393,789</u></u>

The accompanying notes are an integral part of this statement.

Titus County Appraisal District
 RECONCILIATION OF THE GOVERNMENTAL FUNDS
 BALANCE SHEET TO THE STATEMENT OF NET POSITION
 As of December 31, 2020

Total Fund Balances - Governmental Funds	159,364
Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. At the beginning of the year, the cost of these assets was \$825,292 and the accumulated depreciation was \$301,138. The net effect of including the beginning balances for capital assets (net of depreciation) in the governmental activities is to increase net position.	524,154
Current year capital outlays are expenditures in the fund financial statements, but they should be shown as increases in capital assets in the government-wide statements. The net effect of including the 2020 capital outlays is to increase net position.	29,000
The 2020 depreciation expense increases accumulated depreciation. The net effect of the current year's depreciation is to decrease net position.	(39,263)
Recognition of the District's net pension asset is not reported in the funds.	171,792
Deferred resource outflows related to the pension plan are not reported in the funds.	57,263
Deferred resource inflows related to the pension plan are not reported in the funds.	(10,557)
Net Position of Governmental Activities	891,753

The accompanying notes are an integral part of this statement.

Titus County Appraisal District
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE--BUDGET AND ACTUAL
 GENERAL FUND
 For the year ended December 31, 2020

	Budget*	Actual	Variance Favorable (Unfavorable)
REVENUE			
Appraisal and collection fees	963,815	963,814	(1)
Interest income and other	-	4,053	4,053
Total revenue	<u>963,815</u>	<u>967,867</u>	<u>4,052</u>
EXPENDITURES			
Current			
Payroll cost & employee benefits	559,668	468,198	91,470
Purchased & contracted services	285,523	264,552	20,971
Supplies & materials	38,700	40,208	(1,508)
Other operating expenses	45,250	44,223	1,027
Capital Outlay	19,700	33,851	(14,151)
Total expenditures	<u>948,841</u>	<u>851,032</u>	<u>97,809</u>
Excess (deficiency) of revenues over expenditures	<u>14,974</u>	<u>116,835</u>	<u>101,861</u>
Other Sources/(Uses)			
Other	-	-	-
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues and other sources over (under) expenditures and other uses	14,974	116,835	101,861
Fund balance at beginning of year	190,054	190,054	-
Refund to entities	<u>(147,525)</u>	<u>(147,525)</u>	<u>-</u>
Fund balance at end of year	<u><u>57,503</u></u>	<u><u>159,364</u></u>	<u><u>101,861</u></u>

*The original budget was not amended in total.

The accompanying notes are an integral part of this statement.

Titus County Appraisal District
 RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
 for the year ended December 31, 2020

Total Net Change in Fund Balances - Governmental Funds	159,364
Current year capital outlays are expenditures in the fund financial statements but should be shown as increases in capital assets in the government-wide financial statements. The net effect of removing the 2020 capital outlays is to increase net position.	29,000
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease net position.	(39,263)
Pension contributions made after the measurement date but in the current fiscal year were de-expended and reduced net pension liability.	7,463
The District's share of the unrecognized deferred inflows and outflows for the pension plan was amortized.	5,062
Pension expense relating to GASB 68 is recorded in the SOA but not in the funds.	8,304
Change in Net Position of Governmental Activities	<u><u>169,930</u></u>

NOTE: Statement of Activities (“SOA”)

The accompanying notes are an integral part of this statement.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Titus County Appraisal District is a governmental unit under the applicable laws and regulations of the State of Texas. It is governed by a Board of Directors appointed by the entities for which the District appraises and collects taxes. The District prepares its basic financial statements in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Institute of Certified Public Accountants.

Pensions. The fiduciary net position of the Texas County and District Retirement System (TCDRS) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, and information about assets, liabilities and additions to/deductions from TCDRS's fiduciary net position. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

A. REPORTING ENTITY

The District has the authority to make decisions and significantly influence operations. It has the primary accountability for fiscal matters. Therefore, the District is a financial reporting entity as defined by the Governmental Accounting Standards Board ("GASB") in its Statement No. 14, "The Financial Reporting Entity." There are no component units included within the reporting entity.

At December 31, 2020, the District has appraisal agreements with twelve entities and collection agreements with six entities. The collection activity is transacted through a separate escrow collection account which is not included in these financial statements. This account is used as a clearing account only and is audited and reported on separately from this audit.

