ATTESTATION REPORT
OF THE
NEBRASKA REAL ESTATE APPRAISER BOARD

JULY 1, 2004 THROUGH JUNE 30, 2005

Issued on September 8, 2005

NEBRASKA REAL ESTATE APPRAISER BOARD

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NEBRASKA REAL ESTATE APPRAISER BOARD

BACKGROUND

The Real Estate Appraiser Board is a five member regulatory board which enforces the Real Estate Appraiser Act. The composition of the Board includes three members who are certified appraisers, one from each of the congressional districts; one member who represents financial institutions; and one member who is a licensed real estate broker who also holds a credential as a licensed or certified real estate appraiser. The Board was established by the Appraiser Act of 1991 to bring Nebraska into compliance with the Federal Financial Institutions Reform and Recovery Act of 1989.

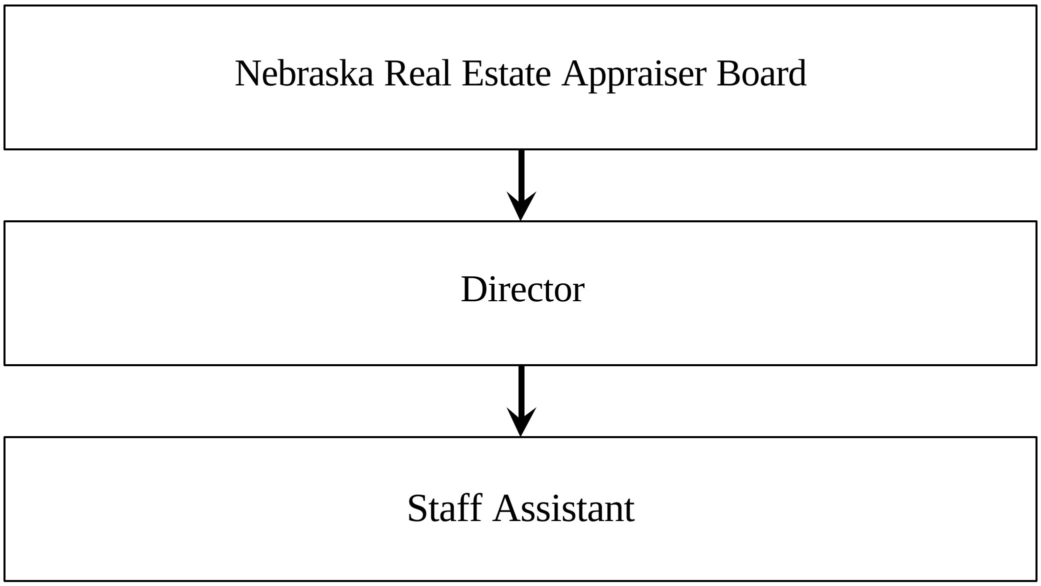
The Board issues and renews appraiser registrations, licenses, residential certificates, and general certificates to those who qualify on the basis of classroom hours, test scores, appraiser experience, and competency. The Board also investigates complaints against appraisers and takes appropriate disciplinary action.

MISSION STATEMENT

The mission of the Nebraska Real Estate Appraiser Board is to regulate and support appraisers in compliance with Nebraska law and Federal mandates for the benefit of citizens needing appraisals related to real property transactions in this State.

NEBRASKA REAL ESTATE APPRAISER BOARD

ORGANIZATIONAL CHART



EXIT CONFERENCE

An exit conference was held August 2, 2005 with the Board to discuss the results of our examination. Those in attendance for the Nebraska Real Estate Appraiser Board were:

NAME	TITLE
Jill Ekstein	Director
Dan Stoeber	Board Chair

SUMMARY OF COMMENTS

During our examination of the Nebraska Real Estate Appraiser Board, we noted certain matters involving the internal control over financial reporting and other operational matters which are presented here.

1. ***Excessive Fund Balance:*** The fund balance at June 30, 2005 was $401,235, which was more than two times the annual expenditures of the Board. A similar finding was noted in our three previous audit reports.

