

LTFR



Fiscal Year 2021 10-Year Financial & Capital Improvement Plan

LAKE TRAVIS FIRE RESCUE
TRAVIS COUNTY ESD NO. 6



September 28, 2020

Financial Plan: FY 2021 - 2030



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Mission

- To minimize loss of life and property through Emergency Response, Prevention and Community Involvement.

Core Values

- Our success is built upon the foundation of our commitment to Professionalism, Leadership, Integrity, Respect, Compassion and Safety.

Vision

- Our organization is recognized by those we serve as exceptional and innovative.

I. Purpose/Approach

Purpose:

To present a “long-term” outlook of the District’s 10-Year Financial Plan (forecasted funding, expenditures and capital improvement plan) that is aligned with its Strategic Service Goals.

Approach:

- Approval of District’s Strategic Service Goals
- Analysis of Historical Economic Indicators and Expert Opinions
- Examination of Funding and Revenue Sources
- Assessment of District’s Historical Revenue Figures
- Evaluation of the Capital Improvement Plan
- Forecasting Revenue/Expenditures/Balance



II. Travis County ESD No. 6 Strategic Service Goals

June 27, 2019

DISTRICT STRATEGIC SERVICE GOALS

Weight on Scene/Correct Resources/Response Times

- ◀ Maintain adequate staffing levels
- ◀ Measurement/reporting
- ◀ Maximize capital resource allocations and utilization
 - Collaboration

Public Awareness

- ◀ Print and social media management
- ◀ Citizen's Advisory Committee
- ◀ Citizen's Education Forum
- ◀ Fiscal prudence/accountability/communication
- ◀ Joint initiatives
 - Community Wildfire Protection Plan (CWPP)
 - Public Safety Day
 - LTISD & LISD
- ◀ City leadership
- ◀ County leadership

Resource Management

- ◀ Continue with annual 10-year Financial & Capital Improvement Plan
- ◀ Human Resource management
- ◀ Training
- ◀ Administrative team
- ◀ Maintain and communicate fiscal responsibility
- ◀ Role of LTFR Community Foundation

DISTRICT STRATEGIC SERVICE GOALS

Safety and Security

- ◀ Training
- ◀ Equipment
- ◀ Measurement (safety index) and reporting
- ◀ Health and wellness
- ◀ Safety threat assessment/intelligence
- ◀ Policy enforcement

Innovation

- ◀ Two-horse stations (2 engine companies at 1 station)
- ◀ Shared fire station with another fire department
- ◀ Engine rehabilitation vs. new purchase of fleet
- ◀ Health and wellness
- ◀ Equipment innovations
- ◀ Task streamlining
- ◀ Emerging services



III. Historical Economic Indicators & Expert Opinions

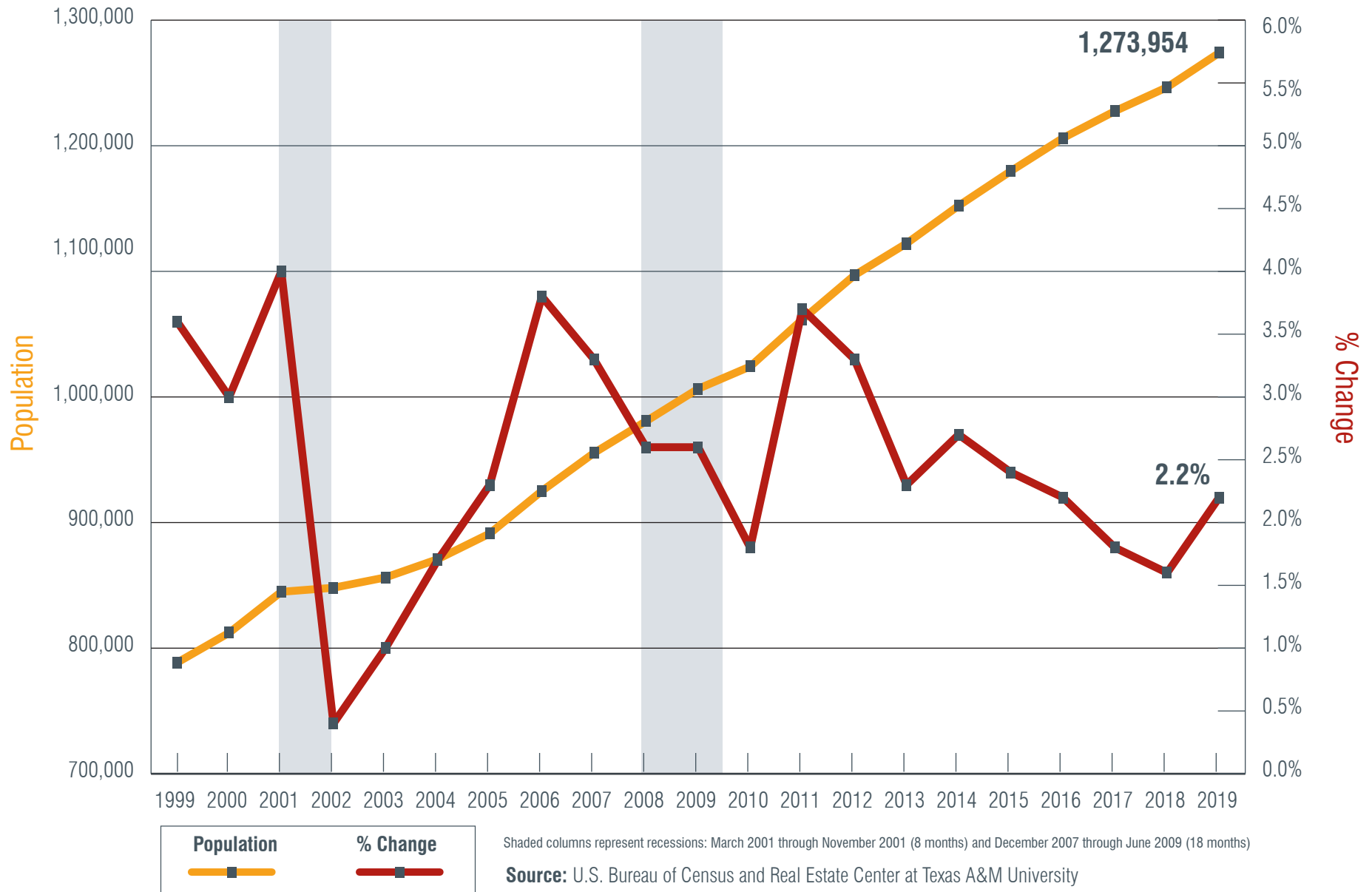
Examination of multiple historical indices that often predict future economic performance. Economic analysis by multiple experts.

Indices:

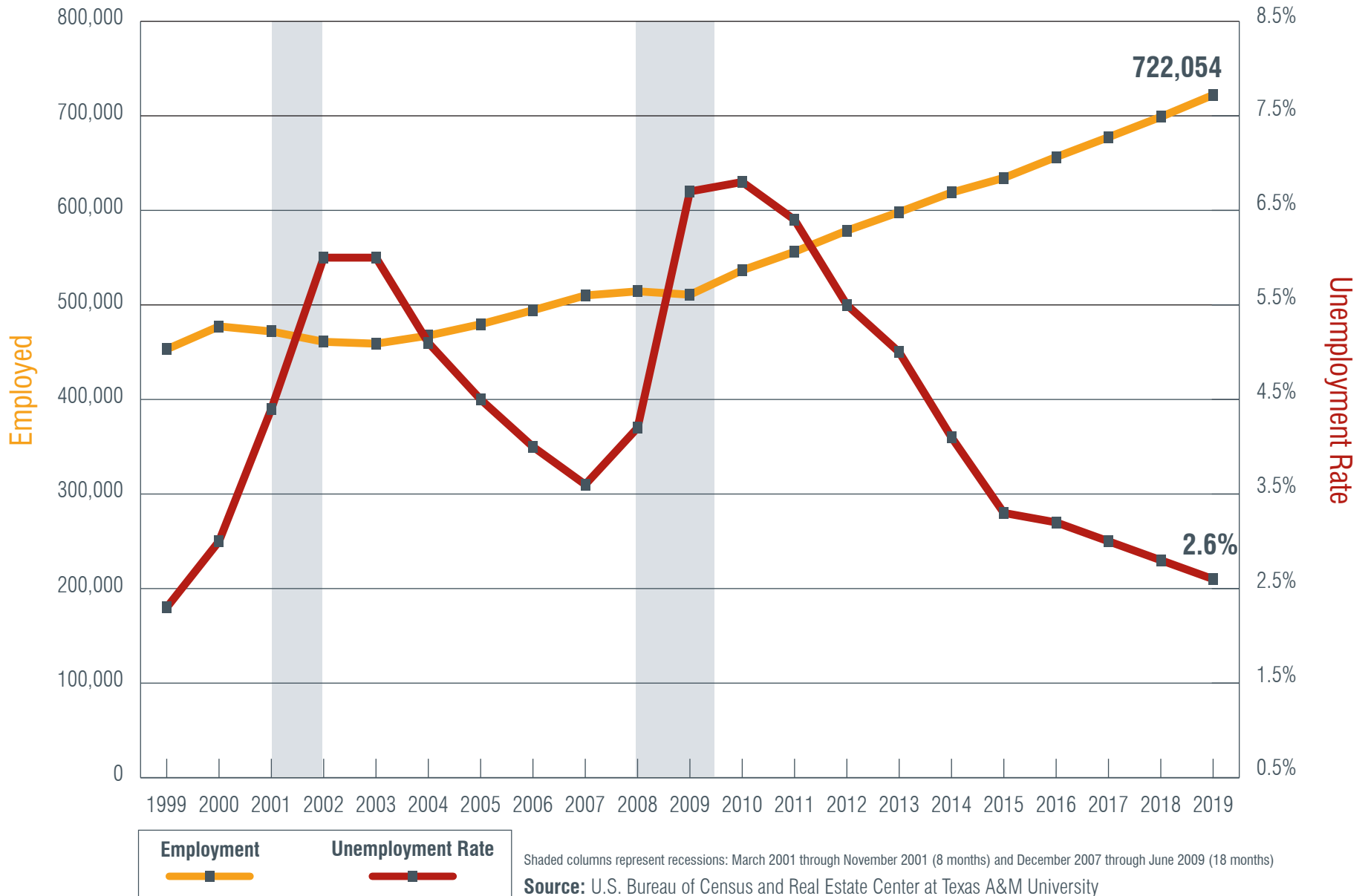
- Population Index
- Building Permits
- Employment/Unemployment Index
- Residential Housing Activity



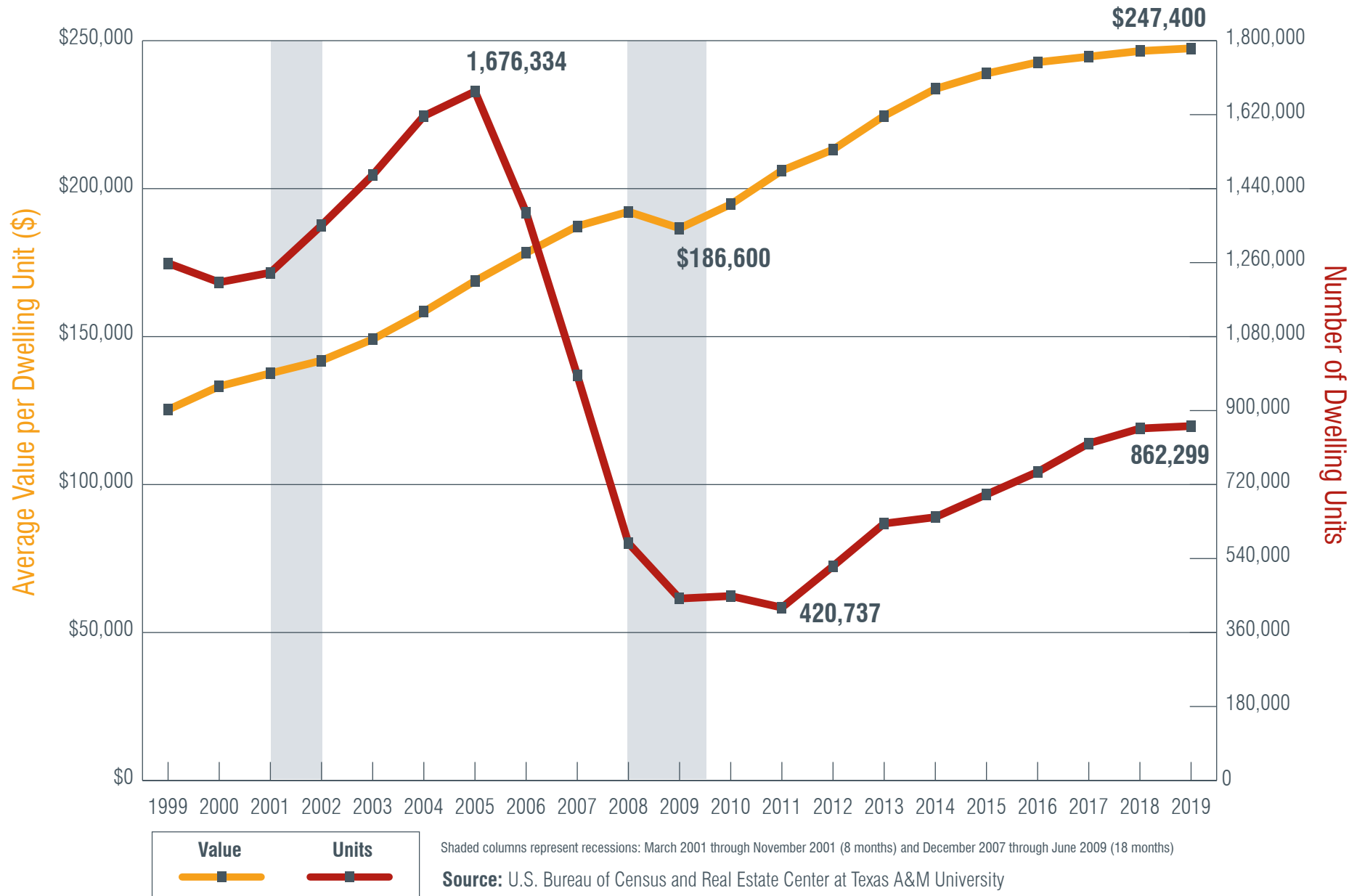
Travis County – Population Index



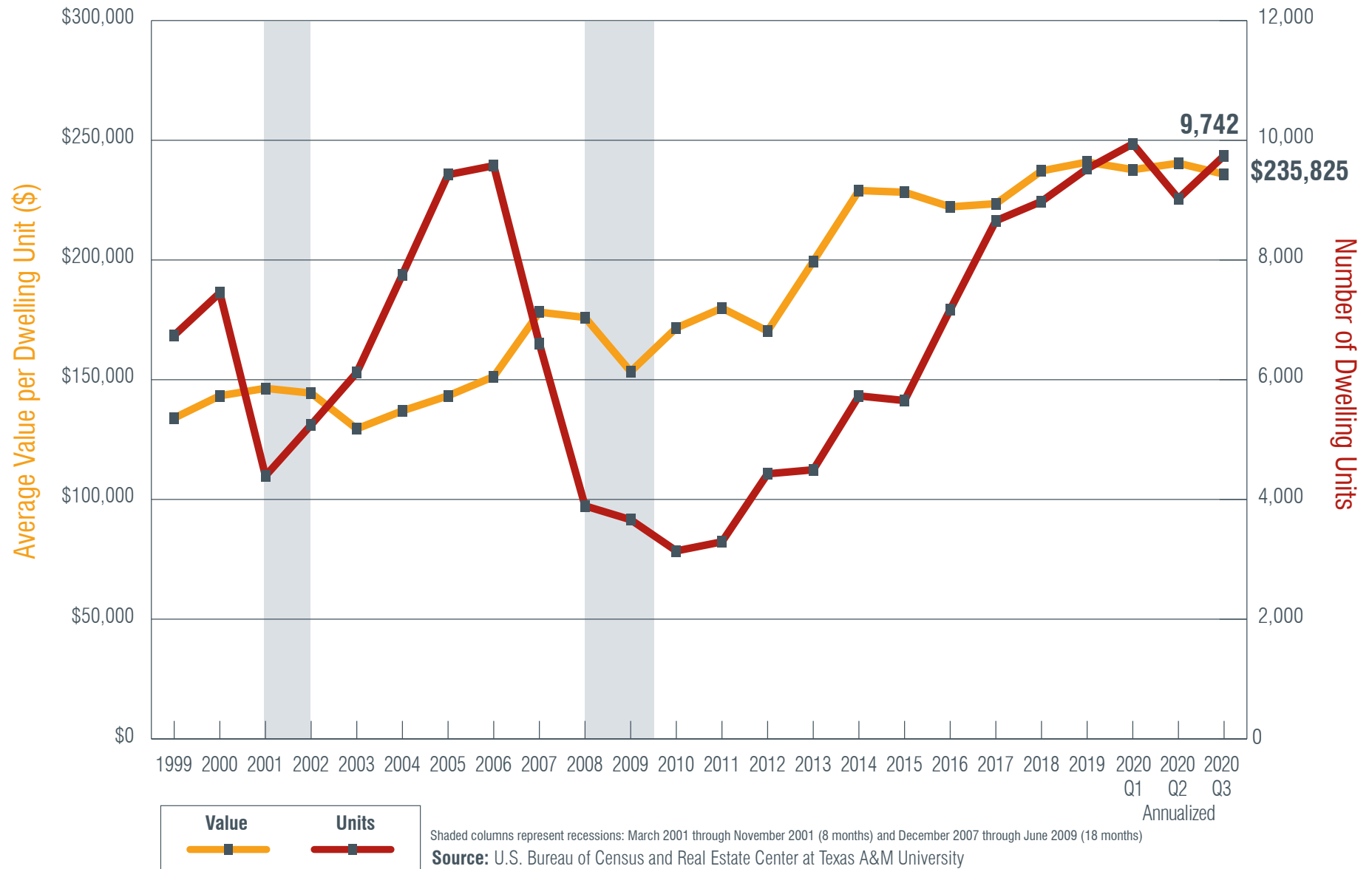
Travis County – Employment/Unemployment



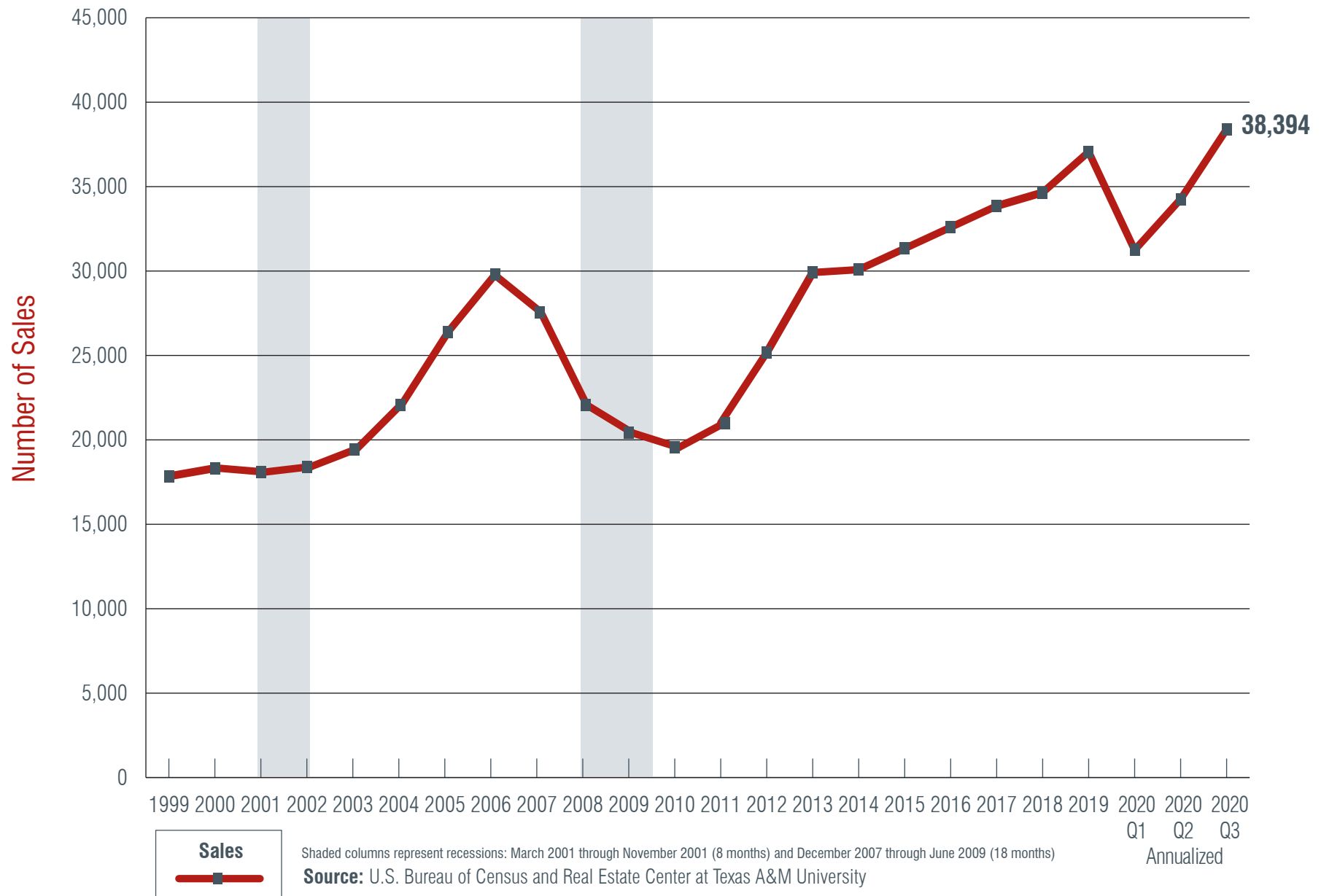
United States – Single-Family Building Permits



