

LTFR



Fiscal Year 2024 10-Year Financial & Capital Improvement Plan

LAKE TRAVIS FIRE RESCUE
TRAVIS COUNTY ESD NO. 6



September 26, 2023

Financial Plan: FY 2024 - 2033



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Mission

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

Vision

- To continually exceed the expectations of those we serve through Innovation, Engagement and Preparedness.

Purpose

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

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

2021-2026

Goal 1

- Ensure the appropriate weight on scene/resources for the type of incident/response times

Goal 2

- Improve public awareness & communications

Goal 3

- Effectively develop, lead & deploy resources

Goal 4

- Improving the safety and security of LTFR locations, fleet and programs

Goal 5

- Seek and develop innovative and collaborative approaches to serving the community





III. Historical Economic Indicators & Expert Opinions

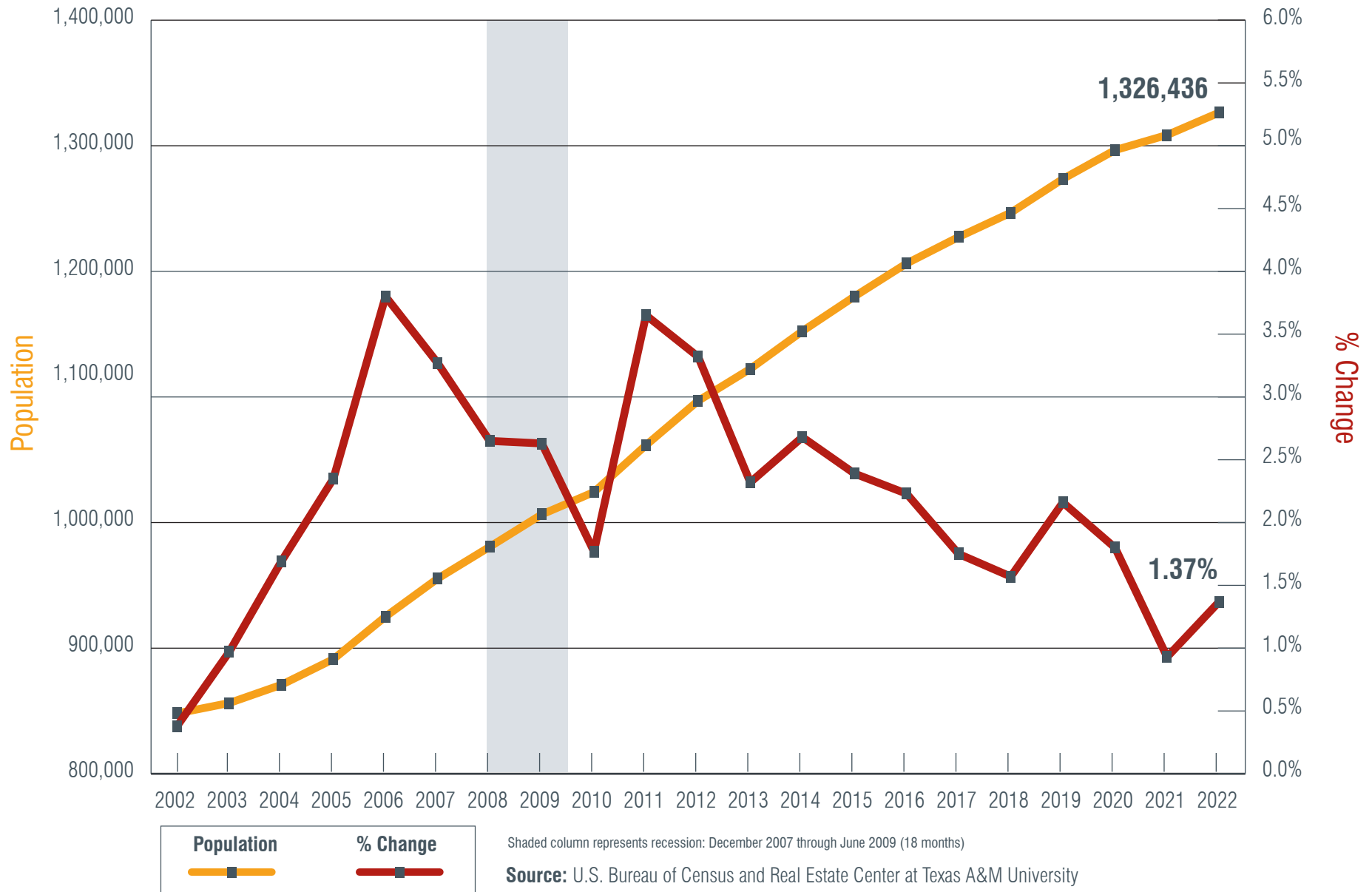
Examination of multiple historical indices that often predict future economic performance. Economic analysis by multiple experts.

Indices:

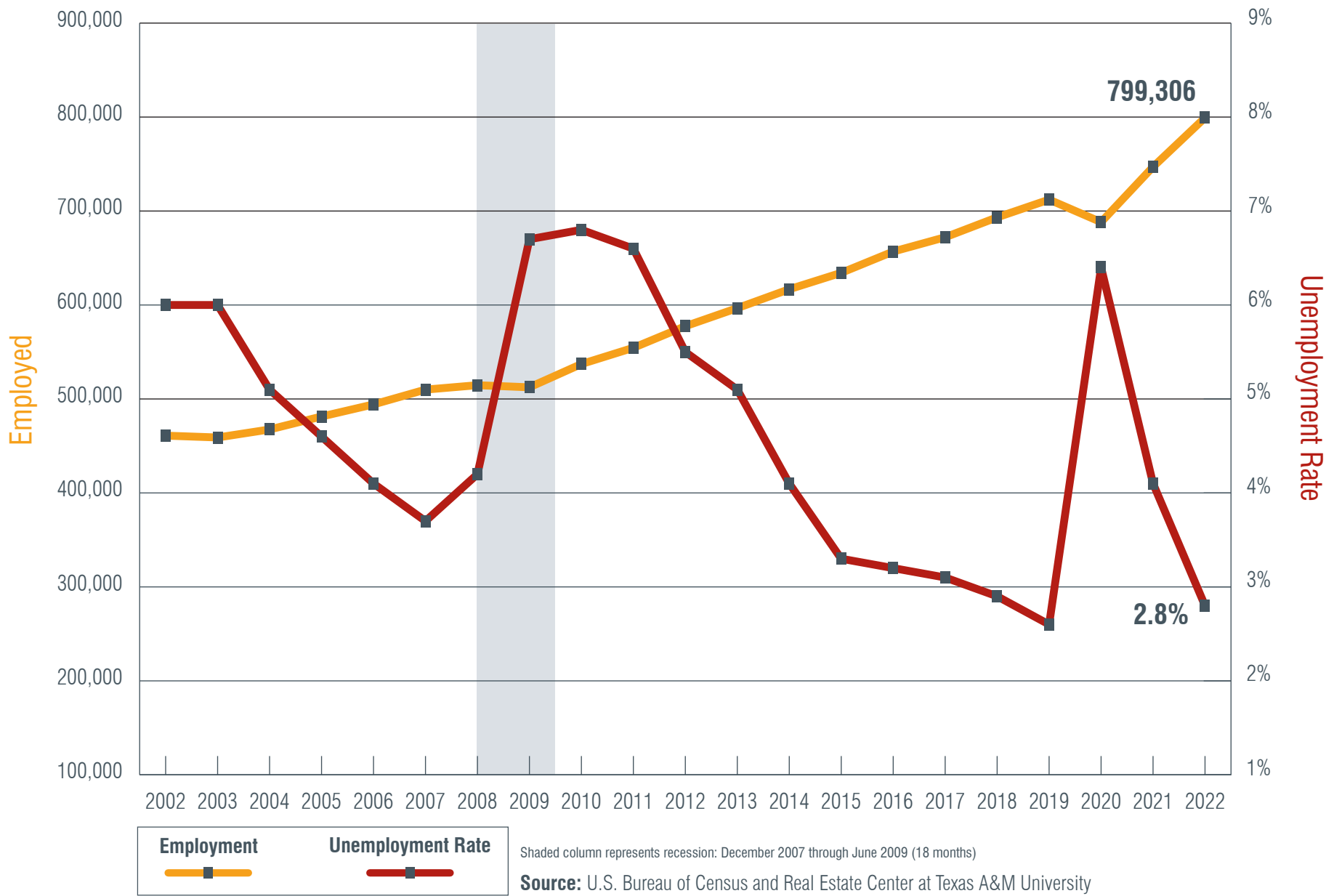
- Population Index
- Building Permits
- Employment/Unemployment Index
- Residential Housing Activity