2. ***Timesheets:*** Adequate timesheets were not maintained for the two employees of the Board to document forty hours of work each week.

3. ***Travel:*** There were four of five documents tested that contained reimbursements for meal expenses without adequate documentation or for unreasonable amounts.

4. ***Payroll:*** We noted two errors in the calculation of employees' pay. Overpayments ranged from $51 to $156. We also noted an employee's adjusted service date was incorrect and adequate personnel files were not maintained.

5. ***Reconciliation of Bank Records to the Nebraska Information System:*** The Department of Administrative Services' reconciliation process is still not done in a timely manner and continues to reflect unknown variances.

More detailed information on the above items is provided hereafter. It should be noted this report is critical in nature as it contains only our comments and recommendations on the areas noted for improvement.

Draft copies of this report were furnished to the Board to provide them an opportunity to review the report and to respond to the comments and recommendations included in this report. All formal responses received have been incorporated into this report. Responses have been objectively evaluated and recognized, as appropriate, in the report. Responses that indicate corrective action has been taken were not verified at this time but will be verified in the next examination.

We appreciate the cooperation and courtesy extended to our staff during the course of the examination.

COMMENTS AND RECOMMENDATIONS

1. Excessive Fund Balance

Neb. Rev. Stat. Section 76-2226 R.R.S. 2003 created the Real Estate Appraiser Fund and states "The fund shall include a sufficient cash fund balance as determined by the board." Good fiscal policy requires a review of fees charged for services to ensure the appropriateness of the fees charged in relation to the costs of the Board.

We noted the Board's fund balance at June 30, 2005 was $401,235. This balance was over two times the total disbursements for the fiscal year. We also noted the fund balance has increased each year since fiscal year 2001 through fiscal year 2005. The Board has not set a policy or determined the amount at which the fund balance should be maintained. A similar finding was noted in the three previous audit reports.

	June 30, 2001	June 30, 2002	June 30, 2003	June 30, 2004	June 30, 2005
Fund Balance	$ 264,598	$ 287,945	$ 328,928	$ 387,192	$ 401,235

Without an annual review of fees charged for services, there is an increased risk the Board is charging higher fees than required to cover the costs of the Board's operations.

> We recommend the Board annually review all licensing fees and make adjustments to the fees as necessary. We also recommend the Board implement a policy regarding the amount at which the fund balance should be maintained.

Board's Response: The previous Director was not maintaining the office as the Board expected. Computer and filing systems were outdated to keep the information accurate and assessable. With the personnel changes that have been made over the past 5-6 months (all previous staff is gone), we are now in the process of upgrading all of our equipment and computer systems. We are also moving the office in to larger quarters. The Board is now going to review the budget on a monthly basis. Fees will be reviewed annually to determine if licensing fees need to be adjusted and a policy of what an acceptable fund balance should be will be presented to the Board for implementation.

2. Timesheets

Neb. Rev. Stat. Section 84-1001 R.R.S 1999 states "All state officers and heads of departments and their deputies, assistants, and employees . . . shall render not less than forty hours of labor each week except any week in which a paid holiday may occur." Good internal control requires adequate

COMMENTS AND RECOMMENDATIONS
(Continued)

2. Timesheets (Concluded)

documentation to ensure all employees render forty hours of work each week, particularly when employees are eligible for overtime and will receive a payment for unused sick and vacation leave upon termination.

Adequate timesheets were not maintained for the two employees of the Board to document forty hours of work each week. The employees used a calendar to document the number of hours of vacation or sick leave used each day. The calendar did not document the number of hours each employee worked during the week, unless overtime was earned.

Without adequate records to support time worked, there is an increased risk for fraudulent or inaccurate overtime payments and payments for unused leave at termination.

> We recommend the Board implement procedures to ensure all employees who are eligible for overtime and expect payment of unused leave at termination maintain adequate documentation to support forty hours of work each week.

Board's Response: The two people whose records were audited are no longer employed by the Board. We now have a new Director and assistant. Both have been instructed on proper time sheet record keeping.