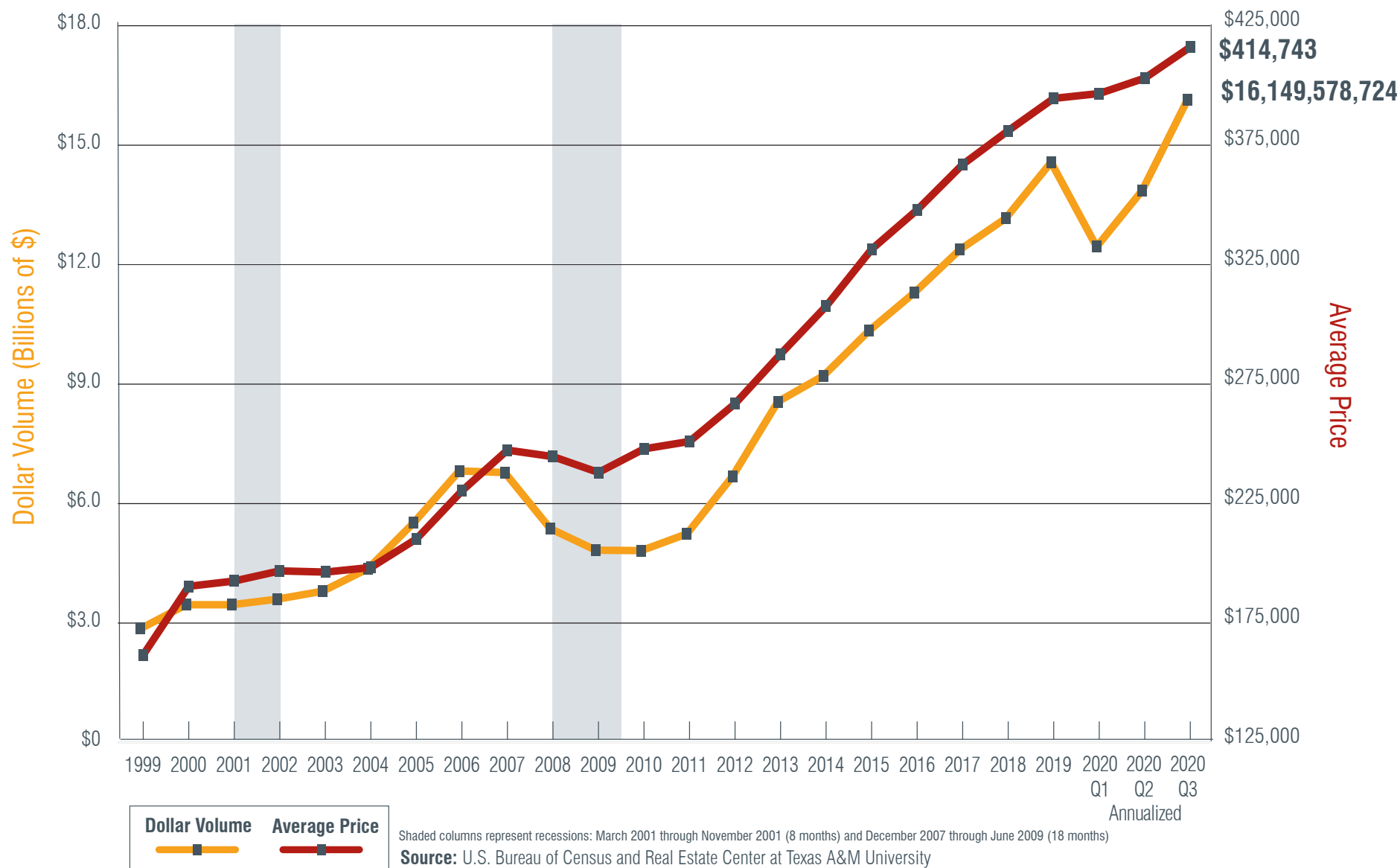
Travis County – Single-Family Building Permits



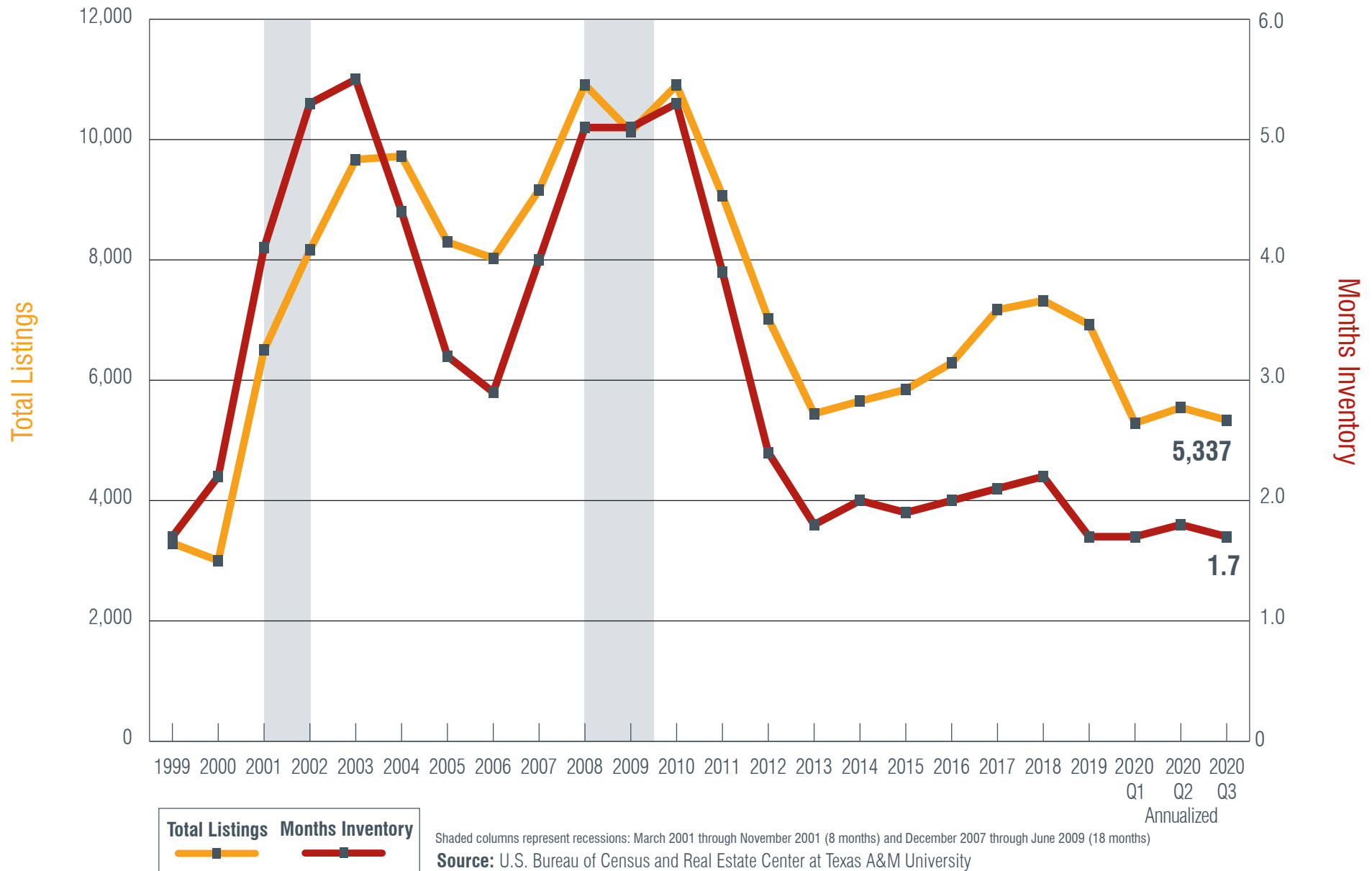
Austin MLS – Annual Sales



Austin MLS – Dollar Volume & Average Price of Residential Housing



Austin MLS – Total Listings & Inventory for Residential Housing



Expert Opinions:

- **Angelou Economics “2020-2021 Economic Update & Forecast”**
 - “2020 presented many unprecedented challenges to Austin and Texas. However, throughout 2020’s challenges Austin and Texas are proving to be resilient. In fact, Austin was the best performing metropolitan area in the United States based on percent change in jobs. Buoyed by steady growth in the tech sector, venture capital and startups, AE forecasts modest growth in 2021 and 2022. The forecast calls for Austin’s population to add roughly 111,000 people and for Texas’ population to add roughly 800,000 people over the next two years. This is supported by the strong Austin housing market, which saw more sales in 2020 than in 2018 and has seen the median home price grow to \$365,000. The arrivals of Tesla, Oracle, Digital Realty, Amazon and HP to Texas will strengthen the state’s economy. Additionally, Samsung’s planned \$10 billion in Austin coupled with the \$16 billion they have invested in Austin thus far represents the largest foreign direct investment in the United States. AE will continue to monitor COVID-19 vaccine distributions, tax policies and the high debt burden as they will impact the Austin and Texas economies.”
- **Real Estate Center at Texas A&M University “Monthly Review of the Texas Economy” September 2020**
 - “The Texas economy continues to recover from COVID-19. The state’s economy lost 616,600 nonagricultural jobs from August 2019 to August 2020, an annual decline of 4.8 percent, smaller than the nation’s employment decline of 6.8 percent. The nongovernment sector lost 588,000 jobs, an annual decline of 5.4 percent, also lower than the nation’s employment decline of 7.4 percent in the private sector. Texas annual job loss rate in August 2020 was smaller than July 2020, indicating a continued recovery from the COVID-19 pandemic recession. Texas’ seasonally adjusted unemployment rate in August 2020 was 6.8 percent, higher than the 3.5 percent in August 2019. The nation’s rate increased from 3.7 to 8.4 percent.
- **Chief Appraiser’s Certification of 2020 appraised values for Travis County Emergency Services District No. 6, July 25, 2020, Marya Crigler “Net Taxable Value . . . \$16,906,596,675” (Please see appendix)**
- **Chief Appraiser Estimates next five years, Date August 5, 2020 (Note 2021 appraised values and resulting property taxes processed in fiscal 2022)**
 - 2021: +1.00%
 - 2022: +1.10%
 - 2023: +1.25%
 - 2024: +1.25%
 - 2025: +1.50%

(Please see appendix)



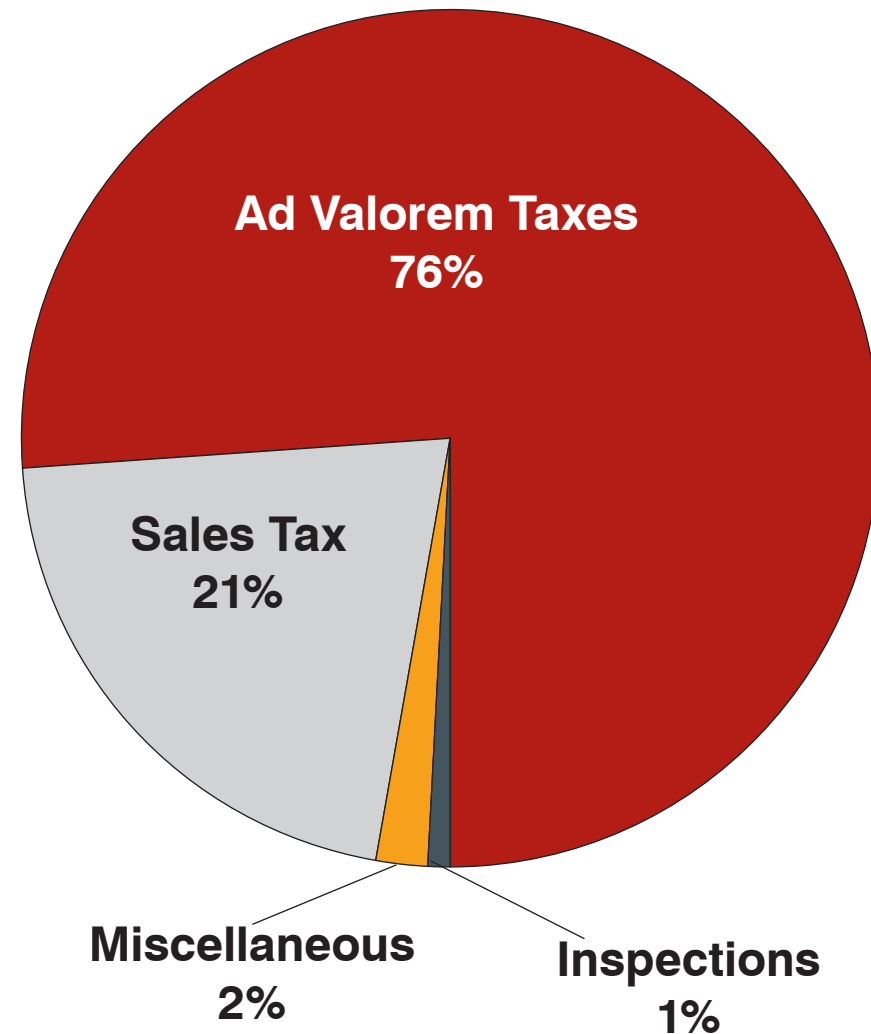
IV. Funding and Revenue Sources

Revenue Sources: Fiscal Year 2021

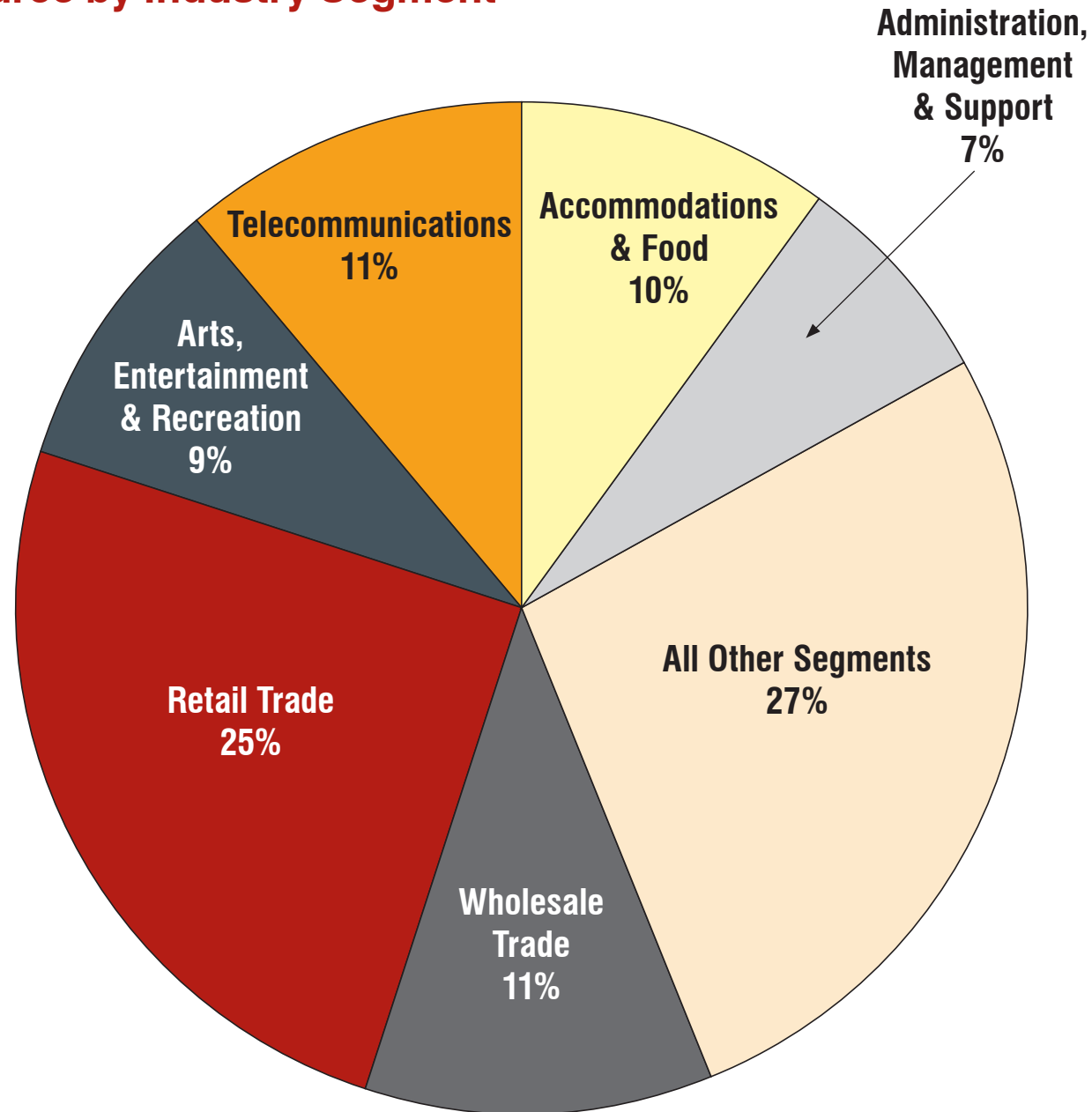
Revenue Source	%	Remarks
Ad Valorem Taxes	76%	Ad Valorem tax revenue: current & prior year, debt, penalties & interest.
Sales Tax	21%	Sales tax revenue: 1% from unincorporated areas North of dam and Village of the Hills, and 1 3/4% from unincorporated areas South of the dam.
Inspections/Permits	1%	Inspections and permits.
Miscellaneous	2%	Fuels mitigation and miscellaneous.