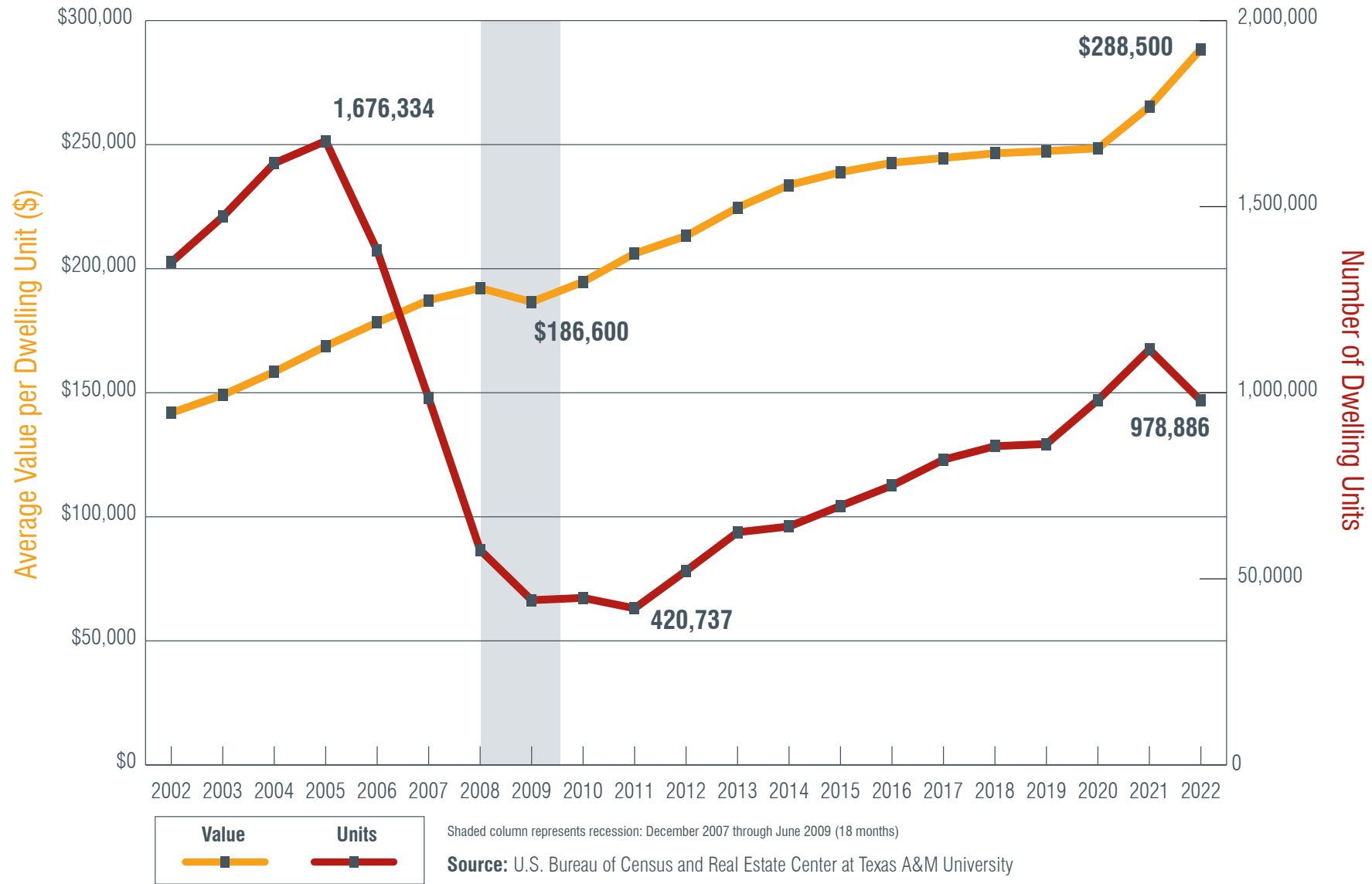
Travis County – Population Index



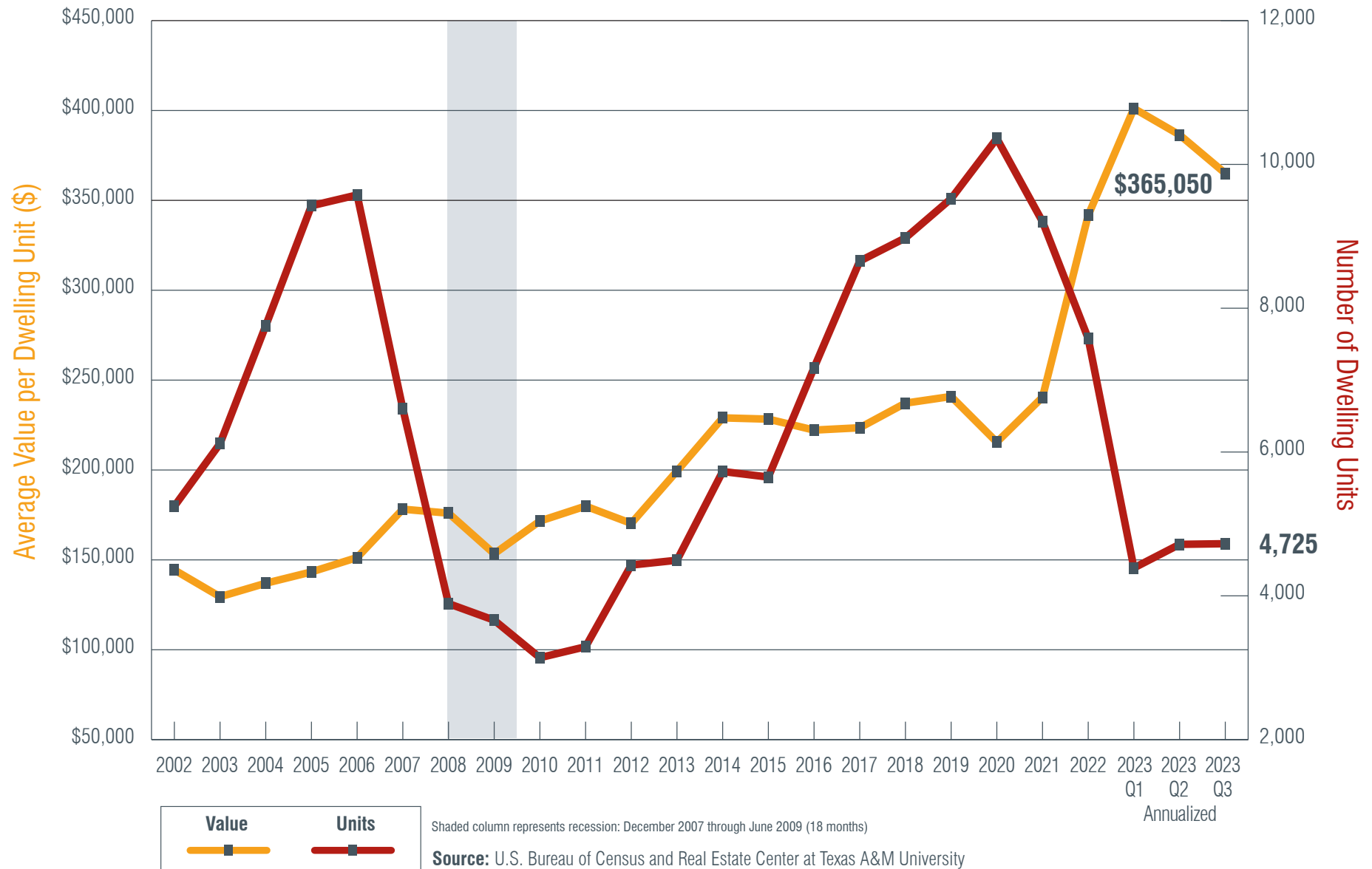