3. Travel

Nebraska State Accounting Manual AM-005, Travel Expense Policies, states "Under our accountable plan, the Internal Revenue Service requires employees to substantiate the cost for travel, lodging, meals and other expenses. Adequate accounting generally requires the use of a documentation record such as an account book, expense diary or log, or similar record near the time of incurrence of the expense. Such log should list the date, amount, place (e.g. city) or description, and purpose for **each** expense or meal/food cost. A combination of receipts and detailed itemization is permitted."

Good internal control requires procedures to ensure requirements of the State's accountable plan are met and that reimbursements are in compliance with guidelines set through the Federal Travel Regulation.

COMMENTS AND RECOMMENDATIONS
(Continued)

3. Travel (Concluded)

There were four of five documents tested which contained reimbursements for meal expenses without adequate documentation, or for unreasonable amounts, as follows:

- Four Board members did not have adequate documentation to support meal expenses in accordance with the State's accountable plan. The Board members were reimbursed for a total of $563 in meals, but did not have a receipt or an adequate log for the meals. The log of meals did not include the restaurant or location of the individual meals. Additionally, we noted the four Board members were reimbursed for 11 meals that exceeded the reasonable breakdown for meals provided for in Amendment 109 of the Federal Travel Regulation. Meals exceeded guidelines by $1 to $10 per meal.

- One Board member was reimbursed unreasonable amounts for lodging. The Federal Guideline for lodging in Washington D.C. was $153. The employee was reimbursed $660 for three nights to attend a conference.

- Supporting documentation was not on file for one Board member's lodging. The lodging was direct billed to the State by the hotel; however, the payment to the hotel could not be located.

Without an adequate accounting of meal expenses from the employee to the employer, the State could lose its accountable plan status. If the State does not have an accountable plan, the amounts reimbursed to employees for meal expenses would be considered as taxable income. When the Federal guidelines are not followed there is an increased risk of reimbursement for unreasonable expenses.

> We recommend the Board implement procedures to ensure provisions of the State's accountable plan are met and amounts reimbursed for meals and lodging are reasonable.

Board's Response: The new Director has provided the Board members with State of Nebraska travel policy information regarding expense reimbursements and the documentation required for reimbursement. While there is no excuse for the problems found, the Board will now see to it that they work with the Director and new members coming on to the Board to maintain the proper travel expense protocol. This should ensure that the State's accountable plan provisions are met.

COMMENTS AND RECOMMENDATIONS
(Continued)

4. Payroll

Title 273 NAC 11.002 requires agencies to maintain certain personnel records including all documents that affect pay (W-4's, authorized deductions).

Title 273 NAC 9.006.01 states "The service date for rehired employees shall be adjusted by the number of calendar days absent if re-employed within 1 year."

Good internal control requires procedures to ensure back pay and termination pay are calculated correctly and all required forms are maintained in the employees personnel file.

The Board had two employees during the year, a Director and one Staff Assistant. We noted the following during our review of the Board's payroll:

- The Staff Assistant was named the Interim Director effective March 15, 2005 and was overpaid $156 due to calculation errors in the salary adjustment.

- The Director was overpaid $51 for two hours of vacation at termination. The leave was used during the year but was not subtracted from the balance available at termination.

- The adjusted service date for the Staff Assistant was incorrect on the Nebraska Information System (NIS). The employee's adjusted service date was April 9, 1999 but should have been May 18, 1999. The employee left the State for 3 months and 8 days before being hired at the Board. The adjusted service date is used to determine the amount of vacation and sick leave earnings.

- Appropriate records were not included in one employee's personnel file. The Board did not have an I-9 form for the employee or any of the deduction authorization forms.

Without adequate procedures to ensure employees' pay are calculated correctly and proper forms are included in the personnel file, there is an increased risk of loss or misuse of State funds.

> We recommend the Board implement procedures to ensure employees' pay is correctly calculated. We also recommend the Board implement procedures to ensure adequate personnel records are maintained for employees.

Board's Response: The Board will work with the new Director to ensure employee pay is calculated properly and to ensure that adequate personnel records are maintained for employees.