B. FORMATION

Titus County Appraisal District was formed under a Senate Bill for the purpose of reappraisal of all property in Titus County. The assessed valuation determined by the Appraisal District will be used by all taxing entities in the District. Funding for the District comes from each taxing entity each year based on an approved budget.

C. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The Statement of Net Position and the Statement of Activities are government-wide financial statements. They report information on all of the District's activities. *Governmental activities* include programs supported primarily by taxes, charges for services, grants and other intergovernmental revenues. Business type activities include operations that rely to a significant extent on fees and charges for support. The District has no business type activities. All of the District's support comes from the entities that the District appraises and collects taxes for except for a small amount of interest income and miscellaneous other income. A budget is adopted each year by the Board and is also approved by the entities.

The Statement of Activities demonstrates how other people or entities that participate in the programs the District operates have shared in the payment of those costs. The "charges for services" column includes payments made by the entities for appraising and collecting taxes and miscellaneous charges to customers such as copying documents. The "grants and contributions" column includes amounts paid by organizations outside the District to help meet the operational or capital requirements of a given function. The District had no grants and contributions this year. If a revenue is not a program revenue, it is a general revenue used to support all of the District's functions.

The fund financial statements provide reports on the financial condition and results of operations of the District's one fund category. The District has only one fund, the general fund, and it is a major fund, there are no proprietary funds.

D. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows, appraisal and collection fees are recognized in the year for which they are budgeted.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for unmatured interest and principal on long-term debt, which is recognized when due.

Titus County Appraisal District
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2020

E. FUND ACCOUNTING

The District reports the following major governmental fund:

1. **The General Fund** – The general fund is the District’s operating fund. It accounts for all financial resources of the District.

F. OTHER ACCOUNTING POLICIES

1. Capital assets, which include office equipment, technology, land and building are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Building is depreciated using the straight line method over estimated useful lives of 40 years. Equipment and technology are depreciated similarly over 3-7 years.

2. The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.
3. The governmental fund financials present fund balance categorized based on the nature and extent of the constraints placed on the specific purposes for which a government’s funds may be spent. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance – amounts that are not in spendable form (such as prepaid items) or are required to be maintained intact.

Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance – amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest-level action to remove or change the constraint.

Assigned fund balance – amounts the District intends to use for a specific purpose. Intent can be expressed by the Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned fund balance – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification, as the result of overspending for which amounts had been restricted, committed, or assigned. Positive balances are reported only in the general fund.

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the government fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District’s policy to consider restricted fund balance to have been depleted before using any components of the unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, restricted fund balance is depleted first, followed by unrestricted fund balance – committed and assigned, in order as needed. Unassigned fund balance is applied last.

4. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas County & District Retirement System (TCDRS) and additions to/deductions from TCERS’s Fiduciary Net Position have been determined on the same basis as they are reported by TCERS. For this purpose, plan contributions are recognized in the period the 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.

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Formal budgetary integration is employed as a management control device during the year for the general fund. This budget is adopted on a basis consistent with generally accepted accounting principles. The budget was not amended during the year.

Titus County Appraisal District
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2020

III. DETAILED NOTES ON ALL FUNDS AND ACCOUNT GROUPS

A. CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash and Cash Equivalents

District Policies and Legal and Contractual Provisions Governing Deposits

Custodial Credit Risk for Deposits State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity or its agent. Since the District complies with this law, it has no custodial credit risk for deposits.

Foreign Currency Risk The District has no investments in foreign currency.

As of December 31, 2020, the following are the District's cash and cash equivalents with respective maturities and credit rating:

<u>Type of Deposit</u>	<u>Fair Value</u>	<u>Maturity in Less than 1 year</u>	<u>Maturity in 1-10 Years</u>	<u>Maturity in Over 10 Years</u>	<u>Credit Rating</u>
Cash, Money Markets and FDIC Insured Accounts	393,789	393,789	-	-	N/A
Total Cash and Cash Equivalents	393,789	393,789	-	-	

In addition, the following is disclosed regarding coverage of combined balances on the date of highest deposit:

- a. Depository: Guaranty Bank and Trust
- b. The market value of securities pledged on December 31, 2020 was \$200,000.
- c. The bank balances of cash, savings, and time deposit accounts amounted to approximately \$408,000 at December 31, 2020.
- d. Total amount of FDIC coverage at the time of the highest combined balance was \$250,000.

Investments

District Policies and Legal and Contractual Provisions Governing Investments

Compliance with the Public Funds Investment Act

The **Public Funds Investment Act** (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports, and establishment of appropriate policies. Among other things, it requires a governmental entity 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, (9) and bid solicitation preferences for certificates of deposit.