Travis County – Employment/Unemployment



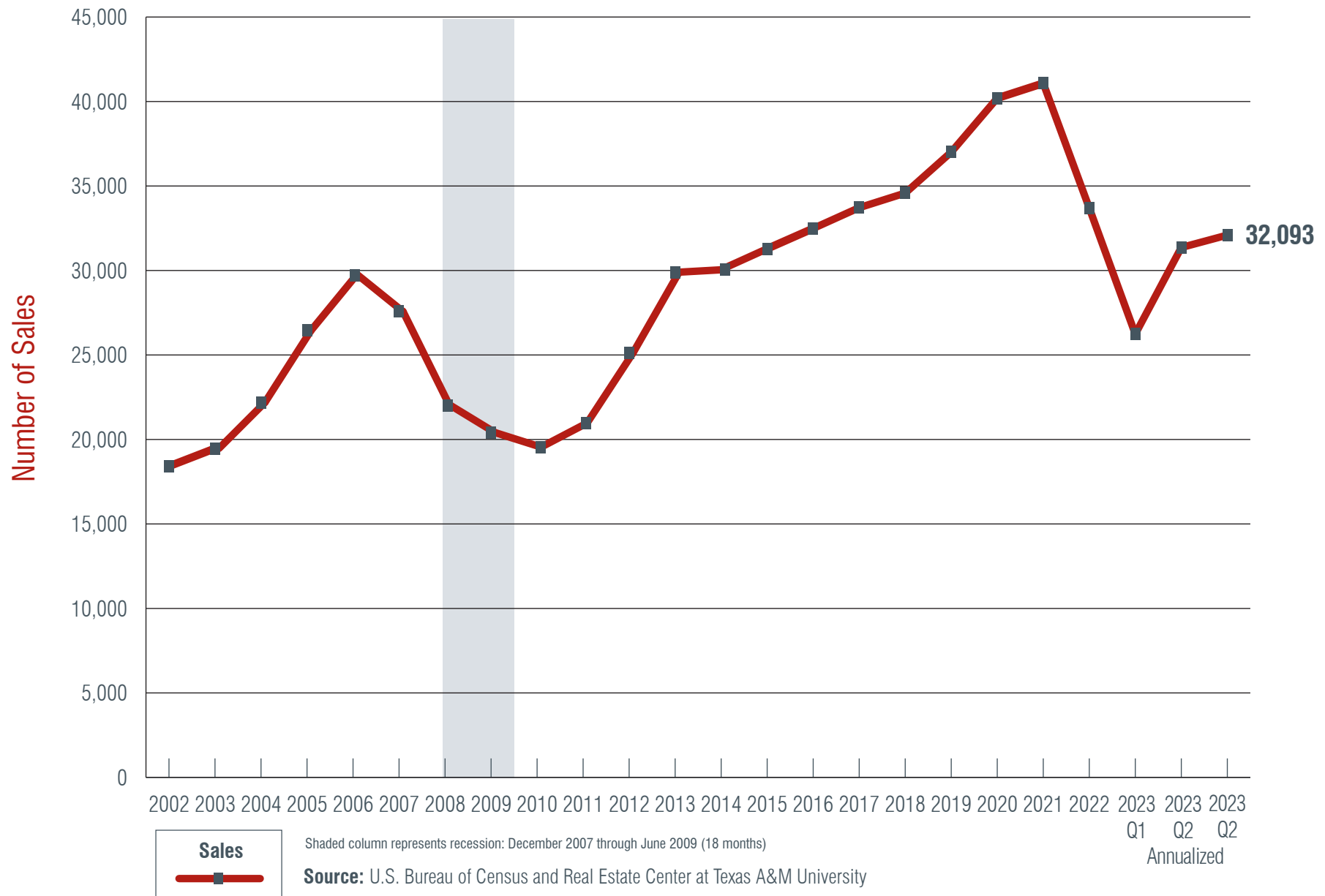
United States – Single-Family Building Permits