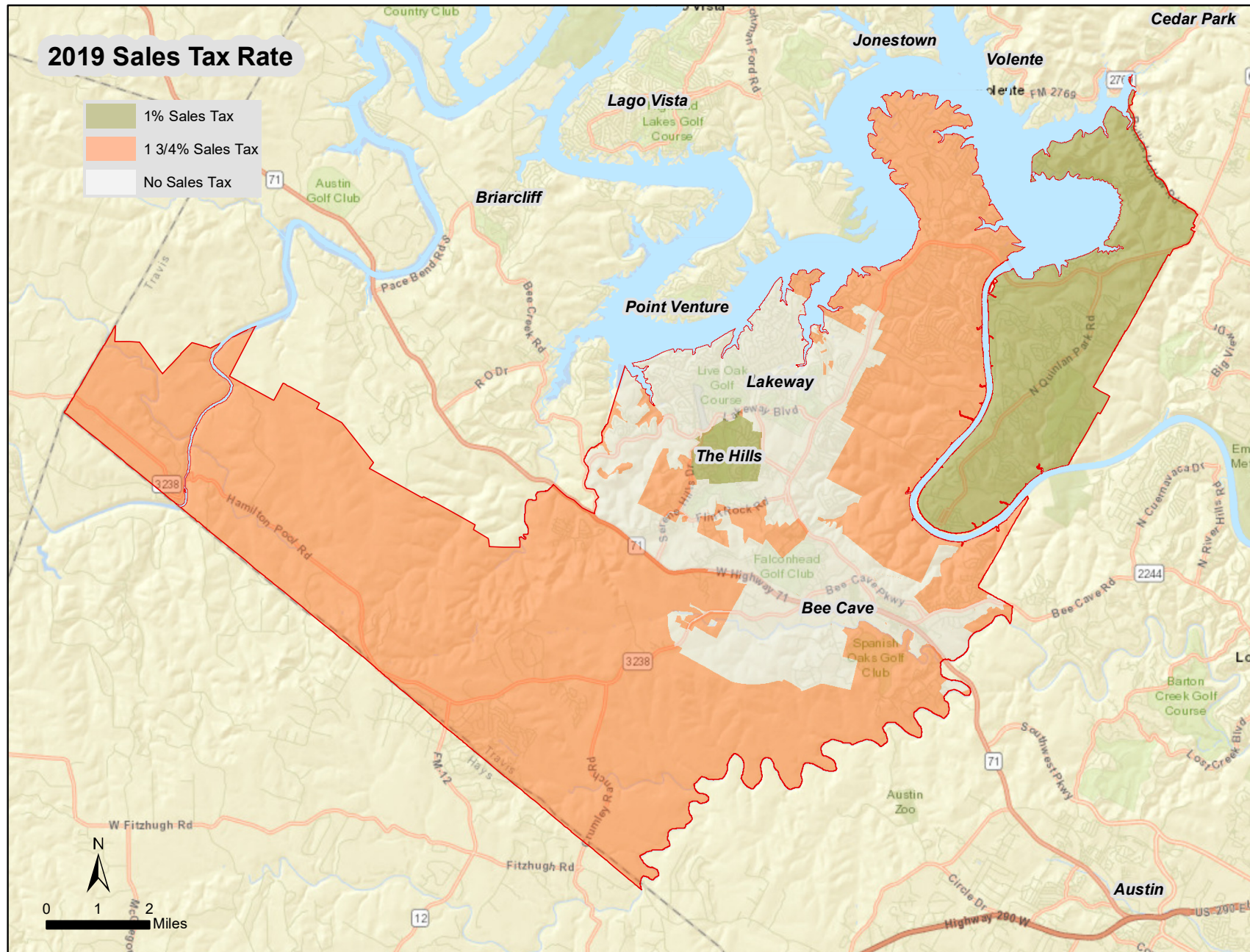
2021 Revenue by Source



Sales Tax Source by Industry Segment



ESD No. 6 Sales Tax Rate Map

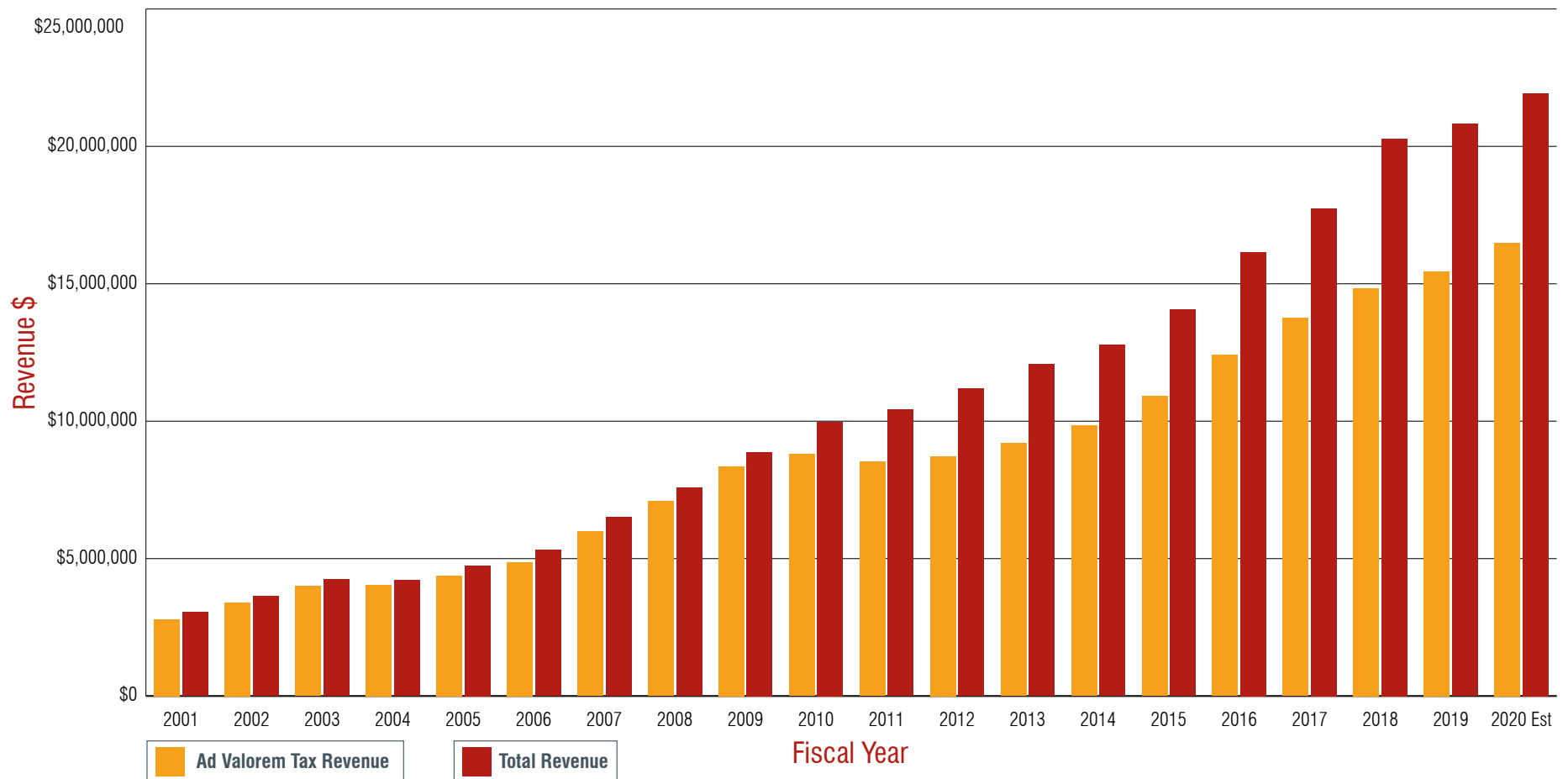


V. Revenue: Historical and Projections

Revenue Forecast Scenarios

- A. Historical Revenue
- B. Chief Tax Appraiser Revenue Model

Historical Revenue



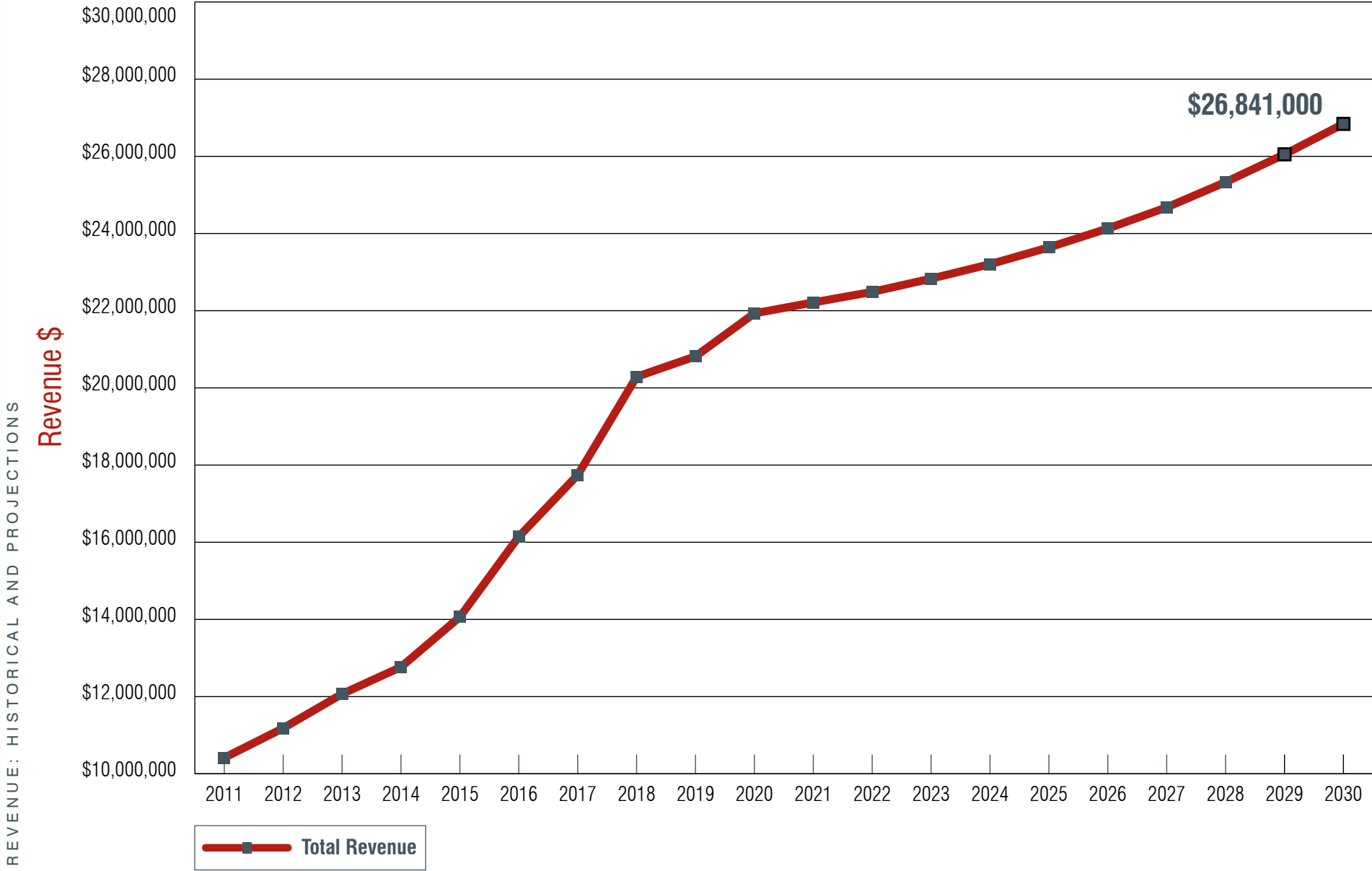
Historical Revenue

HISTORICAL REVENUE	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 est.
Ad Valorem Tax Revenue	2,796,000	3,406,000	3,997,000	4,046,000	4,387,000	4,875,000	5,981,000	7,084,000	8,361,000	8,794,000	8,519,000	8,715,000	9,192,000	9,840,000	10,911,000	12,414,000	13,749,000	14,839,000	15,447,000	16,491,000
P & I Tax Revenue	21,000	34,000	37,000	38,000	36,000	38,000	48,000	51,000	69,000	65,000	59,000	65,000	52,000	53,000	56,000	69,000	73,000	62,000	74,000	75,000
Sales Tax Revenue									288,000	914,000	1,633,000	2,091,000	2,263,000	2,491,000	2,711,000	3,232,000	3,290,000	3,716,000	4,088,000	4,636,000
Inspections	31,000	80,000	73,000	36,000	166,000	172,000	202,000	196,000	65,000	110,000	114,000	142,000	188,000	224,000	179,000	172,000	200,000	139,000	175,000	225,000
Fuels/Wildfire Mitigation													70,000	105,000	145,000	114,000	280,000	145,000	274,000	198,000
Grants			41,000									1,000	120,000	33,000	41,000	70,000	21,000			
Interest	109,000	45,000	34,000	34,000	85,000	166,000	232,000	215,000	71,000	18,000	11,000	13,000	15,000	9,000	12,000	48,000	126,000	308,000	514,000	193,000
Contributions/Misc.	42,000	21,000	25,000	45,000	67,000	33,000	29,000	16,000	9,000	24,000	47,000	155,000	169,000	12,000	10,000	27,000	3,000	1,079,000	244,000	113,000
ICProcess	52,000	44,000	34,000	15,000	6,000	26,000	6,000	16,000	17,000	18,000	4,000									
Rental Revenue				1,000	5,000	5,000	5,000	5,000		30,000	28,000									
Total Revenue	3,051,000	3,630,000	4,241,000	4,215,000	4,752,000	5,315,000	6,503,000	7,583,000	8,880,000	9,973,000	10,415,000	11,182,000	12,069,000	12,767,000	14,065,000	16,146,000	17,742,000	20,288,000	20,816,000	21,931,000
Ad Valorem Tax Revenue Growth % Per Year	26.2%	21.8%	17.4%	1.2%	8.4%	11.1%	22.7%	18.4%	18.0%	5.2%	-3.1%	2.3%	5.5%	7.0%	10.9%	13.8%	10.8%	7.9%	4.1%	6.8%
Sales Tax Revenue Growth % Per Year										217.4%	78.7%	28.0%	8.2%	10.1%	8.8%	19.2%	1.8%	12.9%	10.0%	13.4%
Total Revenue Growth % Per Year	22.4%	19.0%	16.8%	-0.6%	12.7%	11.8%	22.4%	16.6%	17.1%	12.3%	4.4%	7.4%	7.9%	5.8%	10.2%	14.8%	9.9%	14.4%	2.6%	5.4%

Footnotes:

- 1) Fiscal Years represented by Year Ending Date (i.e.: Fiscal 2001 = October 2000 - September 2001)
- 2) Ad valorem tax rate increased from 8 cents to 10 cents in 1999
- 3) Shaded columns represent recessions: March 2001 through November 2001 (8 months) and December 2007 through June 2009 (18 months)

Chief Tax Appraiser – Revenue Model



Chief Tax Appraiser Revenue Model

CHIEF TAX APPRAISER REVENUE MODEL	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 est.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Ad Valorem Tax Revenue	8,519,000	8,715,000	9,192,000	9,840,000	10,911,000	12,414,000	13,749,000	14,839,000	15,447,000	16,491,000	16,803,000	16,971,000	17,158,000	17,372,000	17,589,000	17,853,000	18,165,000	18,574,000	19,038,000	19,562,000
P & I Tax Revenue	59,000	65,000	52,000	53,000	56,000	69,000	73,000	62,000	74,000	75,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
Sales Tax	1,633,000	2,091,000	2,263,000	2,491,000	2,711,000	3,232,000	3,290,000	3,716,000	4,088,000	4,636,000	4,750,000	4,845,000	4,990,000	5,140,000	5,346,000	5,560,000	5,782,000	6,013,000	6,254,000	6,504,000
Inspections	114,000	142,000	188,000	224,000	179,000	172,000	200,000	139,000	175,000	225,000	200,000	205,000	211,000	217,000	224,000	231,000	239,000	247,000	256,000	265,000
Fuels/Wildfire Mitigation			70,000	105,000	145,000	114,000	280,000	145,000	274,000	198,000	200,000	203,000	206,000	209,000	212,000	215,000	219,000	223,000	227,000	231,000
Grants		1,000	120,000	33,000	41,000	70,000	21,000													
Interest	11,000	13,000	15,000	9,000	12,000	48,000	126,000	308,000	514,000	193,000	193,000	195,000	197,000	199,000	201,000	203,000	205,000	207,000	209,000	211,000
Contributions/Misc.	79,000	155,000	169,000	12,000	10,000	27,000	3,000	1,079,000	244,000	113,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Total Revenue	10,415,000	11,182,000	12,069,000	12,767,000	14,065,000	16,146,000	17,742,000	20,288,000	20,816,000	21,931,000	22,214,000	22,487,000	22,830,000	23,205,000	23,640,000	24,130,000	24,678,000	25,332,000	26,052,000	26,841,000
Ad Valorem Tax Revenue Growth % Per Year	-3.1%	2.3%	5.5%	7.0%	10.9%	13.8%	10.8%	7.9%	4.1%	6.8%	1.9%	1.0%	1.1%	1.2%	1.2%	1.5%	1.7%	2.3%	2.5%	2.8%
Sales Tax Revenue Growth % Per Year	78.7%	28.0%	8.2%	10.1%	8.8%	19.2%	1.8%	12.9%	10.0%	13.4%	2.5%	2.0%	3.0%	3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Total Revenue Growth % Per Year	4.4%	7.4%	7.9%	5.8%	10.2%	14.8%	9.9%	14.4%	2.6%	5.4%	1.3%	1.2%	1.5%	1.6%	1.9%	2.1%	2.3%	2.7%	2.8%	3.0%
											1.a.b.	2.a.b.	3.a.b.	4.a.b.	5.a.b.	6.a.b.	7.a.b.	8.a.b.	9.a.b.	10.a.b.

Footnotes:

1.a) Fiscal 2021 Ad Valorem: Chief Appraiser's Certified Net Taxable Value (7/25/20): Taxable Value = (\$16,906,596,675 / 100 X \$0.10) X 99% (Court appeals, etc.) = \$16,737,531 + \$65,000 (prior years) = \$16,802,531 (including debt service).