Statutes authorize the entity to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas and its agencies; (2) guaranteed or secured certificates of deposit issued by state and national banks domiciled in Texas; (3) obligations of states, agencies, counties, cities and other political subdivisions of any state having been rated as to investment quality not less than an "A"; (4) No load money market funds with a weighted average maturity of 90 days or less; (5) fully collateralized repurchase agreements; (6) commercial paper having a stated maturity of 270 days or less from the date of issuance and is not rated less than A-1 or P-1 by two nationally recognized credit rating agencies OR one nationally recognized credit agency and is fully secured by an irrevocable letter of credit; (7) secured corporate bonds rated not lower than "AA-" or the equivalent; (8) public funds investment pools; and (9) guaranteed investment contracts for bond proceeds investment only, with a defined termination date and secured by U.S. Government direct or agency obligations approved by the Texas public Funds Investment Act in an amount equal to the bond proceeds. The Act also requires the entity to have independent auditors perform test procedures related to investment practices as provided by the Act. City of Omaha, Texas is in substantial compliance with the requirements of the Act and with local policies.

Additional policies and contractual provisions governing investments for Titus County Appraisal District are specified below:

Titus County Appraisal District
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2020

A. CASH, CASH EQUIVALENTS AND INVESTMENTS continued

Credit Risk To limit the risk that an issuer or other counterparty to an investment will not fulfill its obligations the District limits investments in commercial paper, corporate bonds, mutual bond funds to the top ratings issued by nationally recognized statistical rating organizations (NRSROs).

Custodial Credit Risk for Investments To limit the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in possession of an outside party the District requires counterparties to register the securities in the name of the District and hand them over to the District or its designated agent. This includes securities in securities lending transactions. All of the securities are in the District's name and held by the District or its agent.

Concentration of Credit Risk To limit the risk of loss attributed to the magnitude of a government's investment in a single issuer, the District limits investments to less than 5% of its total investments. The District further limits investments in a single issuer when they would cause investment risks to be significantly greater in the governmental and business-type activities, individual major funds, aggregate non-major funds and fiduciary fund types than they are in the primary government. Usually this limitation is 20%.

Interest Rate Risk To limit the risk that changes in interest rates will adversely affect the fair value of investments, the District requires all of the investment portfolio to have maturities of less than one year.

Foreign Currency Risk for Investments The District limits the risk that changes in exchange rates will adversely affect the fair value of an investment by not allowing foreign investments.

The District categorizes its fair value measurements with the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below. In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The District's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

B. DISAGGREGATION OF RECEIVABLES AND PAYABLES

Receivables at December 31, 2020, were as follows:

	Charges for Services	Other	Total Receivables
Governmental Activities:			
General Fund	-	-	-
Amounts not scheduled for collection during the subsequent year	-	-	-

Payables at December 31, 2020, were as follows:

	Accounts Payable	Accrued Payroll Benefits	Total Payables
Governmental Activities:			
General Fund	-	5,730	5,730
Amounts not scheduled for payment during the subsequent year	-	-	-

Titus County Appraisal District
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2020

C. CAPITAL ASSET ACTIVITY

Capital asset activity for the District for the year ended December 31, 2020, was as follows:

	Primary Government			Ending Balance
	Beginning Balance	Additions	Retirements	
Governmental Activities:				
Land	154,000	-	-	154,000
Building	487,502	-	-	487,502
Office equipment and technology	183,790	29,000	(65,490)	147,300
Less Accumulated Depreciation	<u>(301,138)</u>	<u>(39,263)</u>	<u>65,490</u>	<u>(274,911)</u>
Governmental Activities Capital Assets, Net	<u>524,154</u>	<u>(10,263)</u>	<u>-</u>	<u>513,891</u>

D. ADVANCE PAYMENTS BY ENTITIES

Appraisal and collection fees are billed quarterly to the entities. The first quarter of 2021 fees are due by December 31, 2020. This is then recognized in 2021 for the 2021 budget.

E. RETIREMENT PLAN

Plan Description

The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined contribution plan in the state-wide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the state-wide agent multiple-employer public employee retirement system consisting of over 600 nontraditional defined benefit pension plans. TCDRS in the aggregate issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 8 or more years of service or with 30 years of service regardless of age or when the sum of their age and years of service equals 80 or more. A member is vested after 8 years of service but must leave his accumulated contributions in the plan to receive any employer-financed benefit. If a member withdraws his personal contributions in a lump-sum, he is not entitled to any amounts contributed by the employer.