Travis County – Single-Family Building Permits

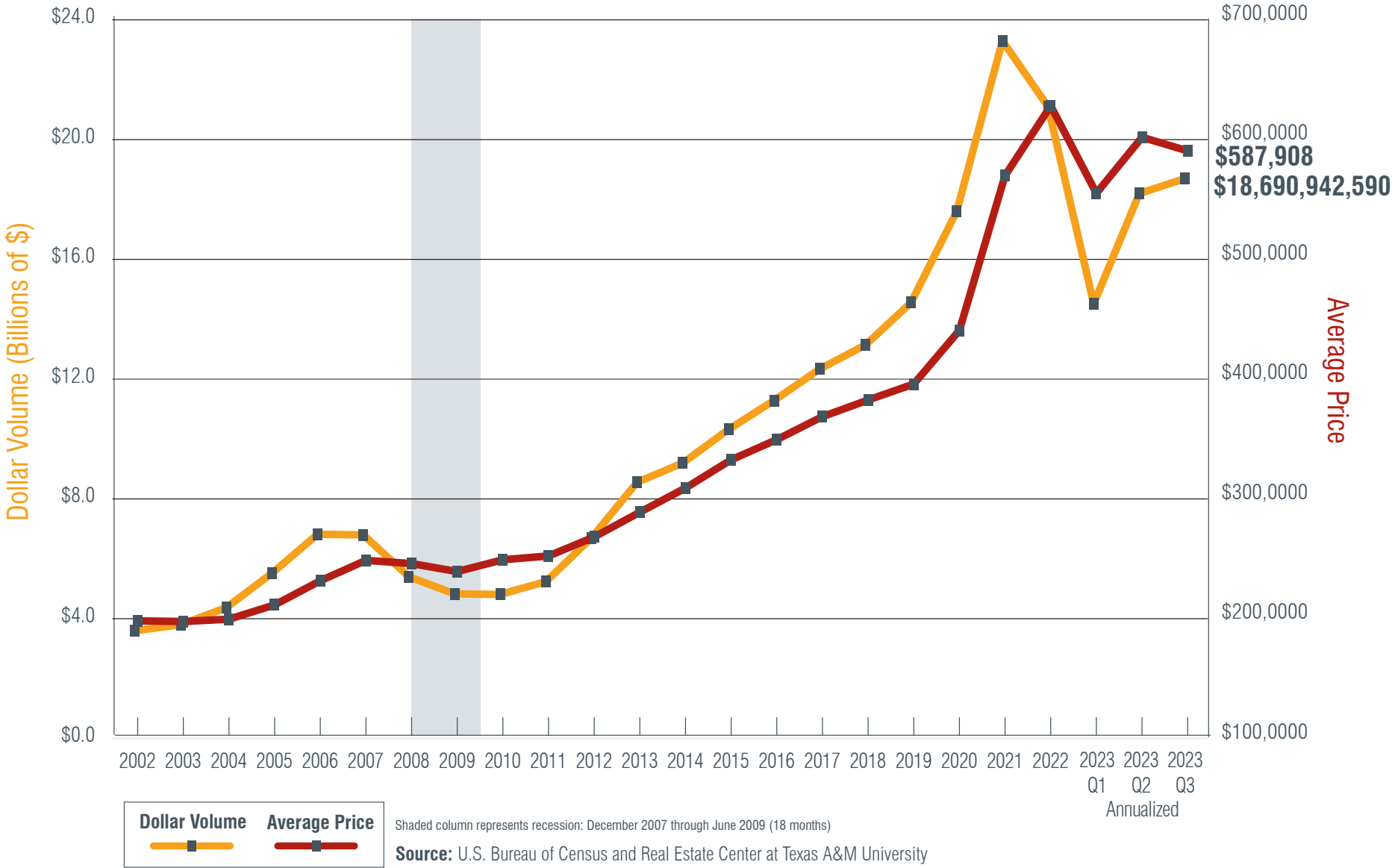


Austin MLS – Annual Sales

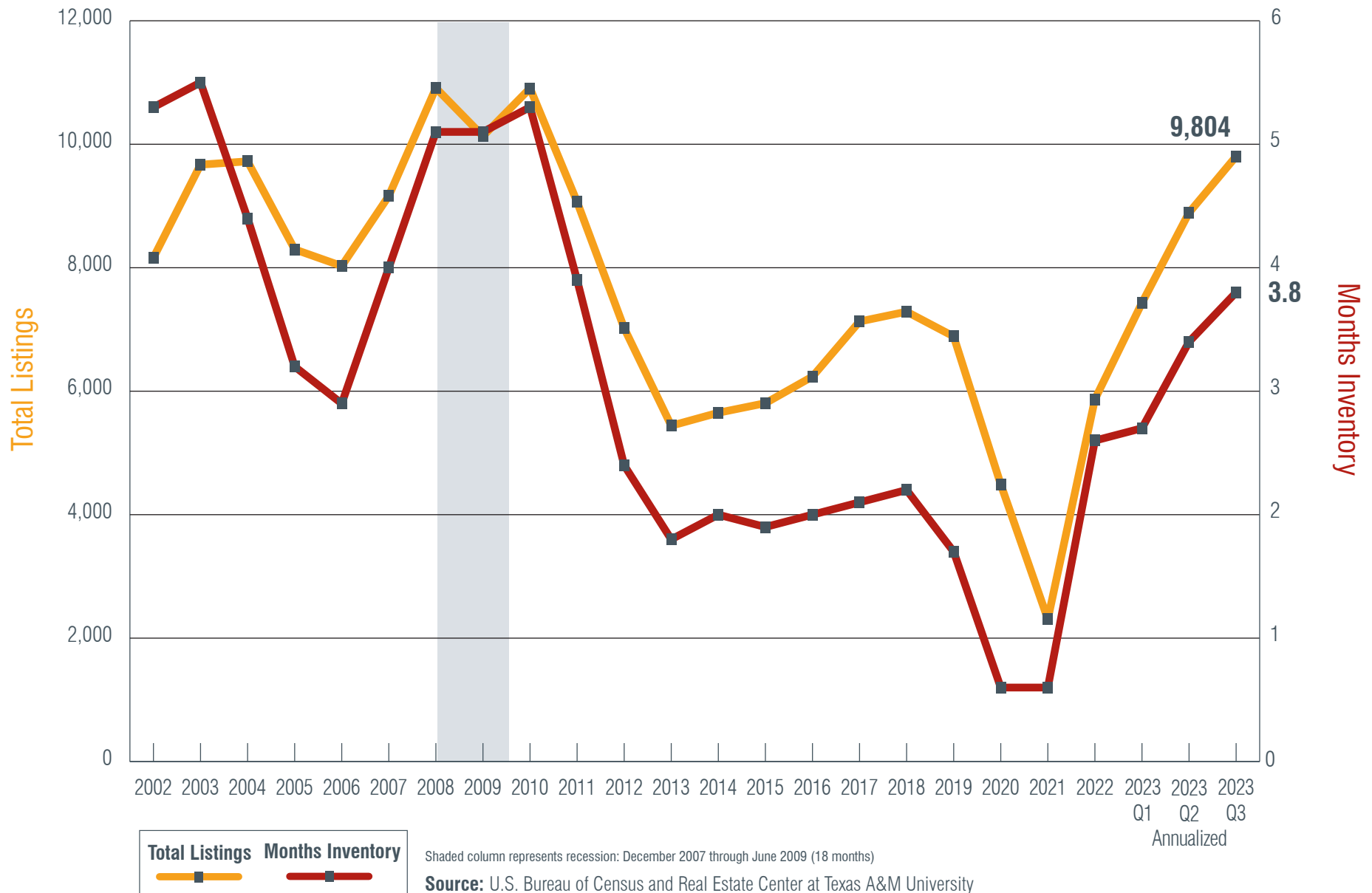


Austin MLS – Dollar Volume & Average Price of Residential Housing

III. HISTORICAL ECONOMIC INDICATORS AND EXPERT OPINIONS



Austin MLS – Total Listings & Inventory for Residential Housing



Expert Opinions:

- **Angelou Economics “2023 Economic Update and Forecast” September 2023**
 - “New residents land in Austin every day, driving economic development in sectors like hi-tech, real estate, construction and retail. However, growth comes with costs, straining existing resources, from housing to road infrastructure. Texas population forecast for 2023 is 30.1 million and the Austin forecast is 2.48 million. Austin is averaging 1,116 new residents each week. Job creation is estimated at 45,000 in 2023. In August 2023 the median home price average was \$460,000 with 3.8 months of inventory.”
 - **Real Estate Center at Texas A&M University “Outlook for the Texas Economy” July 2023**
 - “The Texas economy began showing signs of slowing in July, but it still outpaced the U.S. The Federal Reserve’s return to raising interest rates did have an effect on the Texas labor market, with worries of higher labor costs on the horizon. Texas exports remain down from their record year in 2022. Total nonfarm employment expanded 3.3 percent YOY. Construction and manufacturing exhibited especially strong growth, while professional/business services had a summer layoff of nearly 14,000 workers, with the largest loss in administrative/waste management/remediation services.
 - As a result of higher mortgage rates, housing demand has fallen sharply, and homes are sitting on the market for longer. Texas housing sales improved slightly in August, up 5 percent from July’s steep decline, and reached a seasonally adjusted rate of 29,300 sales. Overall home sales have been in free fall since around April, and at the current rate 2022, sales will likely fall short of 2021. According to the Texas Real Estate Research Center’s Data Relevance Program, the sales level was down 16.3 percent from a year earlier. Sales of existing homes, which make up 80 percent of Texas’ housing market, inched down for the seventh straight month. Texas’ marginal recovery in August was concentrated in the remaining 20 percent of the housing market.”
 - **Chief Appraiser’s Certification of 2023 appraised values for Travis County Emergency Services District No. 6, July 24, 2023, Marya Crigler “Net Taxable Value . . . \$25,382,514,209” (Please see appendix)**
 - **Chief Appraiser Estimates next five years, August 11, 2023 (Note 2024 appraised values and resulting property taxes processed in fiscal 2025)**
 - 2024: +7.5%
 - 2025: +5.5%
 - 2026: +3.5%
 - 2027: +3.0%
 - 2028: +3.0%
- (Please see appendix)