COMMENTS AND RECOMMENDATIONS
(Continued)

5. Reconciliation of Bank Records to the Nebraska Information System

Good internal control requires a plan of organization, procedures, and records designed to safeguard assets and provide reliable financial information. Without a timely and complete reconciliation of bank records to the Nebraska Information System (NIS), there is a greater risk for fraud and errors to occur and to remain undetected.

During the audit of the Comprehensive Annual Financial Report (CAFR) of the State of Nebraska, the Auditor of Public Accounts (APA) noted the absence of reconciliation between the Nebraska State Treasurer's actual bank statements and Nebraska accounting records (in both NIS and NAS, the Nebraska Accounting System before NIS). This has been an issue for the Department of Administrative Services (DAS) Accounting Division for many years. The APA's previous versions noted monthly reconciliations have not been completed in a timely manner and reconciliations performed have shown significant unknown variances between the bank records and the accounting records, with the bank being short compared to the accounting records. Although DAS Accounting Division continues to work on correcting the reconciliation of bank records to NIS, the APA continues to note areas where improvement is still needed in the reconciliation process to ensure NIS integrity and operational efficiency. Specifically, the APA noted the status of the reconciliation process as of August 11, 2005 to be as follows:

> DAS Accounting Division has worked on the reconciliation process, but continued progress is needed. DAS Accounting Division's reconciliation process has developed into a very detailed process of analyzing bank activity, compared to activity recorded on NIS, to identify reconciling items. DAS Accounting Division has completed their reconciliation process for the months of June and July of 2004. The APA has reviewed these reconciliations. These two months show variances of $2,944,126 and $2,932,824, respectively. Again, the reconciliations show the bank being short compared to the accounting records. Per inquiry of management, DAS Accounting Division has started the reconciliation process for various months of the fiscal year ended June 30, 2005; however, the reconciliation process has not been a continuous monthly process and no monthly reconciliation has been completed since July of 2004.

Although DAS Accounting Division has worked on the reconciliation process, the process is still not done in a timely manner and the variance is inconsistent. The reconciliation continues to reflect unknown variances and shortages. Complete and timely reconciliation procedures between bank records and accounting records are required to provide control over cash and accurate financial information.

> The APA recommends DAS Accounting Division continue their reconciliation process, in a more timely manner, and on at least a monthly basis, to ensure all financial information is correct on NIS. We

COMMENTS AND RECOMMENDATIONS
(Continued)

5. <u>Reconciliation of Bank Records to the Nebraska Information System</u> (Concluded)

> also recommend, when a consistent cash variance between the bank records and the accounting records is obtained (based on at least six months of reconciliations), DAS submit their plan for adjusting NIS to the Governor and the Legislature so they may take appropriate action to correct NIS and resolve the variances noted.

This issue is the responsibility of DAS Accounting Division; however, as the variances have not been identified by fund or agency, this issue directly affects all Nebraska State agencies' financial information and must be disclosed in this report.

Board's Response: The Board feels this issue is out of our expertise; however, we will do anything possible to assist DAS-Accounting to improve this area of concern.

STATE OF NEBRASKA
AUDITOR OF PUBLIC ACCOUNTS

P.O. Box 98917
State Capitol, Suite 2303
Lincoln, NE 68509
402-471-2111, FAX 402-471-3301
www.auditors.state.ne.us