1.b) Fiscal 2021 Sales Tax: Economic Estimate = +2.45%

2.a) Fiscal 2022 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +1.00%. Note: 2021 taxable values & resulting property taxes due 1/31/22 (Fiscal 2022)

2.b) Fiscal 2022 Sales Tax: Economic Estimate = +2.0%

3.a) Fiscal 2023 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +1.10%. Note: 2022 taxable values & resulting property taxes due 1/31/23 (Fiscal 2023)

3.b) Fiscal 2023 Sales Tax: Economic Estimate = +3.0%

4.a) Fiscal 2024 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +1.25%. Note: 2023 taxable values & resulting property taxes due 1/31/24 (Fiscal 2024)

4.b) Fiscal 2024 Sales Tax: Economic Estimate = +3.0%

5.a) Fiscal 2025 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +1.25%. Note: 2024 taxable values & resulting property taxes due 1/31/25 (Fiscal 2025)

5.b) Fiscal 2025 Sales Tax: Economic Estimate = +4.0%

6.a) Fiscal 2026 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +1.50%. Note: 2025 taxable values & resulting property taxes due 1/31/26 (Fiscal 2026)

6.b) Fiscal 2026 Sales Tax: Economic Estimate = +4.0%

7.a) Fiscal 2027 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +1.75%. Note: 2026 taxable values & resulting property taxes due 1/31/27 (Fiscal 2027)

7.b) Fiscal 2027 Sales Tax: Economic Estimate = +4.0%

8.a) Fiscal 2028 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +2.25%. Note: 2027 taxable values & resulting property taxes due 1/31/28 (Fiscal 2028)

8.b) Fiscal 2028 Sales Tax: Economic Estimate = +4.0%

9.a) Fiscal 2029 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +2.50%. Note: 2028 taxable values & resulting property taxes due 1/31/29 (Fiscal 2029)

9.b) Fiscal 2029 Sales Tax: Economic Estimate = +4.0%

10.a) Fiscal 2030 Ad Valorem: Chief Appraiser's Estimate (8/5/20) = +2.75%. Note: 2029 taxable values & resulting property taxes due 1/31/30 (Fiscal 2030)

10.b) Fiscal 2030 Sales Tax: Economic Estimate = +4.0%

VI. Capital Improvement Plan

I. Capital Improvement Plan (CIP)

- A. The CIP is a 10-year plan that forecasts spending for all anticipated capital projects. Included in the CIP is the Capital Budget, which represents only the first year of the CIP. The CIP outlines the District's long range capital improvement objectives and priorities.
- B. The CIP along with the District's 10-year Financial Plan are presented to the Board each year for Board approval of the new fiscal year's Capital Budget and Reserve Allocations.

II. Financing: “Pay as you Go” (PAYGO)

- A. Consider as first option for Capital Projects, if current revenues are available to permit PAYGO.
- B. All Capital Projects under \$100,000.
- C. If Capital Project phasing could allow PAYGO over time without debt.
- D. If Market conditions are unstable or the project presents marketing difficulties.

III. Financing: Debt

- A. Consider as second option for Capital Projects, if current revenues are available to permit PAYGO.
- B. Only if Capital Project is over \$100,000.
- C. Only if service life exceeds the term of financing.
- D. Not to be used for current operating and infrastructure maintenance expenditures, unless emergency.
- E. To maintain or improve its sound fiscal condition and Aa3 debt rating, the District will limit the amount of debt it will issue and its annual debt service expenses in accordance with the industry guidelines listed below:
 - a. Ratio of Debt Service to Total Revenue: 12% – 16%.
 - b. Ratio of Net Debt to Total Assessed Valuation: <1.5%.
 - c. Ratio of Unrestricted Fund Balance to Operating Expense: >25%.
 - d. Ratio of Unrestricted Fund Balance to Total Net Debt: >25%.

Capital Improvement Plan (CIP)

Bonds/Financing: New Debt Service	Years	Estimated Cost	Type	Rate/ \$1M	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Bonds (New)														
A		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Bonds (New)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financing (New)														
New Facilities & Land (Financing)														
A	10	\$0	Financing	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B	20	\$0	Financing	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C	15	\$0	Financing	\$95,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal New Facilities & Land (Financing)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Apparatus (Financing)														
A Engine (Replace 2004 Sutphen, E603-3022, Refrb FY16)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
B Engine (Replace 2004 Sutphen, E602-3015, Refrb FY17)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
C Engine (Replace 2001 Spartan/Precision, E607-7469, Refrb FY18)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,000	\$128,000
D Engine (Replace 2001 Spartan/Precision, E608-7468, Refrb FY18)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,000	\$128,000
Subtotal New Apparatus (Financing)		\$3,000,000			\$0	\$0	\$0	\$0	\$0	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000
New Miscellaneous (Financing)														
A		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal New Miscellaneous (Financing)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$3,000,000			\$0	\$0	\$0	\$0	\$0	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000

Pay As You Go (CIP)

Pay As You Go (New) – CIP	#/ Life	Estimated Cost	Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Pay As You Go (PAG)													
Facilities & Land (PAG)													
A Station 620 Central Plot (\$250K X 3 acres)		\$750,000	PAG	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Helipad at Station 606	20	\$100,000	PAG	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C Generators (FY22:605)	4+	\$30,000	PAG	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D Station 606 (See "Revenue/Expenditure/Balance")		\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E Training Facility		\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Facilities & Land		\$880,000		\$850,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refurbished Apparatus (PAG)													
A Engine (Refrb 2009 Spartan Crimson, E604-0893); +10 yrs	10	\$0	PAG	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Quint (Refrb 2009 Pierce Velocity 105', Q605-0089); +10 yrs	10	\$600,000	PAG	\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0
C Engine (Refrb 2017 Sutphen, E606-3144); +10 yrs	10	\$400,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0
D Engine (Refrb 2019 Sutphen, E601-3174); +10 yrs (FY31)	10	\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E Quint (Refrb 2015 Sutphen 75', Q603-3062); +10 yrs (FY33)	10	\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG Refurbished Apparatus		\$1,000,000		\$0	\$0	\$400,000	\$0	\$600,000	\$0	\$0	\$0	\$400,000	\$0
New Apparatus (PAG)													
A Quint (Replace Q605-0089, Sell Q610); +10 yrs	10	\$1,397,000	PAG	\$1,397,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Engine (Replace E602, Sell E603); +10 yrs	10	\$720,000	PAG	\$0	\$720,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C SUV-Lrg, Suburban (Squad: FY22; SUP: FY23)	10	\$75,000	PAG	\$0	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D SUV-Med, Tahoe/Explorer (COM: FY29,FY30; SUP: FY24; FMO: FY24; WF: FY30)	10	\$50,000	PAG	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$50,000	\$100,000
E Cargo/Passenger Van, F-350 (SUP: FY23,FY30)	10	\$50,000	PAG	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
F P/U Silverado 1500 4WD Crew Cab (INV: FY22,FY23,FY24,FY25)	10	\$55,000	PAG	\$0	\$55,000	\$55,000	\$55,000	\$55,000	\$0	\$0	\$0	\$0	\$0
G P/U Silverado 3500 Dually (WF: FY27)	10	\$75,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0
H P/U F-250 4X4 D (SUP: FY30)	10	\$50,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
I P/U F-350 4X4 D (INV: FY25; WF: FY26)	10	\$75,000	PAG	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$0	\$0	\$0	\$0
J P/U F-350 4X4 D Cap (BAT: FY25,FY26)	10	\$75,000	PAG	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$0	\$0	\$0	\$0
K International 4400 (SUP: FY28)	10	\$150,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0
L Brush Trucks, F-550 (FY22,FY28)	15	\$160,000	PAG	\$0	\$160,000	\$0	\$0	\$0	\$0	\$0	\$160,000	\$0	\$160,000
M Rehabilitation Vehicle (FY32)	15	\$175,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
N Pierce F-550 (OST: FY23)	12	\$200,000	PAG	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
O Pierce F-550 SAR (FY32)	15	\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
P Fire Rescue Boat 601 (FY31)	20	\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Q Emergency Response Inflatable Rescue Boat (ERB/RIB) (FY30)	10	\$30,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
R Polaris Ranger 500 (Ops: FY22)	10	\$25,000	PAG	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
S Polaris Ranger 800 (Ops: FY22, WF: FY24)	10	\$35,000	PAG	\$0	\$0	\$35,000	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Apparatus		\$3,397,000		\$1,397,000	\$1,035,000	\$415,000	\$190,000	\$205,000	\$150,000	\$75,000	\$310,000	\$50,000	\$390,000
New Miscellaneous (PAG)													
A Mobile Radios-APX 7500+ (5 yr life, 24, \$8K); FY21: 2X\$8K	5	\$8,000	PAG	\$16,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
B MDC-Mobile Digital Communicators (3 yr life, 24, \$8K); FY21: 0X\$8K	3	\$8,000	PAG	\$0	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000
C 800 MHz-Handheld (4 yr life, 50, \$9K); FY21: 7X\$9K	4	\$9,000	PAG	\$64,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
D Fire equipment and mounting for ready reserve engines		\$98,000	PAG	\$98,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E SCBA Fill Station at Station 606		\$44,000	PAG	\$0	\$44,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F Unspecified Misc (FY14-21=\$100K)			PAG	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal PAG New Miscellaneous		\$167,000		\$278,000	\$338,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000
Total New Pay As You (PAG)		\$5,444,000		\$2,525,000	\$1,403,000	\$1,109,000	\$484,000	\$1,099,000	\$444,000	\$369,000	\$604,000	\$744,000	\$684,000

Capital Improvement Plan (CIP)

SUMMARY	Years	Estimated Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
New Debt Service Summary												
Total Bonds (New)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000
Total New Debt Service		\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000
Existing Debt Service Summary												
Existing Bonds												
Series 2013 (Refunding Bonds) - final payment 3/1/2028	15	\$2,525,000	\$504,000	\$503,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0
Series 2003 & 2008 (Refunded above)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Existing Bonds		\$2,525,000	\$504,000	\$503,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0
Existing Financing												
Quint - (Early payoff March 2014)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Existing Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Existing Debt Service		\$2,525,000	\$504,000	\$503,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0
TOTAL NEW & EXISTING DEBT SERVICE		\$5,525,000	\$504,000	\$503,000	\$497,000	\$244,000	\$244,000	\$500,000	\$499,000	\$499,000	\$512,000	\$512,000
TOTAL NEW PAY AS YOU GO (PAG)			\$2,525,000	\$1,403,000	\$1,109,000	\$484,000	\$1,099,000	\$444,000	\$369,000	\$604,000	\$744,000	\$684,000
TOTAL CAPITAL IMPROVEMENT			\$3,029,000	\$1,906,000	\$1,606,000	\$728,000	\$1,343,000	\$944,000	\$868,000	\$1,103,000	\$1,256,000	\$1,196,000

VII. Revenue/Expenditures/Balance

Expenditures

A. Base Budget (prior year costs)

- Maintain funding to meet current service levels
- Zero Base Budget

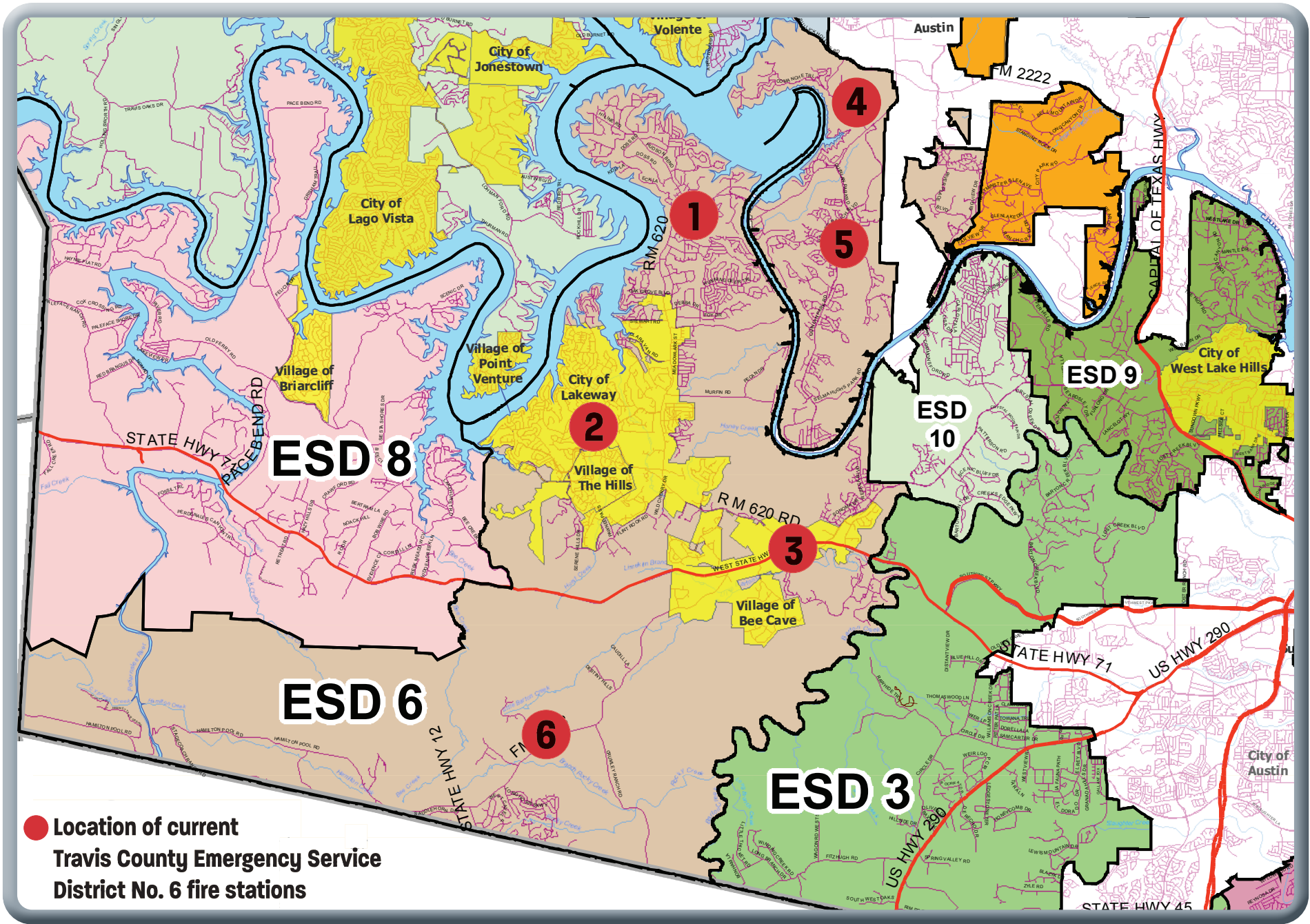
B. Cost Drivers (additional costs)

- Payroll Expense:
 1. CBA: 2-year Agreement (October 1, 2019 through November 30, 2021)
 2. Non-Collective Bargaining Employees: Follow Performance Evaluation and Salary Administration Policy.
- Inflationary pressures on remaining budgeted line items.

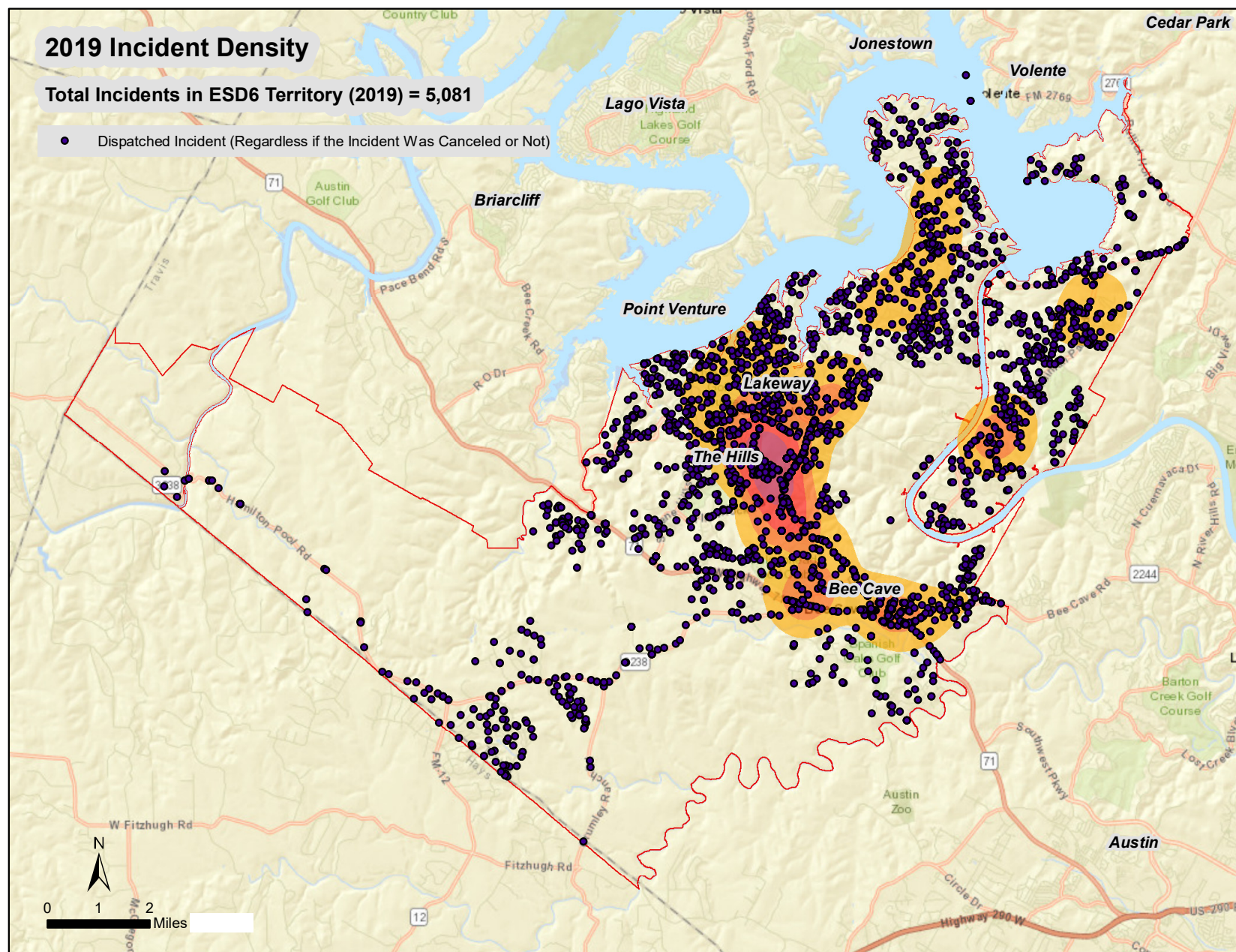
C. FY 2021 Core Service Increases (Strategic Service Goals)

- New: Assistant Fire Chief/Fire Marshal
- Continued: Staffing of Station 606 – Hamilton Pool (4 Firefighters/Shift)
- Continued: Fuels Management Program
- Continued: Assistant Fire Chief
- Continued: 4 Firefighters/Shift at all 6 Stations
- Continued: 2nd Battalion Chief Supervising 24/7 (North/South)
- Continued: 1 Captain vs. Lieutenant at 2 Stations
- Continued: 2 Additional Fire Inspectors – Lieutenant, Engineer
- Continued: ALS Squad/Brush Truck Demand Unit
- Continued: EMS Training Position
- Continued: Training Administrative Position
- Continued: Part-time Logistics Assistant