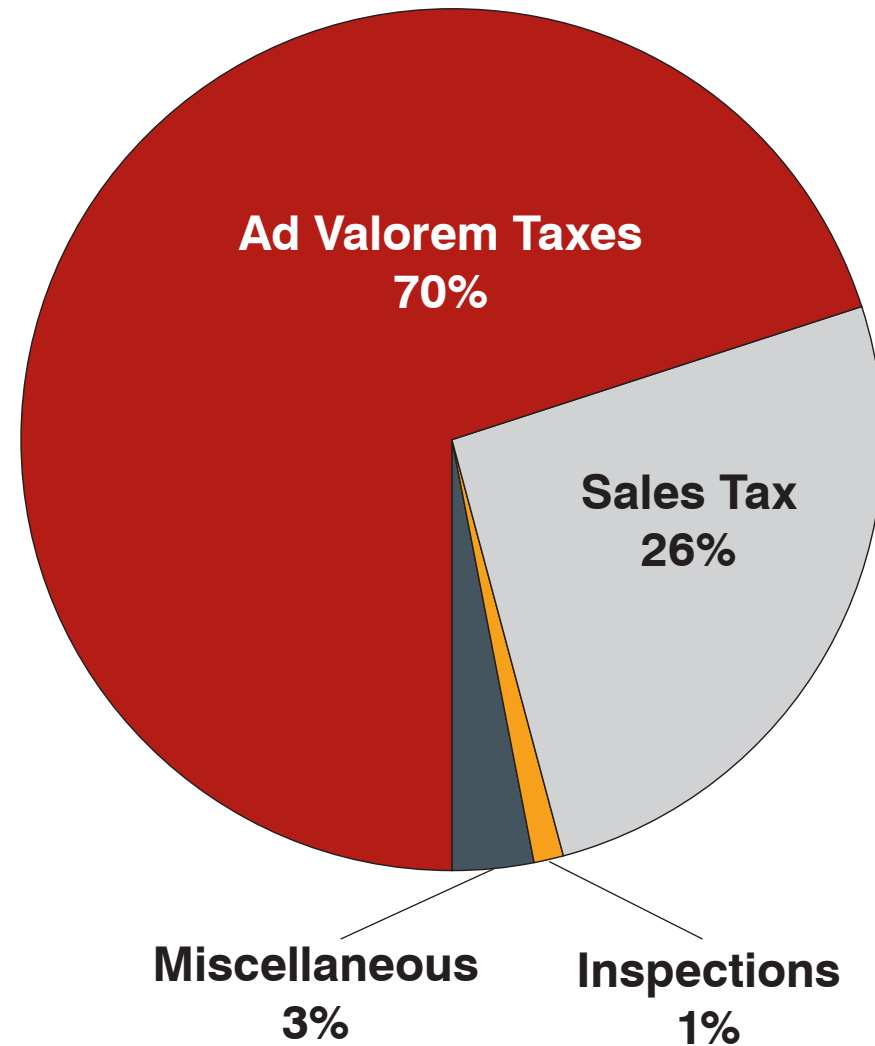
IV. Funding and Revenue Sources

Revenue Sources: Fiscal Year 2024

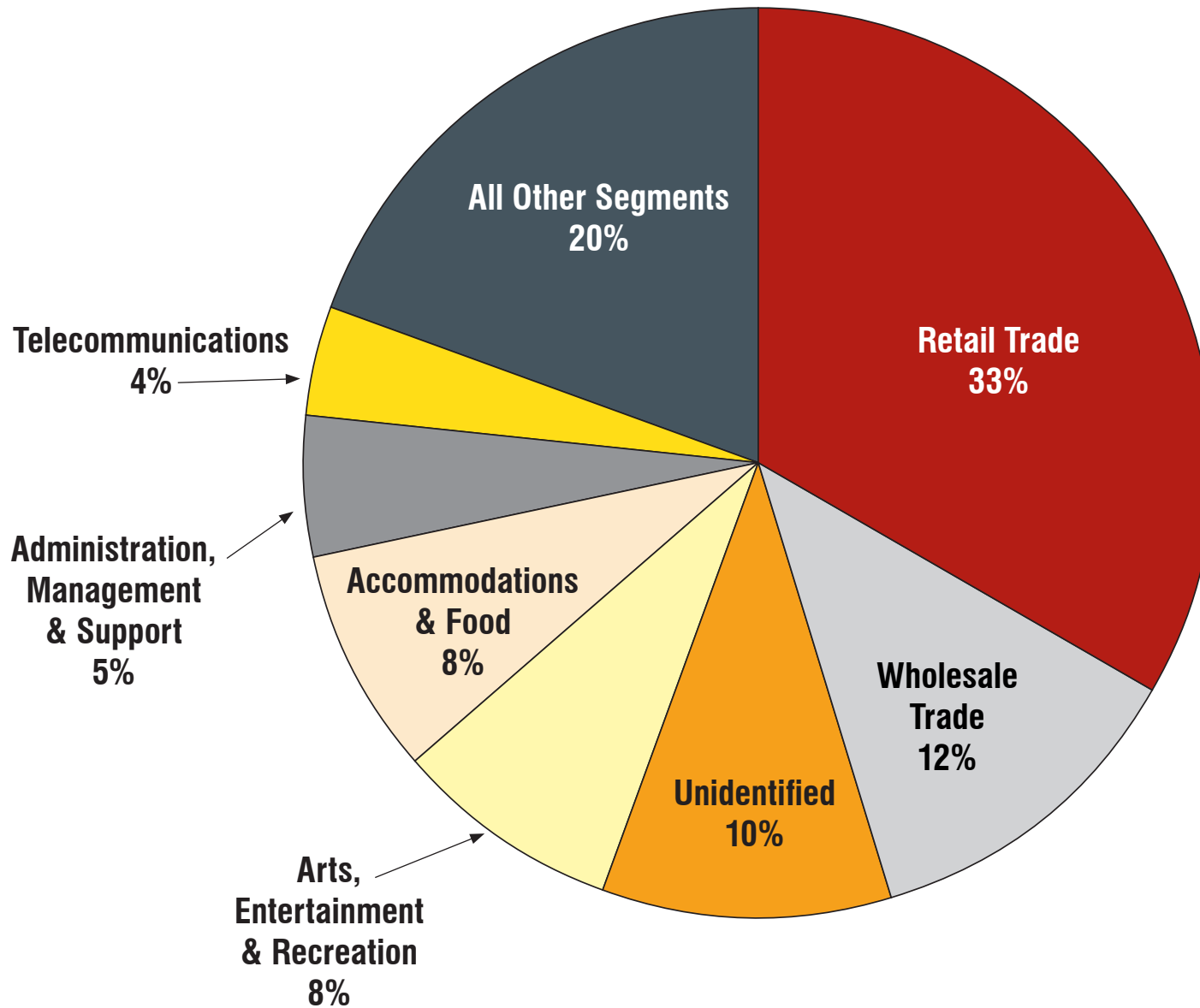
Revenue Source	%	Remarks
Ad Valorem Taxes	70%	Ad Valorem tax revenue: current & prior year, debt, penalties & interest.
Sales Tax	26%	Sales tax revenue: 1% from unincorporated areas North of dam and Village of the Hills, and 1 3/4% from unincorporated areas South of the dam.
Inspections/Permits	1%	Inspections and permits.
Miscellaneous	3%	Fuels mitigation and miscellaneous.