Kate Witek
State Auditor
Kate.Witek@apa.ne.gov

Deann Haeffner, CPA
Deputy State Auditor
Deann.Haeffner@apa.ne.gov

Don Dunlap, CPA
Asst. Deputy Auditor
Don.Dunlap@apa.ne.gov

Pat Reding, CPA
Asst. Deputy Auditor
Pat.Reding@apa.ne.gov

Tim Channer, CPA
Asst. Deputy Auditor
Tim.Channer@apa.ne.gov

Mary Avery
SAE/Finance Manager
Mary.Avery@apa.ne.gov

Dennis Meyer, CGFM
Subdivision Budget
Coordinator
Dennis.Meyer@apa.ne.gov

Mark Avery, CPA
Subdivision Audit
Review Coordinator
Mark.Avery@apa.ne.gov

Perry Pirsch, JD, MPA
Legal Counsel
Perry.Pirsch@apa.ne.gov

NEBRASKA REAL ESTATE APPRAISER BOARD

INDEPENDENT ACCOUNTANT'S REPORT

Nebraska Real Estate Appraiser Board
Lincoln, Nebraska

We have examined the accompanying schedule of revenues, expenditures, and changes in fund balances of the Nebraska Real Estate Appraiser Board (Board) for the fiscal year ended June 30, 2005. The Board's management is responsible for the schedule of revenues, expenditures, and changes in fund balances. Our responsibility is to express an opinion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants, and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States, and accordingly, included examining, on a test basis, evidence supporting the schedule of revenues, expenditures, and changes in fund balances and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

In our opinion, the schedule referred to above presents, in all material respects, the revenues, expenditures, and changes in fund balances of the Nebraska Real Estate Appraiser Board for the fiscal year ended June 30, 2005, based on the accounting system and procedures prescribed by the State of Nebraska Director of Administrative Services as described in Note 1.

In accordance with *Government Auditing Standards,* we have also issued our report dated August 2, 2005, on our consideration of the Nebraska Real Estate Appraiser Board's internal control over financial reporting and 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 the internal control over financial reporting or on compliance. That report is an integral part of an attestation engagement performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our examination.

This report is intended solely for the information and use of the Board and the appropriate Federal and regulatory agencies. However, this report is a matter of public record and its distribution is not limited.

Pat Reding, CPA

August 2, 2005 Assistant Deputy Auditor

NEBRASKA REAL ESTATE APPRAISER BOARD

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

For the Fiscal Year Ended June 30, 2005

	Real Estate Appraiser Licensing Fund 25310
REVENUES:	
Sales & Charges	$ 192,629
Miscellaneous	19,894
TOTAL REVENUES	212,523
EXPENDITURES:	
Personal Services	117,710
Operating	59,648
Travel	19,349
Capital Outlay	1,773
TOTAL EXPENDITURES	198,480
Net Change in Fund Balance	14,043
FUND BALANCE, JULY 1, 2004	387,192
FUND BALANCE, JUNE 30, 2005	$ 401,235
FUND BALANCE CONSISTS OF:	
General Cash	$ 400,315
NSF Items	200
Accounts Receivable Invoiced	25
Tax Refunds Payable	(154)
Due to Fund	(251)
Due to Government	1,100
TOTAL FUND BALANCE	$ 401,235

The accompanying notes are an integral part of the schedule.

NOTES TO THE SCHEDULE

For the Fiscal Year Ended June 30, 2005

1. Criteria

The accounting policies of the Nebraska Real Estate Appraiser Board are on the basis of accounting as prescribed by the State of Nebraska Department of Administrative Services (DAS).

Per Neb. Rev. Stat. Section 81-1107(2) R.S.Supp., 2004, the State of Nebraska Director of Administrative Services duties include "The keeping of general accounts and the adoption and promulgation of appropriate rules, regulations, and administrative orders designed to assure a uniform and effective system of accounts and accounting, the approval of all vouchers, and the preparation and issuance of warrants for all purposes."

The Nebraska Information System (NIS) is the official accounting system prescribed by DAS for the State of Nebraska. Policies and procedures are detailed on NIS manuals and Nebraska Accounting System Concepts published by DAS and available to the public. The financial information used to prepare the schedule of revenues, expenditures, and changes in fund balances for the Board was obtained directly from the NIS. NIS records accounts receivable and accounts payable as transactions occur. As such certain revenues are recorded when earned and expenditures are recorded when a liability is incurred, regardless of the timing of related cash flows. The accounts payable liability recorded on NIS, and thus recorded as expenditures, as of June 30, 2005 includes only those payables posted to NIS before June 30, 2005 and not yet paid as of that date. The amount recorded as expenditures as of June 30, 2005 **does not** include amounts for goods and services received before June 30, 2005 which had not been posted to NIS as of June 30, 2005.