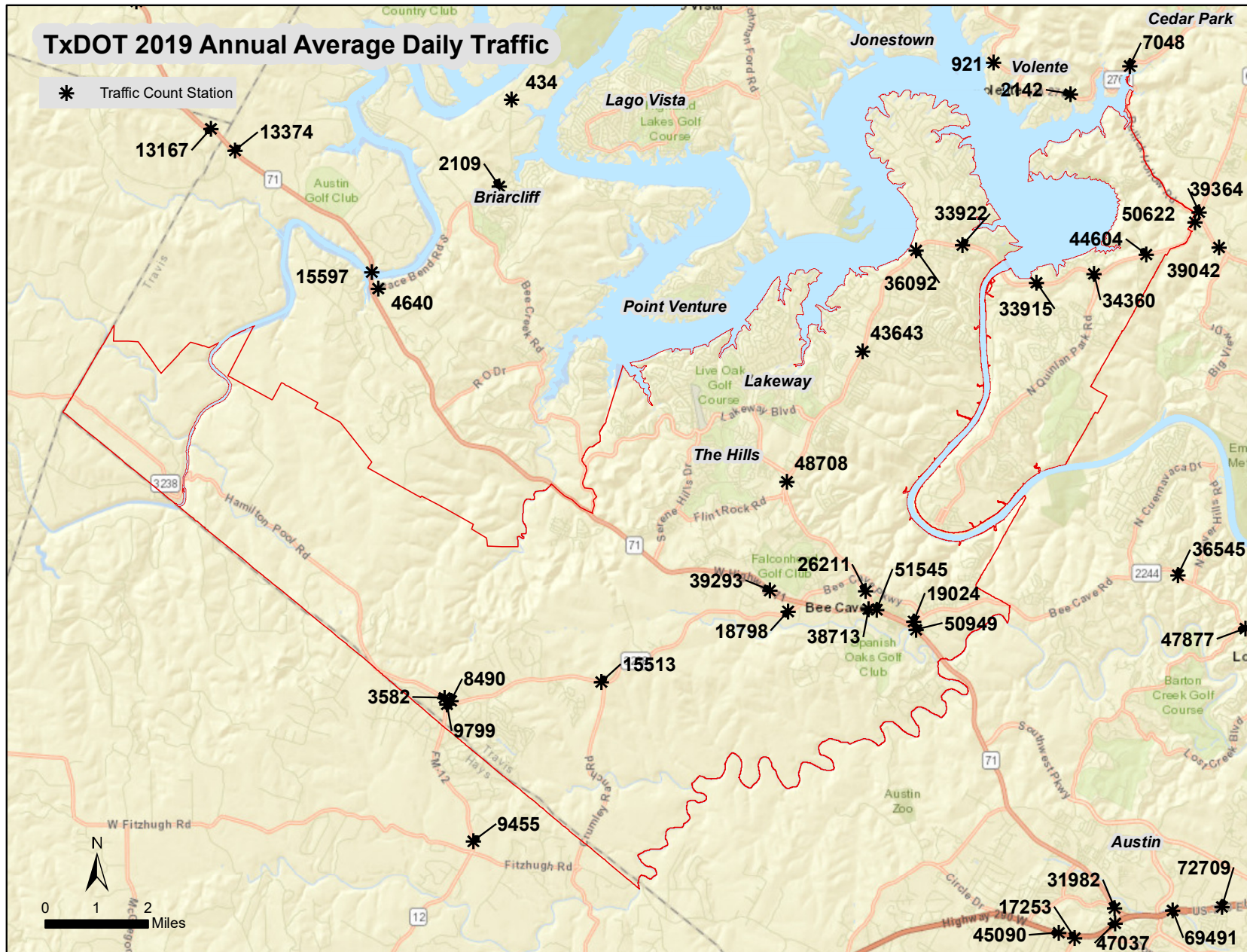




2019 Incident Density







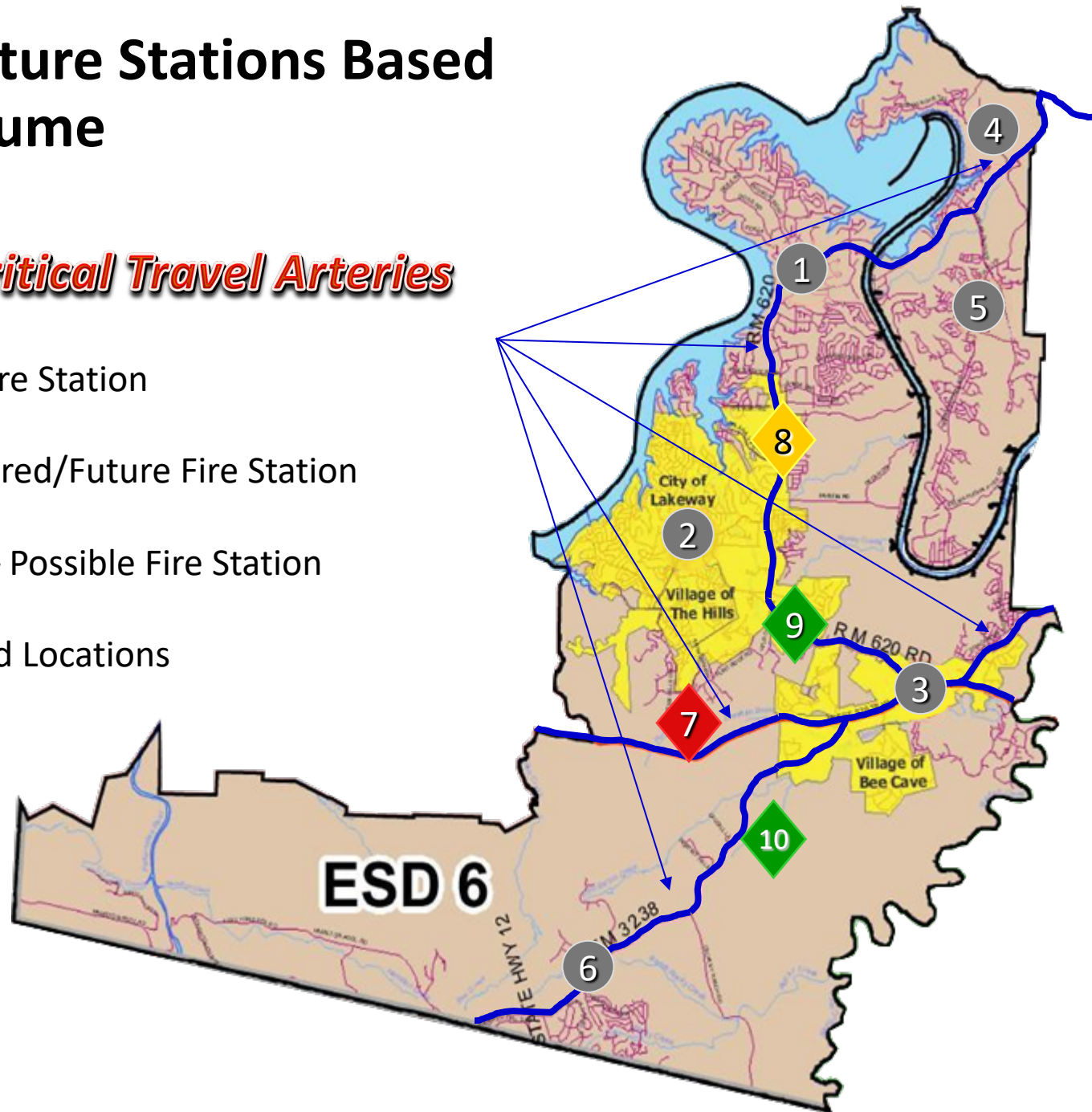
2019 Daily Traffic Counts



Possible Future Stations Based On Call Volume

Critical Travel Arteries

-  Existing Fire Station
-  Land Secured/Future Fire Station
-  LTFR HQ – Possible Fire Station
-  Forecasted Locations



New Fire Station 606 – Hamilton Pool



Summary

REVENUES/EXPENDITURES/BALANCE	2020 est.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
REVENUES											
Total Revenues	21,931,000	22,214,000	22,487,000	22,830,000	23,205,000	23,640,000	24,130,000	24,678,000	25,332,000	26,052,000	26,841,000
Total Revenue Prior Year Increase/(Decrease)	\$0	\$283,000	\$273,000	\$343,000	\$375,000	\$435,000	\$490,000	\$548,000	\$654,000	\$720,000	\$789,000
Total Revenue Year to Date Increase/(Decrease)	\$0	\$283,000	\$556,000	\$899,000	\$1,274,000	\$1,709,000	\$2,199,000	\$2,747,000	\$3,401,000	\$4,121,000	\$4,910,000
Ad Valorem Tax Revenue Growth %/Year	4.1%	1.9%	1.0%	1.1%	1.2%	1.2%	1.5%	1.7%	2.3%	2.5%	2.8%
Sales Tax Revenue Growth %/Year	10.0%	2.5%	2.0%	3.0%	3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Total Revenue Growth %/Year	2.6%	1.3%	1.2%	1.5%	1.6%	1.9%	2.1%	2.3%	2.7%	2.8%	3.0%
EXPENDITURES											
Capital Improvement Plan Expenditures											
CIP Debt Service											
Existing Bonds	\$499,000	\$504,000	\$503,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0
Existing Financing (Lease/Purchase/Mortgage) (Payoff 3/14)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Financing (Lease/Purchase/Mortgage)	\$0	\$0	\$0	\$0	\$0	\$0	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000
Total CIP Debt Service (Existing & New)	\$499,000	\$504,000	\$503,000	\$497,000	\$244,000	\$244,000	\$500,000	\$499,000	\$499,000	\$512,000	\$512,000
CIP Pay As You Go (Capital Acquisition Reserve)	\$2,907,000	\$2,525,000	\$1,403,000	\$1,109,000	\$484,000	\$1,099,000	\$444,000	\$369,000	\$604,000	\$744,000	\$684,000
Total Capital Improvement Plan Expenditures	\$3,406,000	\$3,029,000	\$1,906,000	\$1,606,000	\$728,000	\$1,343,000	\$944,000	\$868,000	\$1,103,000	\$1,256,000	\$1,196,000
Expenditures (Excluding CIP)											
Base Budget (Excluding CIP)	\$18,200,000	\$18,200,000	\$18,845,000	\$19,477,000	\$20,132,000	\$20,813,000	\$21,520,000	\$22,254,000	\$23,015,000	\$23,804,000	\$28,002,000
Cost Drivers: Additional \$ over prior year											
Cost Savings Zero Based Budgeting (10% of "Other")	Included	\$0	(\$8,000)	(\$8,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$11,000)
Payroll Increase (inc % driven tax/fringe)	Included	\$460,000	\$482,000	\$498,000	\$516,000	\$534,000	\$553,000	\$572,000	\$592,000	\$613,000	\$634,000
Health/Dental/Life/Wellness Increase	Included	\$48,000	\$72,000	\$76,000	\$81,000	\$86,000	\$91,000	\$97,000	\$102,000	\$108,000	\$115,000
Other (Ins, Fleet, Training, Comm., IT, Facilities, PPE, EMS, Fire) FY22-28: +3.5%	Included	(\$37,000)	\$80,000	\$83,000	\$86,000	\$89,000	\$92,000	\$95,000	\$98,000	\$101,000	\$105,000
Total Cost Drivers (additional \$ over prior year)	\$0	\$471,000	\$626,000	\$649,000	\$674,000	\$700,000	\$727,000	\$754,000	\$782,000	\$812,000	\$843,000
Core Service Enhancement/(Reduction): Additional \$ over prior year											
Continued: Fuels Mgmt Program (FY13-21)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: 1 ALS Squad/Brush Truck 12 hrs/day/2 days/wk = 12/2 (FY14-21: \$199K+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 FF/Shift @ 5 Stations (\$317K x 5 = \$1.585M+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 CAPT vs. LT @ 2 Stations (\$74K x 2 = \$148K+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Asst Chief (FY16-21: \$178K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Fire Inspector-LT (FY16-21: \$158K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +2nd BC/Shift (FY14-21: \$512K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Fire Inspector-ENG (FY16-21: \$122K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: Training Admin (FY20,21: \$65K incl salary, tx/frng)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: EMS Training Coordinator (FY20,21: \$91K incl salary, tx/frng)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: + Station 606 w/ 4 FF (FY20,21: 4FF=\$2.012M+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: Logistics Assistant (FY20,21: Part-time \$32K incl tx/frng)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New: +1 Asst Chief Fire Marshal (FY21: \$174K incl salary, tx/frng, direct)	\$0	\$174,000	\$6,000	\$6,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$8,000
New FY29, 1Q: + 2nd Company at Existing Station (FY21: 4FF=\$2.427M+Infl)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,378,000	\$118,000
Total Core Service Increase (additional \$ over prior year)	\$0	\$174,000	\$6,000	\$6,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$3,386,000	\$126,000
Total Expenditures (Excluding CIP)	\$18,200,000	\$18,845,000	\$19,477,000	\$20,132,000	\$20,813,000	\$21,520,000	\$22,254,000	\$23,015,000	\$23,804,000	\$28,002,000	\$28,971,000
Reserve Transfers											
Operations Reserve	\$549,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Acquisition Reserve:	(\$1,440,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserve Transfers	(\$891,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures (Reserve Transfers, CIP & Expenditures)	\$20,715,000	\$21,874,000	\$21,383,000	\$21,738,000	\$21,541,000	\$22,863,000	\$23,198,000	\$23,883,000	\$24,907,000	\$29,258,000	\$30,167,000
Excess/(Deficit)	\$1,216,000	\$340,000	\$1,104,000	\$1,092,000	\$1,664,000	\$777,000	\$932,000	\$795,000	\$425,000	(\$3,206,000)	(\$3,326,000)
RESERVE BALANCES After Excess/Deficit (above)											
Operations Reserve	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000
Capital Acquisition Reserve	\$4,587,000	\$5,115,000	\$6,332,000	\$7,439,000	\$9,118,000	\$9,910,000	\$10,857,000	\$11,667,000	\$12,107,000	\$8,916,000	\$5,605,000
Total Reserves	\$10,007,000	\$10,535,000	\$11,752,000	\$12,859,000	\$14,538,000	\$15,330,000	\$16,277,000	\$17,087,000	\$17,527,000	\$14,336,000	\$11,025,000
		5.3%	11.6%	9.4%	13.1%	5.4%	6.2%	5.0%	2.6%	-18.2%	-23.1%
RESERVE BALANCE "GOALS"											
Annual Stabilization Operations Reserve @ 25%	\$5,483,000	\$5,554,000	\$5,622,000	\$5,708,000	\$5,801,000	\$5,910,000	\$6,033,000	\$6,170,000	\$6,333,000	\$6,513,000	\$6,710,000
Capital Acquisition Reserve @ 16%	\$3,509,000	\$3,554,000	\$3,598,000	\$3,653,000	\$3,713,000	\$3,782,000	\$3,861,000	\$3,948,000	\$4,053,000	\$4,168,000	\$4,295,000
Total Reserve Goal	\$8,992,000	\$9,108,000	\$9,220,000	\$9,361,000	\$9,514,000	\$9,692,000	\$9,894,000	\$10,118,000	\$10,386,000	\$10,681,000	\$11,005,000

Reserve Balance Goals

Operations Reserve

- The Operations Reserve is necessary due to the three month delay in the receipt of ad valorem tax revenue following the start of each new fiscal year. Therefore the goal of 25% of budgeted revenues is sufficient to cover current operating expenditures for the first quarter of the fiscal year.

Capital Acquisition Reserve

- Recommended goal is 16% of budgeted revenues to cover future capital improvement projects such as infrastructure, buildings, vehicles and equipment purchases.

Unfunded Liabilities Reserve

- The Earned Vacation balance is set from the total unused vacation due to employees from the prior year audit. This balance must be paid in the event of termination of employment.
- The Earned Sick Time balance is set from the total unused sick time due to employees with at least 20 years of employment shown on the prior year audit. This balance must be paid in the event of termination of employment.
- The Net Pension Liability balance is set from the pension actuarial report. This amount is owed to the pension per new Governmental Accounting Standards Board Statements.

Reserve Accounts

RESERVE ACCOUNTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
OPERATIONS RESERVE											
Beginning Balance (Beginning August 31, 2020)	\$4,913,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000
Transfers:											
Budgeted Reserve Transfer from Operations (3)	\$549,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit (1)	(\$42,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$507,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operations Reserve Ending Balance	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000	\$5,420,000
CAPITAL ACQUISITION RESERVE											
Beginning Balance (Beginning August 31, 2020)	\$1,323,000	\$4,587,000	\$5,115,000	\$6,332,000	\$7,439,000	\$9,118,000	\$9,910,000	\$10,857,000	\$11,667,000	\$12,107,000	\$8,916,000
Transfers:											
Budgeted Reserve Transfers From/(To) Operations											
- Insurance Proceeds (6)	(\$619,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Station 606 Construction (5)	(\$500,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Airpacks purchase (5)	(\$321,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Previously Committed Reserves (4)	\$3,488,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
From Excess/Deficit (After CIP PAG & New Debt Service)	\$1,216,000	\$340,000	\$1,104,000	\$1,092,000	\$1,664,000	\$777,000	\$932,000	\$795,000	\$425,000	(\$3,206,000)	(\$3,326,000)
From Sale of Surplus Assets (2)	\$0	\$188,000	\$113,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Other Transfer From/(To) Operations: Audit (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$3,264,000	\$528,000	\$1,217,000	\$1,107,000	\$1,679,000	\$792,000	\$947,000	\$810,000	\$440,000	(\$3,191,000)	(\$3,311,000)
Capital Acquisition Reserve Ending Balance	\$4,587,000	\$5,115,000	\$6,332,000	\$7,439,000	\$9,118,000	\$9,910,000	\$10,857,000	\$11,667,000	\$12,107,000	\$8,916,000	\$5,605,000
UNFUNDED LIABILITIES RESERVE											
Beginning Balance (Beginning August 31, 2020)	\$8,347,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000
Transfers:											
Budgeted Reserve Transfer from Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Previously Committed Reserves (4)	(\$3,488,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit (1)	\$126,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	(\$3,362,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unfunded Liabilities Reserve Ending Balance (7)	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000	\$4,985,000
TOTAL RESERVES											
Beginning Balance (Beginning August 31, 2020)	\$14,583,000	\$14,992,000	\$15,520,000	\$16,737,000	\$17,844,000	\$19,523,000	\$20,315,000	\$21,262,000	\$22,072,000	\$22,512,000	\$19,321,000
Transfers:											
Transfers in from Operations	\$325,000	\$528,000	\$1,217,000	\$1,107,000	\$1,679,000	\$792,000	\$947,000	\$810,000	\$440,000	(\$3,191,000)	(\$3,311,000)
Previously Committed Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit (1)	\$84,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$409,000	\$528,000	\$1,217,000	\$1,107,000	\$1,679,000	\$792,000	\$947,000	\$810,000	\$440,000	(\$3,191,000)	(\$3,311,000)
TOTAL RESERVES	\$14,992,000	\$15,520,000	\$16,737,000	\$17,844,000	\$19,523,000	\$20,315,000	\$21,262,000	\$22,072,000	\$22,512,000	\$19,321,000	\$16,010,000
Percent Change		3.5%	7.8%	6.6%	9.4%	4.1%	4.7%	3.8%	2.0%	-14.2%	-17.1%