2024 Revenue by Source



Sales Tax Source by Industry Segment

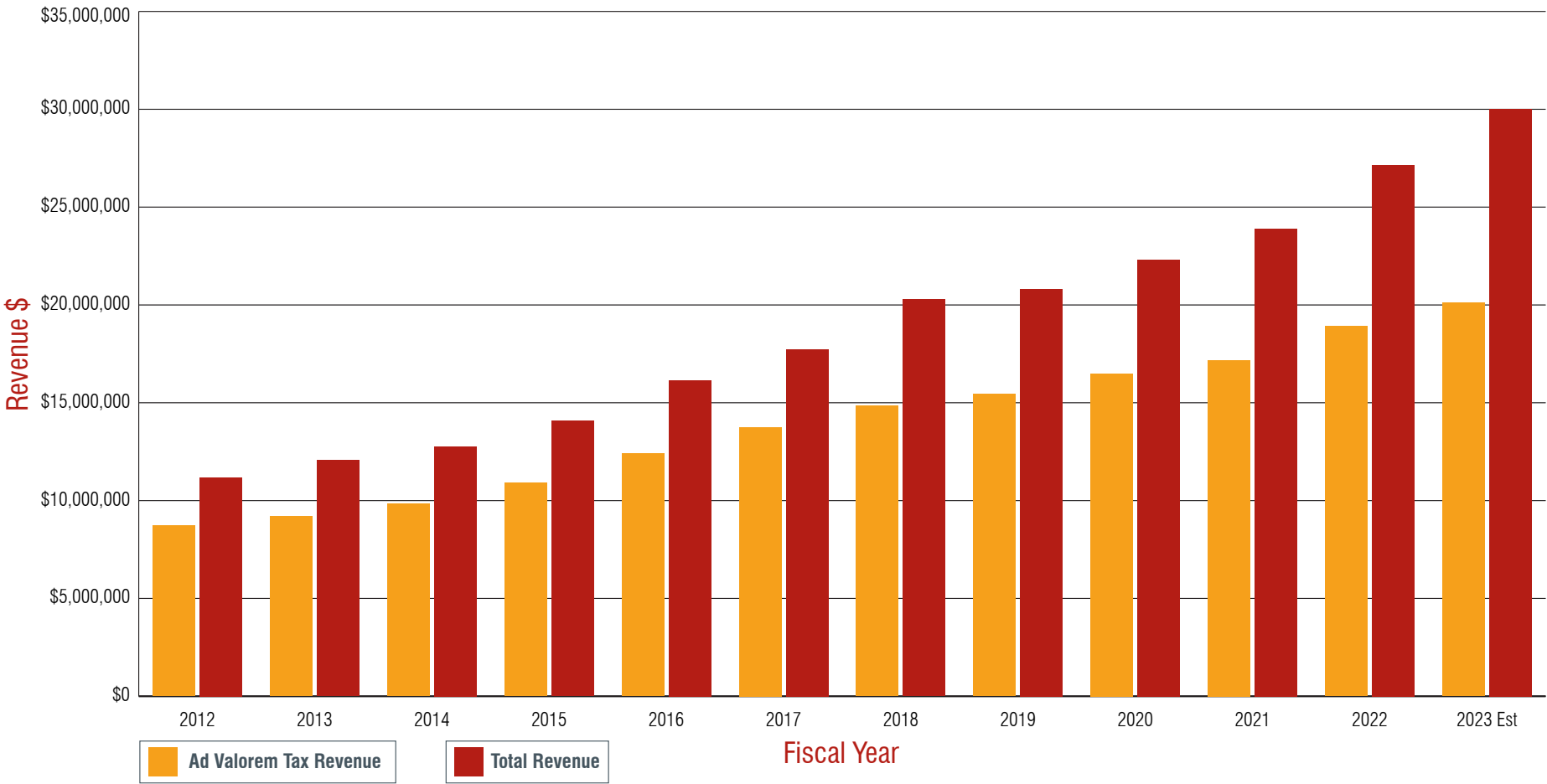


V. Revenue: Historical and Projections

Revenue Forecast Scenarios

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

Historical Revenue



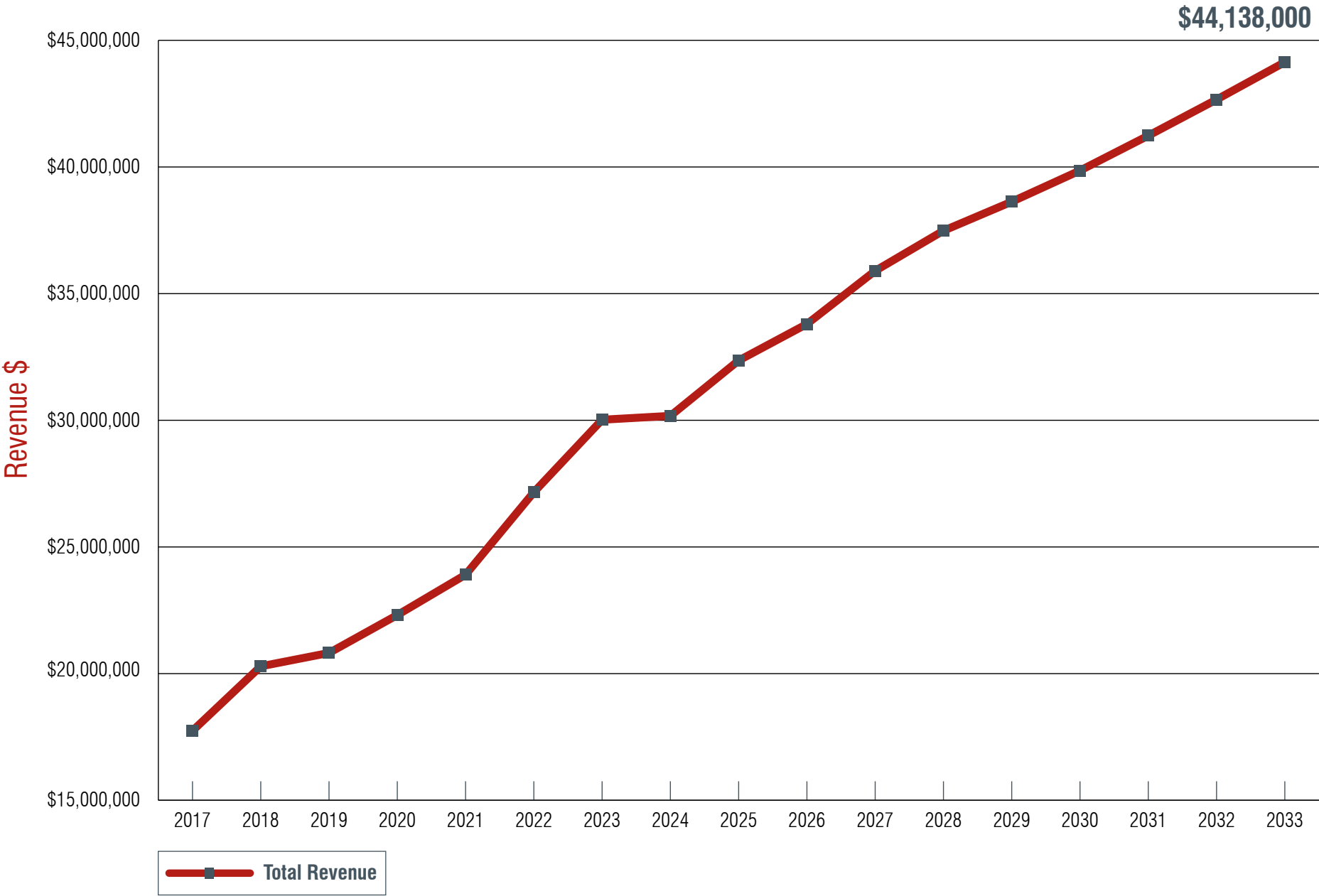
Historical Revenue

HISTORICAL REVENUE	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 est.
Ad Valorem Tax Revenue	8,715,000	9,192,000	9,840,000	10,911,000	12,414,000	13,749,000	14,839,000	15,447,000	16,499,000	17,171,000	18,914,000	20,100,000
P & I Tax Revenue	65,000	52,000	53,000	56,000	69,000	73,000	62,000	74,000	77,000	85,000	98,000	86,000
Sales Tax Revenue	2,091,000	2,263,000	2,491,000	2,711,000	3,232,000	3,290,000	3,716,000	4,088,000	5,009,000	6,071,000	7,089,000	7,572,000
Inspections	142,000	188,000	224,000	179,000	172,000	200,000	139,000	175,000	224,000	207,000	172,000	267,000
Fuels/Wildfire Mitigation		70,000	105,000	145,000	114,000	280,000	145,000	274,000	207,000	209,000	233,000	138,000
Fleet Maintenance												155,000
Interest	13,000	15,000	9,000	12,000	48,000	126,000	308,000	514,000	193,000	11,000	208,000	1,380,000
Deployment Reimbursements							170,000	231,000	54,000	74,000	387,000	137,000
Contributions/Misc	155,000	169,000	12,000	10,000	27,000	3,000	909,000	13,000	49,000	76,000	60,000	188,000
Grants	1,000	120,000	33,000	41,000	70,000	21,000						
Total Revenue	11,182,000	12,069,000	12,767,000	14,065,000	16,146,000	17,742,000	20,288,000	20,816,000	22,312,000	23,904,000	27,161,000	30,023,000
Ad Valorem Tax Revenue Growth % Per Year	2.3%	5.5%	7.0%	10.9%	13.8%	10.8%	7.9%	4.1%	6.8%	4.1%	10.2%	6.3%
Sales Tax Revenue Growth % Per Year	28.0%	8.2%	10.1%	8.8%	19.2%	1.8%	12.9%	10.0%	22.5%	21.2%	16.8%	6.8%
Total Revenue Growth % Per Year	7.4%	7.9%	5.8%	10.2%	14.8%	9.9%	14.4%	2.6%	7.2%	7.1%	13.6%	10.5%

Footnotes:

1) Fiscal Years represented by Year Ending Date (i.e.: Fiscal 2023 = October 2022 - September 2023)

Chief Tax Appraiser – Revenue Model



Chief Tax Appraiser Revenue Model

Revenue Category	2017	2018	2019	2020	2021	2022	2023 est	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Ad Valorem Tax Revenue	13,749,000	14,839,000	15,447,000	16,499,000	17,171,000	18,914,000	20,100,000	20,902,000	22,940,000	24,225,000	26,163,000	27,576,000	28,541,000	29,540,000	30,574,000	31,644,000	32,752,000