NIS also records other liabilities in accounts titled Tax Refund Payable, Due to Fund, and Due to Government. The assets in these funds are being held by the State as an agent and will be used to pay those liabilities to individuals, private organizations, other governments, and/or other funds. The recording of those liabilities reduces the fund balance/equity. For further information of the activity recorded to those accounts for the fiscal year ended June 30, 2005 see Note 5.

The NIS system does not include liabilities for accrued payroll and compensated absences.

The fund types established by NIS that are used by the Board are:

> **20000 – Cash Funds** – account for revenues generated by specific activities from sources outside of State government and the expenditures directly related to the generation of the revenues. Cash funds are established by State statutes and must be used in accordance with those statutes.

The major revenue object account codes established by NIS used by the Board are:

NOTES TO THE SCHEDULE
(Continued)

1. Criteria (Concluded)

Sales & Charges – Income derived from sales of merchandise and commodities, compensation for services rendered, and charges for various licenses, permits, and fees.

Miscellaneous – Revenue from sources not covered by other major categories, such as investment income and late renewal fees.

The major expenditure object account titles established by NIS used by the Board are:

Personal Services – Salaries, wages, and related employee benefits provided for all persons employed by the Board.

Operating – Expenditures directly related to a program's primary service activities.

Travel – All travel expenses for any state officer, employee, or member of any commission, council, committee, or board of the State.

Capital Outlay – Expenditures which result in the acquisition of or an addition to capital assets. Capital assets are resources of a long-term character, owned or held by the government.

Other significant object account codes established by NIS and used by the Board include:

Assets – Resources owned or held by a government that have monetary value. Assets include cash accounts and receivable accounts. Accounts receivable are recorded as an increase to revenues and an increase to fund balance on the schedule. Cash accounts are also included in fund balance and are reported as recorded on NIS.

Liabilities – Legal obligations arising out of transactions in the past that must be liquidated, renewed, or refunded at some future date. Accounts payable transactions increase expenditures and decrease fund balance. Other liabilities recorded on NIS for the Board's funds at June 30, 2005 included Tax Refund Payable, Due to Fund, and Due to Government. The activity of these accounts are not recorded on the Schedules of Revenues, Expenditures, and Changes in Fund Balances as they are not recorded through revenue and expenditure accounts. The activity processed on NIS through these accounts is summarized in Note 5.

2. State Agency

The Nebraska Real Estate Appraiser Board (Board) is a State agency established under and governed by the laws of the State of Nebraska. As such, the Board is exempt from State and Federal income taxes. The schedule includes all funds of the Board.

NOTES TO THE SCHEDULE
(Continued)

2. State Agency (Concluded)

The Nebraska Real Estate Appraiser Board is part of the primary government for the State of Nebraska.

3. Totals

The Totals "Memorandum Only" column represents an aggregation of individual account balances. The column is presented for overview informational purposes and does not present consolidated financial information because interfund balances and transactions have not been eliminated.

4. Capital Assets

Under NIS, capital assets are not capitalized in the funds used to acquire or construct them. Instead, capital acquisitions are reflected as expenditures. Capital assets, which would include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) would be reported for the State of Nebraska in the Comprehensive Annual Financial Report (CAFR). The Board's values all capital assets at cost where historical records are available and at estimated historical cost where no historical records exist. Donated capital assets are valued at their estimated fair market value on the date received. Generally, equipment that has a cost of $1,500 at the date of acquisition and has an expected useful life of two or more years is capitalized. Depreciation expenses would be reported in the CAFR in the funds used to acquire or construct them for the State of Nebraska. The cost of normal maintenance and repairs that does not add to the value of the asset or extend asset life is not capitalized.

Equipment is depreciated using the straight-line method with estimated useful lives of three to ten years.