All eligible employees of the District are required to participate in the TCDRS.

Benefits Provided

TCDRS provides retirement, disability and death benefits. Benefit provisions are adopted by the governing body of the District, within the options available in the state statutes governing TCDRS.

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

Employees covered by benefit terms.

At December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	4
Inactive employees entitled to but not yet receiving benefits	7
Active employees	<u>9</u>
	20

Titus County Appraisal District
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2020

E. RETIREMENT PLAN continued

Contributions

The employer has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually.

Employees for the District were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the District was 2.14% in the calendar year 2020. The District's contributions to TCDRS for the year ended December 31, 2020, were \$7,463 and were equal to the required contributions.

Net Pension Liability

The District's Net Pension Liability (NPL) was measured as of December 31, 2018, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.75% per year
Overall payroll growth	5.25% per year
Investment Rate of Return	8.00% net of pension plan investment expenses, including inflation

Demographic and economic assumptions are used to estimate employer liabilities and to determine the amount of funding required from employer contributions as opposed to investment earnings. These assumptions reflect a long-term perspective of 30 years or more. Examples of key economic assumptions include long-term investment return, long-term inflation and annual payroll increase.

Demographic assumptions are the actuary's best estimate of what will happen to TCDRS members and retirees. Examples of demographic assumptions are employment termination rates, retirement rates and retiree mortality rates. A complete listing of all actuarial assumptions can be found in the annual system-wide valuation report.

The long-term expected rate of return on pension plan investments is 8.0%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TCDRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Geometric Real Rate of Return
US Equity	14.50%	5.20%
International Equity	14.00%	5.20-5.70%
Various	20.50%	0.00-8.40%
Hedge Funds	8.00%	2.30%
Private Equity	20.00%	8.20%
Direct Lending	11.00%	7.16%
Strategic Credit	12.00%	3.14%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 8.10%. 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.

Titus County Appraisal District
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2020

E. RETIREMENT PLAN continued

Changes in the Net Pension Liability

	Increase (decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at December 31, 2018	\$ 457,032	\$ 572,543	\$ (115,510)
Changes for the year:			
Service cost	36,740	-	36,740
Interest	38,680	-	38,680
Change of benefit terms	-	-	-
Difference between expected and actual experience	(4,259)	-	(4,259)
Changes of assumptions	-	-	-
Refund of contributions	(15,765)	(15,765)	-
Contributions- employer	-	7,917	(7,917)
Contributions- employee	-	25,896	(25,896)
Net investment income	-	94,022	(94,022)
Benefit payments, including refund of employee contributions	(17,374)	(17,374)	-
Administrative expense	-	(508)	508
Other changes	-	116	(116)
Net changes	\$ 38,022	\$ 94,304	(56,282)
Balance at December 31, 2019	\$ 495,054	\$ 666,847	\$ (171,792)

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the District, calculated using the discount rate of 8.10%, as well as what the District's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (7.10%) or 1-percentage-point higher (9.10%) than the current rate:

	1% Decrease in Discount Rate 7.10%	Discount Rate 8.10%	1% Increase in Discount Rate 9.10%
District's net pension liability	\$ (116,571)	\$ (171,792)	\$ (218,403)

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.com.

Titus County Appraisal District
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2020

E. RETIREMENT PLAN continued

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

For the year ended December 31, 2020, the District recognized pension expense of \$7,463.

At September 30, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	32,059	9,892
Changed is actuarial assumptions	793	-
Difference between projected and actual investment earnings	-	665
Contributions subsequent to the measurement date	24,411	-
Total	57,263	10,557

Amounts reported as deferred outflows and inflows of resources related to pensions, excluding contributions made subsequent to the measurement date, will be recognized in pension expense as follows:

Year ended December 31:

2020	(5,062)
2021	(627)
2022	5,596
2023	(9,667)
2024	-
Therafter	-

F. RISK MANAGEMENT

The District is exposed to various risks of loss to torts of theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During fiscal 2020, the District purchased commercial insurance to cover general liabilities. There were no significant reductions in coverage in the past fiscal year, and there were no settlements exceeding insurance coverage for each of the past three fiscal years.