Footnotes

1) Fiscal 2019 Audit: Excess Revenues over Expenditures	\$84,000	6) Insurance proceeds in FY18, used in FY20	
2) Sale of Surplus Assets in FY20	\$0	- Replacement of EN604	\$619,000
3) Budgeted Operations Reserve Transfer	\$549,000	7) Unfunded Liabilities Reserve include:	
4) Decrease in Net Pension Liability	(\$3,488,000)	- Earned Vacation Liability	\$370,000
5) CIP Budgeted in FY19, Purchased in FY20:		- Earned Sick Time Liability	\$226,000
- Station 606	\$500,000	- Net Pension Liability	\$4,389,000
- Airpacks Purchase	\$321,000		

VIII. Appendix

Travis Central Appraisal District

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Anthony Nguyen
Eleanor Powell
Ryan Steglich
Felipe Ulloa
Blanca Zamora-Garcia

CERTIFIED ESTIMATE OF 2020 APPRAISED VALUES

July 25, 2020

TRAVIS CO ESD NO 6

Jurisdiction No. 52

Entity ID: 1080

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2020 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL			PROPERTY UNDER PROTEST	
Number of Accounts	Market Values		Number of Accounts	Market Values
23,364	12,313,565,229	REAL PROPERTY	8,222	6,019,286,636
2,329	274,619,560	<u>PERSONAL PROPERTY</u>	89	29,350,389
25,693	12,588,184,789	TOTAL	8,311	6,048,637,025

EXEMPTIONS

Number of Accounts	Exemption Amount		Number of Accounts	Exemption Amount
	204,518,417	AG		25,017,520
	56,716,670	HOMESTEAD CAP ABATEMENT		22,675,169
		CHODO / CLT/ LIH DISABLED PERSON		
291	2,367,780	DISABLED VETERAN	66	613,500
164	88,032,545	DV/FR 100% HS ECONOMIC DEV	7	4,949,252
		ENERGY		
567	765,443,771	EXEMPT	1	4,200
94	26,495	EXEMPT 366		
		FREPORT		
		GOODS IN TRANSIT		
		HISTORIC		
		HOMESTEAD		
		HOMESTEAD OV65		
3	47,813	POLLUTION CONTROL		
279	2,742,345	SOLAR VEHICLE	190	2,336,742
	11,468,288,953	NET AFTER EXEMPTIONS		5,993,040,642

SECTION 26.01 (c) VALUE UNDER PROTEST : 5,438,307,722

NET TAXABLE VALUE

16,906,596,675

MARYA CRIGLER
CHIEF APPRAISER

P O Box 149012 8314 Cross Park Drive Austin, Texas 78714-9012 (512) 834-9317 TDD (512) 836-3328
WWW.TRAVISCAD.ORG

Page 2 of 3



**10 Year Net Taxable Value % Increase Estimates for Travis County ESD No. 6
(Juris No. 52)**

1 message

From: **Marya D. Crigler** <MCrigler@tcadcentral.org>

Date: Wed, Aug 5, 2020 at 3:44 PM

Subject: RE: 10 Year Net Taxable Value % Increase Estimates for Travis County ESD No. 6 (Juris No. 52)

To: James DeWitt <jdewitt@ltfr.org>

Jim,

We really don't know the impact COVID-19 but here is my best estimate.

		Fiscal Year	Aug 2020 Estimate
2020 Certified Freeze Adjusted Taxable	\$ 16,906,596,000		
2021 Estimated Freeze Adjusted Taxable	\$ 17,075,662,000	2022	1.00%
2022 Estimated Freeze Adjusted Taxable	\$ 17,263,494,000	2023	1.10%
2023 Estimated Freeze Adjusted Taxable	\$ 17,479,288,000	2024	1.25%
2024 Estimated Freeze Adjusted Taxable	\$ 17,697,779,000	2025	1.25%
2025 Estimated Freeze Adjusted Taxable	\$ 17,963,246,000	2026	1.50%
2026 Estimated Freeze Adjusted Taxable	\$ 18,277,603,000	2027	1.75%
2027 Estimated Freeze Adjusted Taxable	\$ 18,688,849,000	2028	2.25%
2028 Estimated Freeze Adjusted Taxable	\$ 19,156,070,000	2029	2.50%
2029 Estimated Freeze Adjusted Taxable	\$ 19,682,862,000	2030	2.75%
2030 Estimated Freeze Adjusted Taxable	\$ 20,273,348,000	2031	3.00%

Thanks.

Marya

Travis County Population Data

Date	Population	% Change
1999	788,500	3.6
2000	812,280	3.0
2001	844,877	4.0
2002	848,090	0.4
2003	856,315	1.0
2004	870,809	1.7
2005	891,266	2.3
2006	925,151	3.8
2007	955,399	3.3
2008	980,699	2.6
2009	1,006,503	2.6
2010	1,024,266	1.8
2011	1,061,709	3.7
2012	1,096,886	3.3
2013	1,122,248	2.3
2014	1,152,260	2.7
2015	1,179,805	2.4
2016	1,206,110	2.2
2017	1,227,585	1.8
2018	1,246,572	1.6
2019	1,273,954	2.2

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Travis County Employment Data

Date	Employment		Unemployment	
	Total	% Change Year Ago	Rate	Unit Change Year Ago
1999	453,127	3.7	2.3	-0.5
2000	477,302	5.3	3.0	0.6
2001	471,949	-1.1	4.4	1.4
2002	460,978	-2.3	6.0	1.6
2003	459,021	-0.4	6.0	0.1
2004	467,543	1.9	5.1	-0.9
2005	479,587	2.6	4.5	-0.6
2006	494,371	3.1	4.0	-0.5
2007	510,018	3.2	3.6	-0.5
2008	514,368	0.9	4.2	0.6
2009	510,813	-0.7	6.7	2.5
2010	536,660	5.1	6.8	0.1
2011	556,184	3.6	6.4	-0.4
2012	578,608	4.0	5.5	-0.9
2013	598,189	3.4	5.0	-0.5
2014	618,834	3.5	4.1	-1.0
2015	634,333	2.5	3.3	-0.8
2016	656,425	3.5	3.2	-0.1
2017	677,404	3.2	3.0	-0.1
2018	698,868	3.2	2.8	-0.2
2019	722,054	3.3	2.6	-0.3

Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

United States Single-Family Building Permits

Year	Number of Dwelling Units		Average Value per Dwelling Unit	
	Units	Percent Change	Value (\$)	Percent Change
1999	1,258,527	5.0	125,300	5.3
2000	1,212,076	-3.7	133,200	6.3
2001	1,235,550	1.9	137,600	3.3
2002	1,350,718	9.3	141,900	3.1
2003	1,473,036	9.1	149,100	5.1
2004	1,616,600	9.7	158,400	6.2
2005	1,676,334	3.7	168,800	6.6
2006	1,381,853	-17.6	178,300	5.6
2007	985,621	-28.7	187,300	5.0
2008	577,487	-41.4	192,200	2.6
2009	442,718	-23.3	186,600	-2.9
2010	448,771	1.4	194,700	4.3
2011	420,737	-6.2	206,100	5.9
2012	521,516	24.0	213,200	3.4
2013	625,225	19.9	224,600	5.3
2014	640,606	2.5	233,700	4.1
2015	696,000	8.6	238,900	2.2
2016	750,802	7.9	242,700	1.6
2017	820,133	9.2	244,600	0.8
2018	856,382	4.4	246,500	0.8
2019	862,299	0.7	247,400	0.4

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Travis County Single-Family Building Permits

Year	Number of Dwelling Units		Average Value per Dwelling Unit	
	Units	Percent Change	Value (\$)	Percent Change
1999	6,742	1.9	134,000	20.2
2000	7,451	10.5	143,300	6.9
2001	4,393	-41.0	146,400	2.2
2002	5,246	19.4	144,400	-1.4
2003	6,118	19.6	129,500	-10.3
2004	7,757	26.8	137,000	5.8
2005	9,425	21.5	143,300	4.6
2006	9,575	1.6	151,300	5.6
2007	6,602	-31.0	178,200	17.8
2008	3,892	-41.0	176,000	-1.2
2009	3,661	-5.9	153,400	-12.8
2010	3,140	-14.2	171,600	11.9
2011	3,292	4.8	179,900	4.8
2012	4,428	34.5	170,300	-5.3
2013	4,495	1.5	199,400	17.1
2014	5,729	27.5	229,000	14.8
2015	5,652	-1.3	228,300	-0.3
2016	7,172	26.9	222,200	-2.7
2017	8,655	20.7	223,500	0.6
2018	8,978	3.7	237,200	6.1
2019	9,524	6.1	240,900	1.6
Monthly Data for 2020				
Jan	701	18.8	252,800	-2.5
Feb	811	19.1	228,500	-1.0
Mar	973	6.8	231,900	-11.1
Apr	776	-26.3	235,300	11.8
May	607	-35.8	250,300	-4.9
Jun	645	-12.8	243,600	3.8
Jul	1,122	62.4	221,400	-2.6
Aug	860	-16.2	222,800	-8.9

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Austin MSA Residential Housing Activity

Date	Sales	Dollar Volume	Average Price	Median Price	Average Monthly Listings	Months Inventory
1999	17,845	2,861,183,503	160,335	125,888	3,292	1.7
2000	18,321	3,463,650,266	189,054	143,550	3,002	2.2
2001	18,095	3,460,875,038	191,261	149,611	6,500	4.1
2002	18,414	3,599,936,185	195,500	153,545	8,163	5.3
2003	19,469	3,796,405,051	194,997	153,836	9,669	5.5
2004	22,193	4,370,233,331	196,919	153,198	9,723	4.4
2005	26,448	5,523,790,409	208,855	160,701	8,297	3.2
2006	29,767	6,815,921,279	228,976	171,272	8,028	2.9
2007	27,571	6,783,518,944	246,038	183,292	9,163	4.0
2008	22,068	5,369,952,456	243,337	187,319	10,911	5.1
2009	20,407	4,830,082,305	236,688	185,150	10,131	5.1
2010	19,547	4,819,525,215	246,561	189,356	10,906	5.3
2011	21,007	5,244,937,306	249,676	189,000	9,070	3.9
2012	25,170	6,682,022,428	265,476	202,000	7,021	2.4
2013	29,913	8,562,540,830	286,248	220,000	5,444	1.8
2014	30,083	9,212,615,462	306,240	239,900	5,653	2.0
2015	31,336	10,344,082,887	330,102	260,000	5,846	1.9
2016	32,594	11,296,184,267	346,573	280,000	6,288	2.0
2017	33,852	12,376,292,497	365,600	294,550	7,171	2.1
2018	34,651	13,158,593,179	379,746	305,000	7,324	2.2
2019	37,058	14,573,306,255	393,257	315,000	6,924	1.7
Monthly Data for 2020						
Jan	2,037	756,642,610	371,449	305,000	5,253	1.7
Feb	2,598	1,041,732,465	400,975	322,473	5,069	1.6
Mar	3,176	1,313,017,190	413,419	329,950	5,545	1.8
Apr	2,624	1,055,383,759	402,204	324,796	6,234	2.0
May	2,678	1,083,265,564	404,505	326,370	5,979	2.0
Jun	4,016	1,678,141,319	417,864	337,126	5,192	1.7
Jul	4,467	1,990,487,418	445,598	350,000	5,226	1.7
Aug	4,000	1,847,715,491	461,929	349,895	4,194	1.3

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

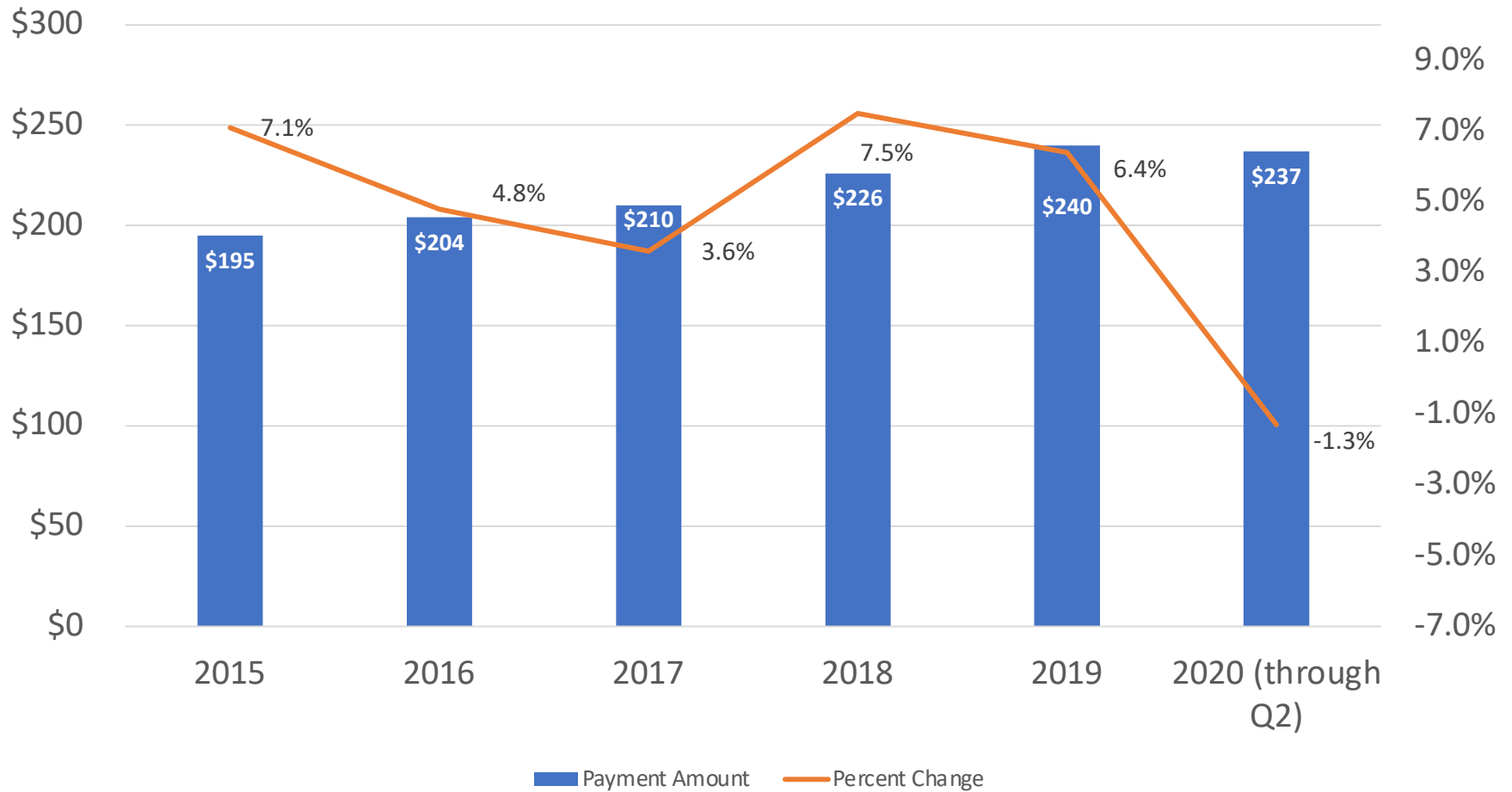


Economic Update & Forecast



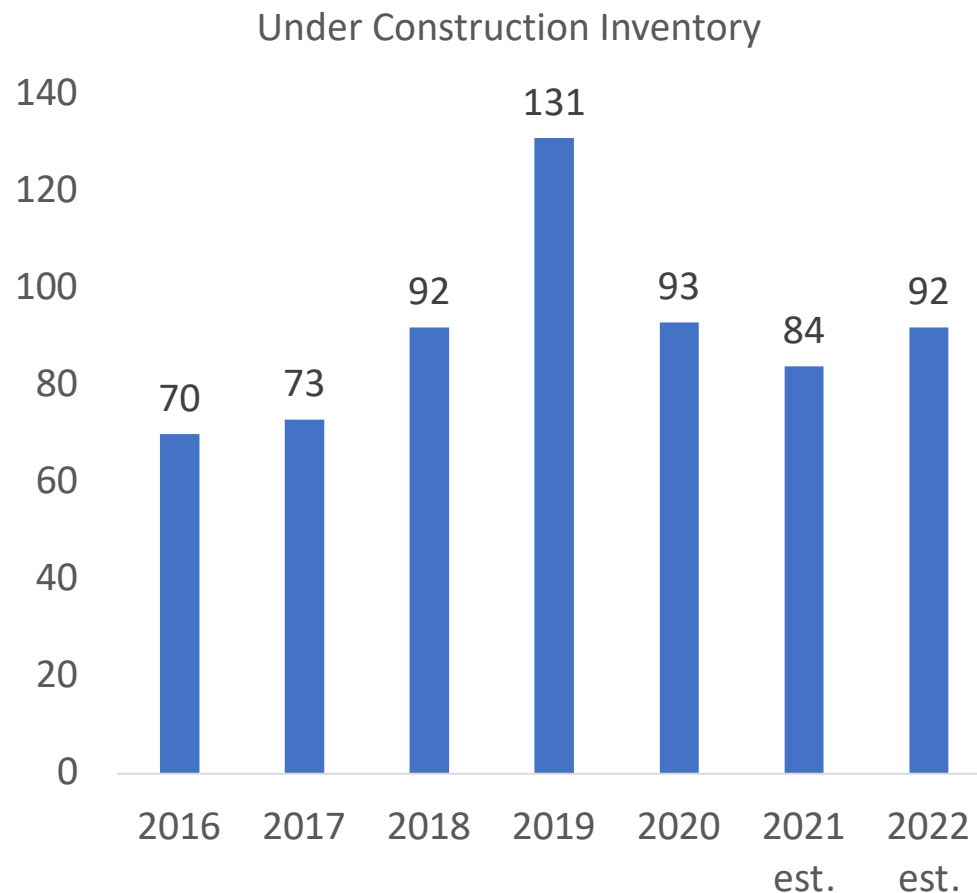
Retail Sales

Austin Sales Tax Rebates (Millions) (Through Q2 2020)



Source: Texas Comptroller

2020 Commercial Real Estate: Office



Existing Inventory



5,480 Buildings



116 million ft²
Total Rentable Building Area
(RBA)