Capital asset activity of the Board for the fiscal year ended June 30, 2005 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets:				
Equipment	$ 7,446	$ 1,517	$ -	$ 8,963
Less accumulated depreciation for:				
Equipment				7,137
Total capital assets, net of depreciation				$ 1,826

NOTES TO THE SCHEDULE
(Continued)

5. Changes in Due to Government

Fund	Balance July 1, 2004	In	Out	Balance June 30, 2005
Real Estate Appraiser Cash Fund 25310	$ (1,050)	$ 15,500	$ 15,550	$ (1,100)

The activity in this account is the collection of the $25 Federal Registry Fee per license and the payment of the fees to the Appraisal Subcommittee.

STATE OF NEBRASKA
AUDITOR OF PUBLIC ACCOUNTS

P.O. Box 98917
State Capitol, Suite 2303
Lincoln, NE 68509
402-471-2111, FAX 402-471-3301
www.auditors.state.ne.us

Kate Witek
State Auditor
Kate.Witek@apa.ne.gov

Deann Haeffner, CPA
Deputy State Auditor
Deann.Haeffner@apa.ne.gov

Don Dunlap, CPA
Asst. Deputy Auditor
Don.Dunlap@apa.ne.gov

Pat Reding, CPA
Asst. Deputy Auditor
Pat.Reding@apa.ne.gov

Tim Channer, CPA
Asst. Deputy Auditor
Tim.Channer@apa.ne.gov

Mary Avery
SAE/Finance Manager
Mary.Avery@apa.ne.gov

Dennis Meyer, CGFM
Subdivision Budget Coordinator
Dennis.Meyer@apa.ne.gov

Mark Avery, CPA
Subdivision Audit Review Coordinator
Mark.Avery@apa.ne.gov

Perry Pirsch, JD, MPA
Legal Counsel
Perry.Pirsch@apa.ne.gov

NEBRASKA REAL ESTATE APPRAISER BOARD

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN EXAMINATION OF THE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Nebraska Real Estate Appraiser Board
Lincoln, Nebraska

We have examined the accompanying schedule of revenues, expenditures, and changes in fund balances of the Nebraska Real Estate Appraiser Board for the fiscal year ended June 30, 2005, and have issued our report thereon dated August 2, 2005. We conducted our examination in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our examination, we considered the Nebraska Real Estate Appraiser Board's internal control over financial reporting in order to determine our procedures for the purpose of expressing our opinion on the schedule of revenues, expenditures, and changes in fund balances, and not to provide an opinion on the internal control over financial reporting. However, we noted a certain matter involving the internal control over financial reporting and its operation that we consider to be a reportable condition. Reportable conditions involve matters coming to our attention relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in our judgment, could adversely affect the Nebraska Real Estate Appraiser Board's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial schedule. A reportable condition is described in the Comments Section of the report as Comment Number 5 (Reconciliation of Bank Records to the Nebraska Information System).

A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial schedule being examined may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, we believe the reportable condition described above is not a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Nebraska Real Estate Appraiser Board's schedule of revenues, expenditures, and changes in fund balances, is free of 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 schedule amounts. However, providing an opinion on compliance with those provisions was not an objective of our examination, 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*.

We noted certain additional items that we reported to management of the Nebraska Real Estate Appraiser Board in the Comments Section of this report as Comment Number 1 (Excessive Fund Balance), Comment Number 2 (Timesheets), Comment Number 3 (Travel), and Comment Number 4 (Payroll).

This report is intended solely for the information and use of the Board and the appropriate Federal and regulatory agencies. However, this report is a matter of public record and its distribution is not limited.