G. SUBSEQUENT EVENTS

The District has evaluated subsequent events through January 27, 2021, the date which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

Titus County Appraisal District
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
 At December 31,

	2014	2015	2016	2017	2018	2019
Total pension liability						
Service Cost	41,640	35,252	40,286	28,192	36,926	36,740
Interest (on the Total Pension Liability)	27,251	25,244	23,777	28,931	34,647	38,680
Changes of benefit terms	-	(3,143)	-	-	4,256	-
Difference between expected and actual experience	(45,399)	(43,124)	6,093	21,562	-	(4,259)
Changes of assumptions	-	3,213	-	1,585	-	-
Benefit payments, including refunds of employee contributions	(28,071)	(62,938)	(12,044)	(18,015)	(18,868)	(33,139)
Net change in total pension liability	(4,579)	(45,496)	58,112	62,255	56,961	38,022
Total pension liability - beginning	329,778	325,199	279,703	337,815	400,070	457,033
Total pension liability - ending	<u>325,199</u>	<u>279,703</u>	<u>337,815</u>	<u>400,070</u>	<u>457,031</u>	<u>495,055</u>
Plan fiduciary net position						
Contributions - employer	15,696	11,897	13,201	7,449	7,824	7,917
Contributions - employee	23,278	23,458	26,029	24,367	25,593	25,896
Net investment income	27,857	(3,387)	30,944	70,858	(10,426)	94,022
Benefit payments, including refunds of employee contributions	(28,071)	(62,938)	(12,044)	(18,015)	(18,868)	(33,139)
Administrative expense	(329)	(311)	(336)	(378)	(460)	(508)
Other	1,291	443	11,609	181	491	116
Net change in plan fiduciary net position	39,722	(30,838)	69,403	84,462	4,154	94,304
Plan fiduciary net position - beginning	405,639	445,361	414,523	483,926	568,388	572,543
Plan fiduciary net position - ending	<u>445,361</u>	<u>414,523</u>	<u>483,926</u>	<u>568,388</u>	<u>572,542</u>	<u>666,847</u>
Net pension liability	<u>(120,162)</u>	<u>(134,820)</u>	<u>(146,111)</u>	<u>(168,318)</u>	<u>(115,511)</u>	<u>(171,792)</u>
Plan fiduciary net position as a percentage of the total pension liability	136.95%	148.23%	143.25%	142.07%	125.27%	134.70%
Covered-employee payroll	333,767	335,118	371,846	348,104	365,616	369,937
Net pension liability as a percentage of covered employee payroll	-36.00%	-40.23%	-39.29%	-48.35%	-31.59%	-46.44%

NOTES:

Changes of benefit terms

There were no changes of benefit terms that affected measurement of the total pension liability during the measurement period.

Changes of assumptions

There were no changes of assumptions or other inputs that affected measurement of the total pension liability during the measurement period.

Titus County Appraisal District

SCHEDULE OF CONTRIBUTIONS - TCDRS

	<u>12/31/14</u>	<u>12/31/15</u>	<u>12/31/16</u>	<u>12/31/17</u>	<u>12/31/18</u>	<u>12/31/19</u>
Actuarially Determined Contribution	15,696	11,897	13,201	7,449	7,824	7,917
Contributions in Relation to the Actuarially Determined Contributions	<u>15,696</u>	<u>11,897</u>	<u>13,201</u>	<u>7,449</u>	<u>7,824</u>	<u>7,917</u>
Contribution Deficiency (Excess)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Covered Employee Payroll	333,767	335,118	371,846	348,104	365,616	369,937
Contributions as a Percentage of Covered Employee Payroll	4.70%	3.55%	3.55%	2.14%	2.14%	2.14%

NOTES:

GASB 68, Paragraph 81 requires that the data in this schedule be presented as of the City’s respective fiscal years as opposed to the time periods covered by the measurement dates ending September 30, 2019 for fiscal year 2019 and September 30, 2020 for fiscal year 2020.

In accordance with GASB 68, Paragraph 138, only six years of data are presented this reporting period. “The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement.”

INTERNAL CONTROL SECTION



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

Board of Directors
Titus County Appraisal District
Mt. Pleasant, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Titus County Appraisal District, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 27, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Respectfully Submitted,

Arnold, Walker, Arnold & Co., P.C.

Arnold, Walker, Arnold & Co., P.C.

January 27, 2021

Titus County Appraisal District
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the year ended December 31, 2020

Type of Report on Financial Statements:	Unqualified
Control Deficiencies:	None
Material Weaknesses Involving Control Deficiencies:	None
Noncompliance Material to the Financial Statements:	None
Questioned Costs:	None

Titus County Appraisal District
SCHEDULE OF STATUS OF PRIOR FINDINGS
For the year ended December 31, 2020

N/A

CORRECTIVE ACTION PLAN
For the year ended December 31, 2020

N/A