12.1%
Vacancy

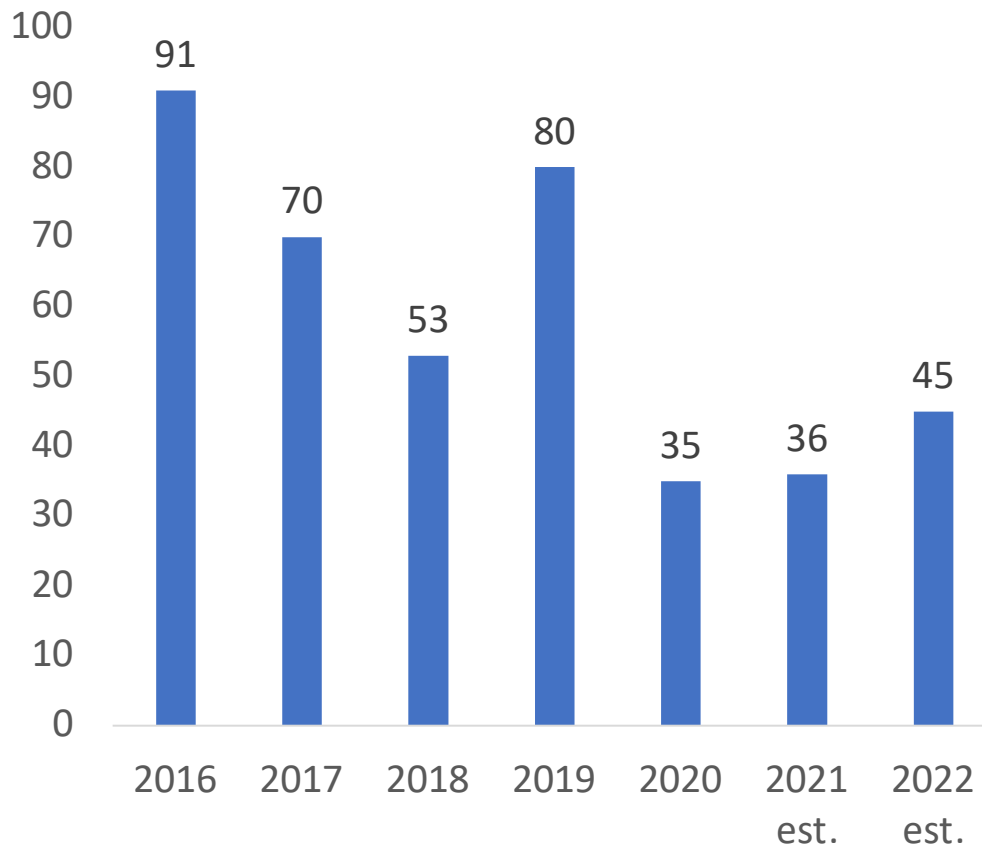


-765,231 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center

2020 Commercial Real Estate: Industrial

Under Construction Inventory



Existing Inventory



4,662 Buildings



109.6 million ft²
Total Rentable Building Area
(RBA)



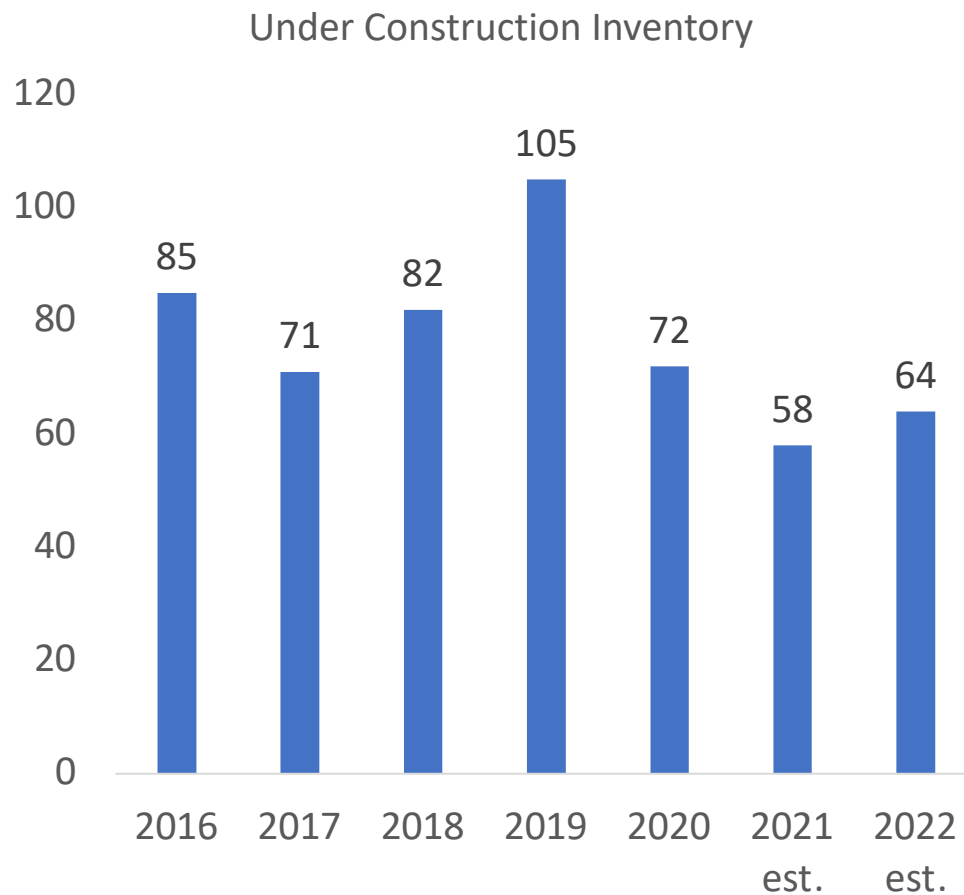
6.9%
Vacancy



+3,230,405 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center

2020 Commercial Real Estate: Retail



Existing Inventory



10,024 Buildings



113.9 million ft²
Total Rentable Building Area
(RBA)



5%
Vacancy

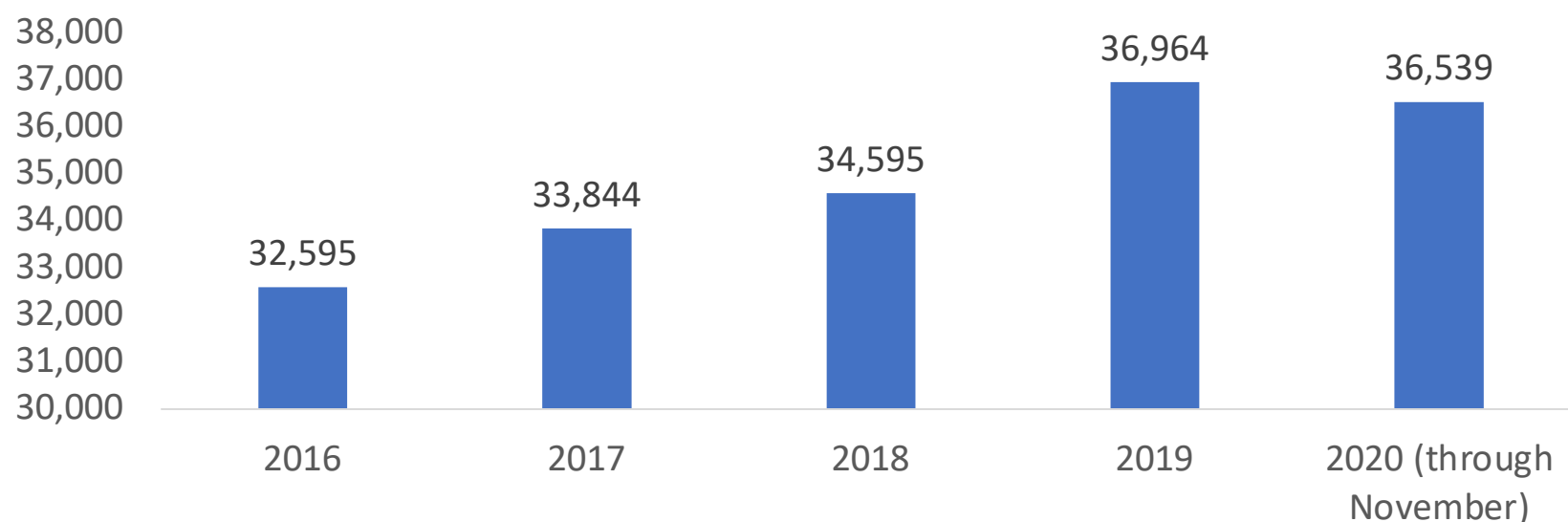


+848,605 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center

Austin's Economic Update: Housing Markets

Austin MSA Home Sales, 2015-2020



Average Price (Nov. 2020)

\$462,000

Median Price (Nov. 2020)

\$365,000

Source: Texas A&M Real Estate Center, Austin Board of Realtors

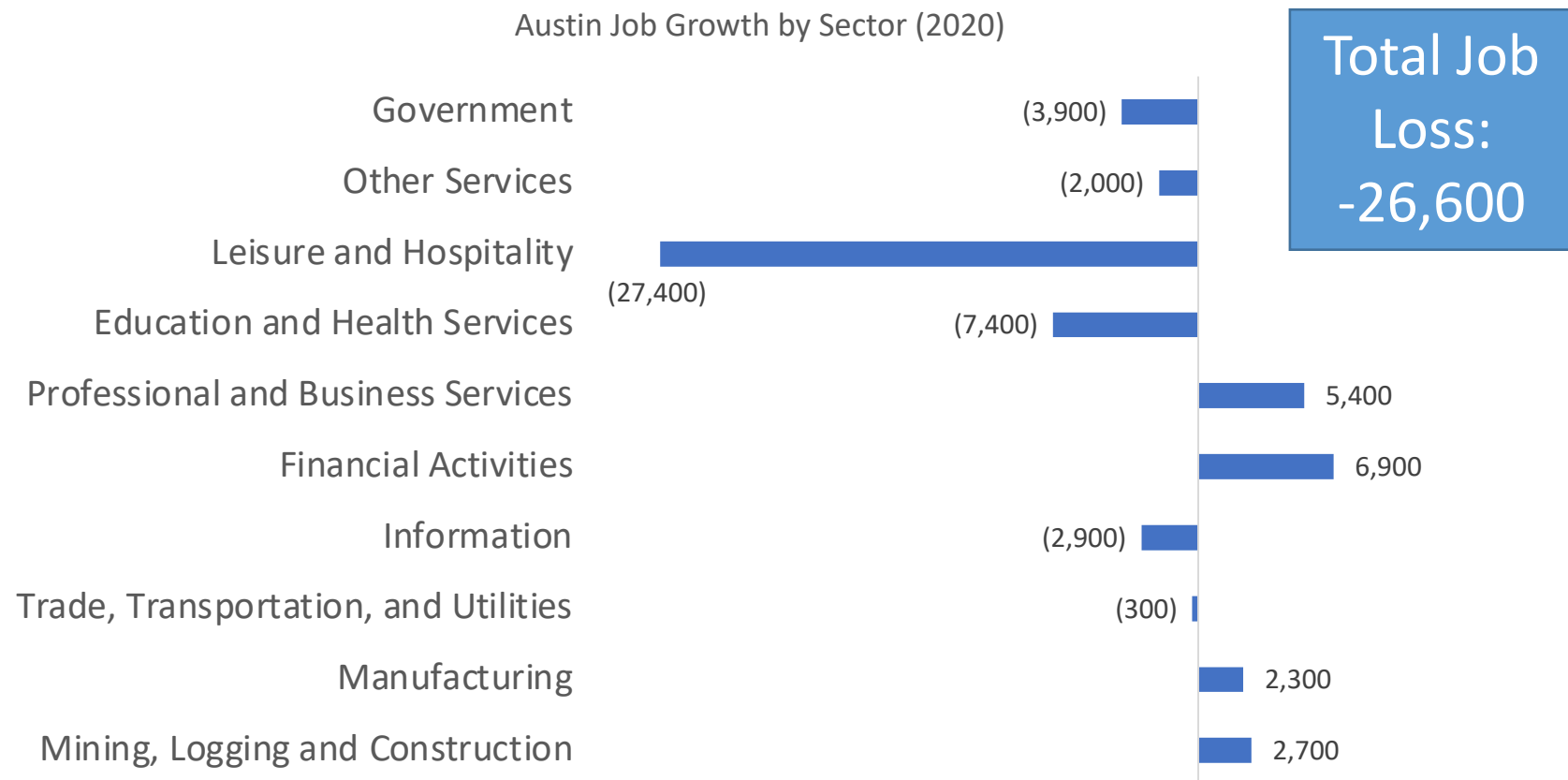
Austin's Economic Update: Housing Markets

November 2020 Austin Real Estate Statistics

19% ↑ \$365K 2020 Median Home Price	23% ↑ 3,397 2020 Homes Sold	49% ↑ \$1.57B 2020 Total \$ Volume Sold Properties
23% ↑ 3,269 2020 Pending Home Sales	5% ↑ 2,762 2020 New Listings	55% ↓ 2,842 2020 Active Listings On The Market
20% ↑ \$462K 2020 Average \$ of Sold Properties	29 Days ↓ 33 2020 Average Days On Market	1.2 Months ↓ 09 Months 2020 Months of Inventory

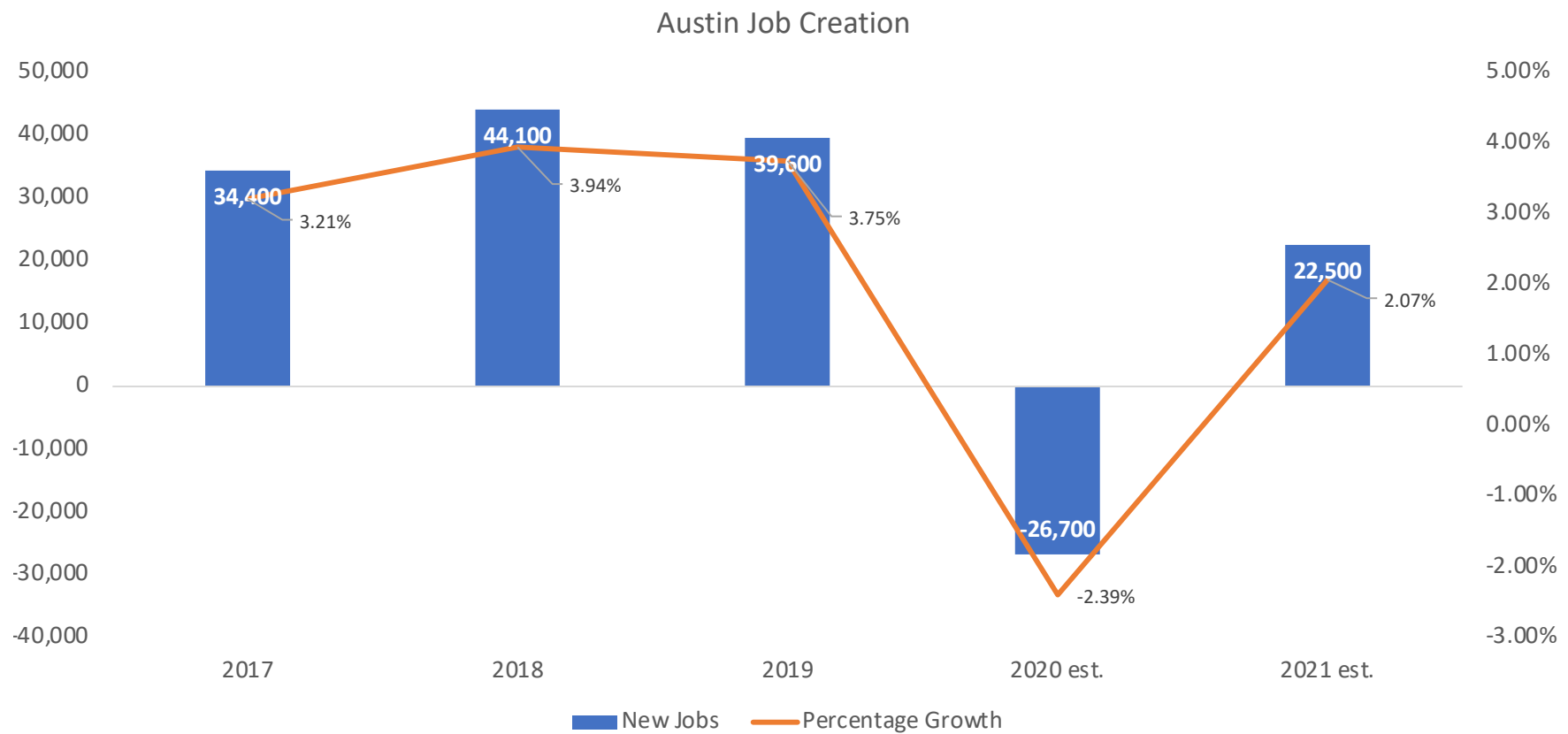
Source: Texas A&M Real Estate Center, Austin Board of Realtors