Pat Reding, CPA

August 2, 2005 Assistant Deputy Auditor

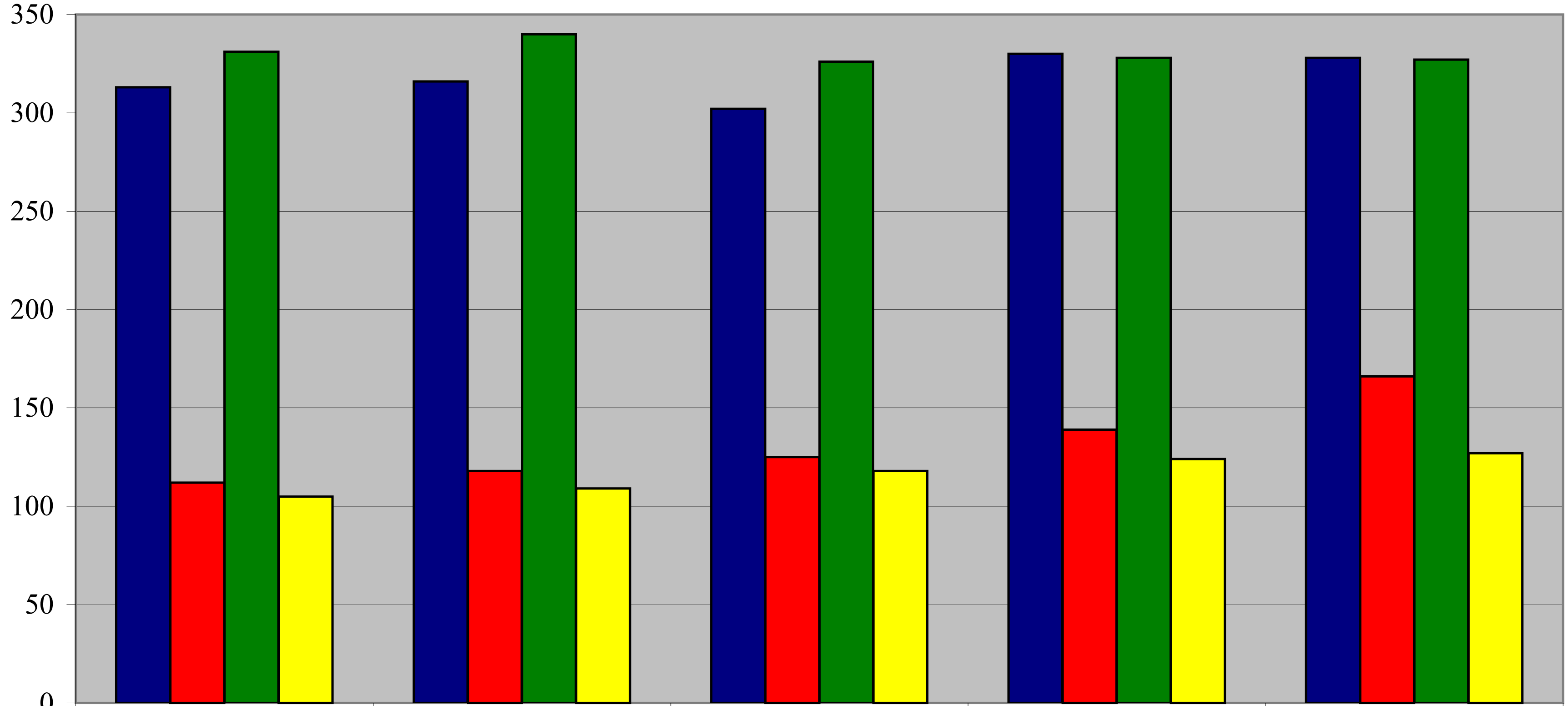
STATISTICAL SECTION

Our examination was conducted for the purpose of forming an opinion on the schedule of revenues, expenditures, and changes in fund balances. Statistical Section information is presented for purposes of additional analysis. Such information has not been subjected to the procedures applied in the examination of the schedule of revenues, expenditures, and changes in fund balances, and, accordingly, we express no opinion on it.

NEBRASKA REAL ESTATE APPRAISER BOARD

REGISTRATIONS, LICENSES, AND CERTIFICATES ISSUED

For the Fiscal Years Ending June 30, 2001 through June 30, 2005



	Fiscal Year 2001	Fiscal Year 2002	Fiscal Year 2003	Fiscal Year 2004	Fiscal Year 2005
Registered	313	316	302	330	328
Licensed	112	118	125	139	166
Certified General	331	340	326	328	327
Certified Residential	105	109	118	124	127