2020 Labor Market



Source: Bureau of Labor Statistics

2020-2021 Economic Forecast



Source: Bureau of Labor Statistics



Lake Travis Subdivision Stats

Courtesy of The Gibbs Team

KWLAKE TRAVIS

KELLERWILLIAMS REALTY

Subdivision		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lakeway	Homes Sold	387	290	204	176	244	220	287	309	293	303	189	201	223	220
	Average Sales Price	\$427,704	\$467,163	\$456,004	\$441,606	\$401,053	\$390,316	\$416,670	\$457,079	\$466,535	\$521,142	\$495,724	\$551,150	\$616,219	\$597,328
	Avg \$/Sq/Ft	\$139	\$152	\$146	\$139	\$133	\$130	\$137	\$149	\$156	\$165	\$169	\$181	\$192	\$196
	ADOM	83	83	98	124	103	91	77	70	59	74	63	60	56	56
Hills of Lakeway	Annual Appreciation	NA	9.2%	-2.4%	-3.2%	-9.2%	-2.7%	6.8%	9.7%	2.1%	11.7%	-4.9%	11.2%	11.8%	-3.1%
	Homes Sold	94	64	45	37	65	46	75	66	62	75	82	68	82	77
	Average Sales Price	\$486,449	\$498,138	\$493,469	\$433,532	\$424,010	\$436,862	\$464,818	\$492,781	\$504,558	\$527,121	\$536,165	\$585,130	\$578,336	\$640,185
	Avg \$/Sq/Ft	\$142	\$149	\$144	\$135	\$129	\$127	\$138	\$146	\$148	\$163	\$163	\$171	\$171	\$189
Steiner Ranch	ADOM	95	94	105	134	111	111	95	57	65	63	56	78	62	45
	Annual Appreciation	NA	2.4%	-0.9%	-12.1%	-2.2%	3.0%	6.4%	6.0%	2.4%	4.5%	1.7%	9.1%	-1.2%	10.7%
	Homes Sold	307	308	278	242	300	284	338	363	310	304	319	316	276	247
	Average Sales Price	\$388,143	\$436,887	\$425,850	\$418,977	\$425,659	\$418,646	\$431,330	\$466,173	\$493,218	\$527,848	\$515,252	\$550,078	\$579,617	\$591,303
Lake Pointe <\$630K	Avg \$/Sq/Ft	\$123	\$135	\$130	\$122	\$125	\$129	\$131	\$139	\$150	\$155	\$156	\$164	\$164	\$176
	ADOM	64	73	86	98	73	65	64	44	43	55	47	52	52	37
	Annual Appreciation	NA	12.6%	-2.5%	-1.6%	1.6%	-1.6%	3.0%	8.1%	5.8%	7.0%	-2.4%	6.8%	5.4%	2.0%
	Homes Sold	71	60	42	45	53	48	46	63	48	57	40	31	37	23
Lake Pointe >\$630K	Average Sales Price	\$340,660	\$357,569	\$345,756	\$335,474	\$340,581	\$344,696	\$352,422	\$391,353	\$426,687	\$417,154	\$456,457	\$459,236	\$490,767	\$506,363
	Avg \$/Sq/Ft	\$125	\$131	\$127	\$120	\$121	\$126	\$132	\$142	\$149	\$164	\$166	\$174	\$181	\$201
	ADOM	32	57	69	73	74	44	36	23	26	23	25	23	21	13
	Annual Appreciation	NA	5.0%	-3.3%	-3.0%	1.5%	1.2%	2.2%	11.0%	9.0%	-2.2%	9.4%	0.6%	6.9%	3.2%
Uplands	Homes Sold	19	8	9	3	10	12	12	10	14	17	16	14	14	14
	Average Sales Price	\$844,211	\$816,177	\$769,278	\$753,167	\$809,570	\$852,833	\$831,750	\$861,850	\$893,671	\$893,669	\$906,202	\$924,575	\$1,025,157	\$927,114
	Avg \$/Sq/Ft	\$208	\$199	\$183	\$175	\$189	\$205	\$196	\$210	\$217	\$220	\$209	\$215	\$217	\$232
	ADOM	112	286	118	110	95	123	89	40	65	67	61	86	37	19
Cardinal Hills	Annual Appreciation	NA	-3.3%	-5.7%	-2.1%	7.5%	5.3%	-2.5%	3.6%	3.7%	0.0%	1.4%	2.0%	10.9%	-9.6%
	Homes Sold	15	9	6	6	9	10	12	12	9	9	7	14	8	13
	Average Sales Price	\$661,367	\$533,904	\$644,358	\$529,500	\$625,333	\$730,059	\$721,117	\$712,467	\$698,444	\$767,611	\$786,050	\$792,107	\$995,943	\$925,423
	Avg \$/Sq/Ft	\$166	\$141	\$160	\$155	\$161	\$175	\$180	\$179	\$176	\$190	\$196	\$204	\$228	\$237
Apache Shores	ADOM	47	104	77	55	65	61	73	41	78	48	34	44	24	37
	Annual Appreciation	NA	-19.3%	20.7%	-17.8%	18.1%	16.7%	-1.2%	-1.2%	-2.0%	9.9%	2.4%	0.8%	25.7%	-7.1%
	Homes Sold	37	25	30	44	35	36	34	49	49	47	59	46	45	29
	Average Sales Price	\$275,382	\$339,427	\$270,986	\$249,155	\$306,990	\$274,019	\$304,358	\$316,288	\$387,081	\$354,351	\$439,999	\$439,365	\$431,970	\$497,455
Briarcliff	Avg \$/Sq/Ft	\$130	\$147	\$115	\$100	\$123	\$118	\$127	\$139	\$152	\$152	\$170	\$176	\$182	\$192
	ADOM	55	93	101	95	97	84	58	74	45	63	65	50	55	55
	Annual Appreciation	NA	23.3%	-20.2%	-8.1%	23.2%	-10.7%	11.1%	3.9%	22.4%	-8.5%	24.2%	-0.1%	-1.7%	15.2%
	Homes Sold	78	82	51	44	48	49	58	64	70	78	83	67	76	73
Ridge at Alta Vista	Average Sales Price	\$213,294	\$235,650	\$240,400	\$222,177	\$234,081	\$269,528	\$252,215	\$274,893	\$320,408	\$315,282	\$372,215	\$410,921	\$419,658	\$411,712
	Avg \$/Sq/Ft	\$125	\$141	\$133	\$127	\$135	\$145	\$137	\$181	\$163	\$172	\$189	\$207	\$236	\$212
	ADOM	52	86	93	105	77	76	78	60	42	55	53	61	54	46
	Annual Appreciation	NA	10.5%	2.0%	-7.6%	5.4%	15.1%	-6.4%	9.0%	16.6%	-1.6%	18.1%	10.4%	2.1%	-1.9%
Ridge at Alta Vista	Homes Sold	43	45	39	25	37	29	38	47	54	64	61	58	55	72
	Average Sales Price	\$220,782	\$271,851	\$300,764	\$205,027	\$268,123	\$300,876	\$259,636	\$261,440	\$258,188	\$325,479	\$342,830	\$383,508	\$366,538	\$445,939
	Avg \$/Sq/Ft	\$112	\$127	\$135	\$109	\$114	\$116	\$122	\$126	\$130	\$150	\$155	\$168	\$170	\$190
	ADOM	83	87	86	140	86	94	71	42	46	47	51	57	59	63
Ridge at Alta Vista	Annual Appreciation	NA	23.1%	10.6%	-31.8%	30.8%	12.2%	-13.7%	0.7%	-1.2%	26.1%	5.3%	11.9%	-4.4%	21.7%
	Homes Sold	20	15	27	23	23	10	34	37	24	22	35	12	21	17
	Average Sales Price	\$445,000	\$535,893	\$515,545	\$530,147	\$491,874	\$466,525	\$513,082	\$536,935	\$654,444	\$617,223	\$625,249	\$637,888	\$624,681	\$889,883
	Avg \$/Sq/Ft	\$188	\$157	\$154	\$138	\$146	\$130	\$152	\$173	\$158	\$157	\$193	\$162	\$153	\$170
Ridge at Alta Vista	ADOM	56	53	121	113	85	101	58	50	53	51	50	55	70	39
	Annual Appreciation	NA	20.4%	-3.8%	2.8%	-7.2%	-5.2%	10.0%	4.6%	21.9%	-5.7%	1.3%	2.0%	-2.1%	42.5%



Lake Travis Subdivision Stats


Courtesy of The Gibbs Team

KW LAKE TRAVIS
KELLERWILLIAMS REALTY

Subdivision		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Flintrock	Homes Sold	34	28	33	26	28	28	41	51	43	45	31	33	24	29
	Average Sales Price	\$722,392	\$797,823	\$656,310	\$658,728	\$717,412	\$634,575	\$626,902	\$629,620	\$653,490	\$730,457	\$715,614	\$901,093	\$873,604	\$948,209
	Avg \$/Sq/Ft	\$201	\$206	\$200	\$176	\$185	\$190	\$183	\$191	\$197	\$206	\$210	\$220	\$229	\$232
	ADOM	176	158	123	131	159	106	100	96	114	108	92	86	82	38
	Annual Appreciation	NA	10.4%	-17.7%	0.4%	8.9%	-11.5%	-1.2%	0.4%	3.8%	11.8%	-2.0%	25.9%	-3.1%	8.5%
Spanish Oaks	Homes Sold	14	9	9	15	8	13	19	23	20	26	26	47	32	28
	Average Sales Price	\$1,427,688	\$1,531,500	\$1,466,667	\$1,264,067	\$1,401,250	\$1,297,000	\$1,273,921	\$1,467,630	\$1,586,000	\$1,666,671	\$1,481,094	\$1,628,675	\$1,614,391	\$1,907,619
	Avg \$/Sq/Ft	\$295	\$301	\$327	\$235	\$251	\$238	\$271	\$274	\$303	\$315	\$291	\$339	\$335	\$362
	ADOM	126	132	109	143	206	188	127	160	98	109	152	137	183	102
	Annual Appreciation	NA	7.3%	-4.2%	-13.8%	10.9%	-7.4%	-1.8%	15.2%	8.1%	5.1%	-11.1%	10.0%	-0.9%	18.2%
Falconhead/ Spillman Ranch	Homes Sold	37	27	35	64	66	78	95	72	78	75	77	77	67	80
	Average Sales Price	\$493,195	\$472,681	\$512,918	\$460,909	\$458,529	\$454,806	\$485,592	\$544,616	\$547,890	\$547,058	\$552,266	\$558,081	\$584,004	\$599,303
	Avg \$/Sq/Ft	\$143	\$144	\$134	\$125	\$130	\$130	\$136	\$147	\$154	\$157	\$162	\$172	\$169	\$179
	ADOM	87	83	96	115	76	75	70	53	52	49	48	52	54	39
	Annual Appreciation	NA	-4.2%	8.5%	-10.1%	-0.5%	-0.8%	6.8%	12.2%	0.6%	-0.2%	1.0%	1.1%	4.6%	2.6%
Rough Hollow	Homes Sold	NA	NA	NA	13	7	20	36	49	75	60	102	110	86	102
	Average Sales Price	NA	NA	NA	\$891,843	\$682,854	\$762,271	\$654,403	\$609,830	\$634,919	\$599,035	\$628,411	\$648,132	\$652,663	\$675,686
	Avg \$/Sq/Ft	NA	NA	NA	\$165	\$169	\$177	\$172	\$171	\$173	\$171	\$175	\$178	\$182	\$196
	ADOM	NA	NA	NA	216	107	173	121	95	127	177	148	116	119	114
	Annual Appreciation	NA	NA	NA	NA	-23.4%	11.6%	-14.2%	-6.8%	4.1%	-5.7%	4.9%	3.1%	0.7%	3.5%
Sweetwater	Homes Sold	NA	NA	NA	NA	NA	NA	3	34	41	57	65	89	104	128
	Average Sales Price	NA	NA	NA	NA	NA	NA	\$399,600	\$434,600	\$452,119	\$458,380	\$444,538	\$432,060	\$457,470	\$487,468
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	\$128	\$13,486	\$151	\$152	\$150	\$160	\$165	\$172
	ADOM	NA	NA	NA	NA	NA	NA	140	135	109	150	127	98	95	71
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	8.8%	4.0%	1.4%	-3.0%	-2.8%	5.9%	6.6%
Serene Hills	Homes Sold	NA	NA	NA	NA	NA	NA	NA	2	8	7	15	15	23	28
	Average Sales Price	NA	NA	NA	NA	NA	NA	NA	\$554,255	\$654,366	\$813,537	\$910,285	\$847,874	\$840,840	\$972,915
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	NA	\$126	\$180	\$202	\$203	\$221	\$226	\$258
	ADOM	NA	NA	NA	NA	NA	NA	NA	147	82	73	106	87	84	127
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	NA	18.1%	24.3%	11.9%	-6.9%	-0.8%	15.7%
West Cypress	Homes Sold	2	3	7	13	10	25	28	48	47	49	52	43	56	42
	Average Sales Price	\$363,520	\$314,120	\$297,872	\$297,441	\$287,088	\$294,008	\$299,346	\$338,075	\$380,817	\$379,604	\$393,668	\$401,637	\$427,685	\$438,289
	Avg \$/Sq/Ft	\$111	\$104	\$99	\$98	\$101	\$98	\$113	\$114	\$123	\$133	\$136	\$144	\$142	\$144
	ADOM	41	194	139	227	92	131	110	75	99	96	99	68	85	64
	Annual Appreciation	NA	-13.6%	-5.2%	-0.1%	-3.5%	2.4%	1.8%	12.9%	12.6%	-0.3%	3.7%	2.0%	6.5%	2.5%
Bella Colinas	Homes Sold	NA	NA	NA	NA	NA	NA	NA	NA	12	28	22	23	28	26
	Average Sales Price	NA	NA	NA	NA	NA	NA	NA	NA	\$468,218	\$495,288	\$510,688	\$463,603	\$501,932	\$520,422
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	NA	NA	\$147	\$148	\$144	\$151	\$161	\$160
	ADOM	NA	NA	NA	NA	NA	NA	NA	NA	77	108	111	129	87	64
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.8%	3.1%	-9.2%	8.3%	3.7%
Terra Colinas	Homes Sold	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8	30	35	19
	Average Sales Price	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$432,475	\$455,652	\$472,169	\$455,894
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$157	\$157	\$161	\$174
	ADOM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	84	134	107	74
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.4%	3.6%	-3.4%
Austin MLS Lake South	Homes Sold	1051	856	720	694	773	814	1036	1206	1298	1349	1480	1490	1512	1587
	Average Sales Price	\$450,853	\$484,774	\$474,181	\$443,258	\$440,683	\$455,580	\$466,200	\$478,251	\$512,134	\$537,313	\$570,606	\$610,023	\$609,389	\$658,214
	Avg \$/Sq/Ft	\$151	\$166	\$158	\$141	\$142	\$147	\$148	\$155	\$165	\$174	\$182	\$192	\$194	\$208
	ADOM	85	87	103	116	99	99	88	75	72	79	82	80	78	69
	Annual Appreciation	NA	7.5%	-2.2%	-6.5%	-0.6%	3.4%	2.3%	2.6%	7.1%	4.9%	6.2%	6.9%	-0.1%	8.0%
Austin MLS	Homes Sold	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+
	Average Sales Price	\$244,635	\$247,107	\$250,253	\$268,010	\$257,853	\$254,535	\$273,461	\$306,599	\$333,273	\$371,319	\$390,796	\$423,749	\$440,912	\$418,166
	Avg \$/Sq/Ft	\$113	\$114	\$113	\$111	\$114	\$107	\$110	\$119	\$133	\$144	\$155	\$166	\$170	\$171
	ADOM	60	66	93	146	56	137	146	126	115	131	134	141	153	160
	Annual Appreciation	NA	1.0%	1.3%	7.1%	-3.8%	-1.3%	7.4%	12.1%	8.7%	11.4%	5.2%	8.4%	4.1%	-5.2%

Demographic Update

Population and Survey Analysts
 303 Anderson Street
 College Station, TX 77845
www.pasatx.com

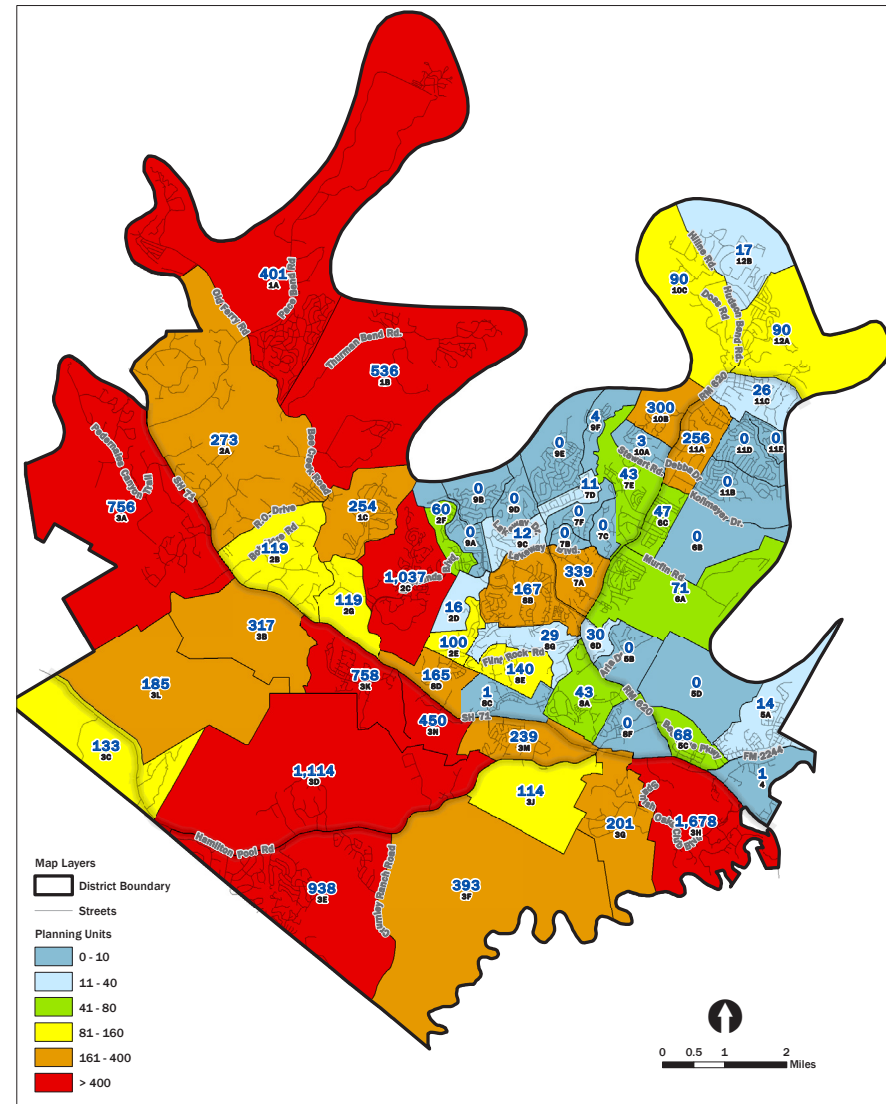


Lake Travis
 Independent School District

Demographic Update
2018-19

Projected New Housing Occupancies

January 2019 to October 2028
 Lake Travis I.S.D.



Population and Survey Analysts - Demographic Update - Jan 2019

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Demographic Update

Population and Survey Analysts
303 Anderson Street
College Station, TX 77845
www.pasatx.com



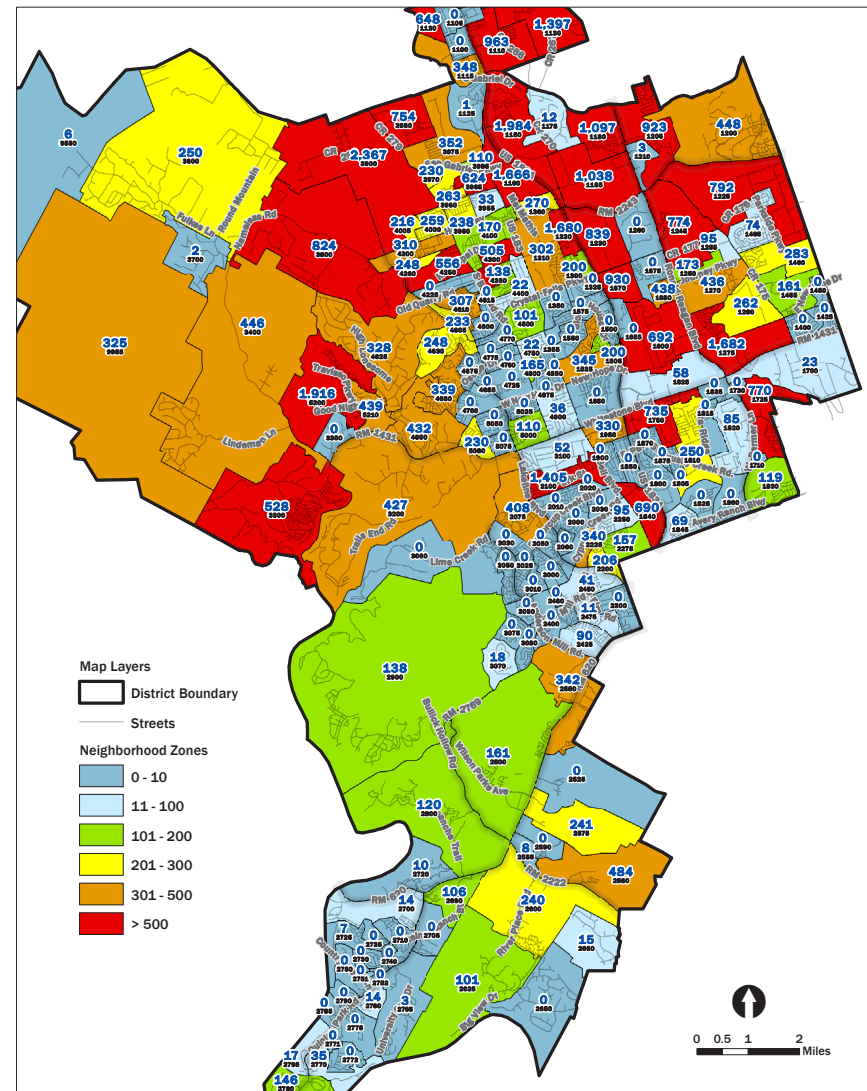
LEANDER
Independent School District

Demographic
Update

Fall 2018

Projected New Housing Occupancies

September 2018 to October 2028
Leander I.S.D.



Population and Survey Analysts - Demographic Update - October 2018

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LTFR

LAKE TRAVIS FIRE RESCUE
TRAVIS COUNTY ESD NO. 6
15304 PHEASANT LANE
AUSTIN, TX 78734