P & I Tax Revenue	73,000	62,000	74,000	77,000	85,000	98,000	86,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Sales Tax	3,290,000	3,716,000	4,088,000	5,009,000	6,071,000	7,089,000	7,572,000	7,818,000	8,053,000	8,295,000	8,544,000	8,800,000	9,064,000	9,381,000	9,709,000	10,049,000	10,401,000
Inspections	200,000	139,000	175,000	224,000	207,000	172,000	267,000	200,000	206,000	212,000	218,000	225,000	232,000	239,000	246,000	253,000	261,000
Fuels/Wildfire Mitigation	280,000	145,000	274,000	207,000	209,000	233,000	138,000	160,000	161,000	162,000	163,000	164,000	165,000	166,000	167,000	168,000	169,000
Fleet Maintenance							155,000	200,000	206,000	212,000	218,000	225,000	232,000	239,000	246,000	253,000	261,000
Interest	126,000	308,000	514,000	193,000	11,000	208,000	1,380,000	800,000	700,000	600,000	500,000	400,000	300,000	200,000	200,000	200,000	200,000
Deployment Reimbursements		170,000	231,000	54,000	74,000	387,000	137,000										
Contributions/Misc	3,000	909,000	13,000	49,000	76,000	60,000	188,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Grants	21,000																
Total Revenue	17,742,000	20,288,000	20,816,000	22,312,000	23,904,000	27,161,000	30,023,000	30,174,000	32,360,000	33,800,000	35,900,000	37,484,000	38,628,000	39,859,000	41,236,000	42,661,000	44,138,000
Ad Valorem Tax Revenue Growth % Per Year	10.8%	7.9%	4.1%	6.8%	4.1%	10.2%	6.3%	4.0%	9.8%	5.6%	8.0%	5.4%	3.5%	3.5%	3.5%	3.5%	3.5%
Sales Tax Revenue Growth % Per Year	1.8%	12.9%	10.0%	22.5%	21.2%	16.8%	6.8%	3.25%	3.0%	3.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%	3.5%
Total Revenue Growth % Per Year	9.9%	14.4%	2.6%	7.2%	7.1%	13.6%	10.5%	0.5%	7.2%	4.4%	6.2%	4.4%	3.1%	3.2%	3.5%	3.5%	3.5%
								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 2024 Ad Valorem: Chief Appraiser's Certified Net Taxable Value (7/22/23): Taxable Value = (\$25,382,514,209 / 100 X \$0.0831) X 99% (Court appeals, etc.) = \$20,881,941 + \$20,000 (prior years) = \$20,901,941 (including debt service).

1.b) Fiscal 2024 Sales Tax: Economic Estimate = +3.25%

2.a) Fiscal 2025 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +7.5%. Note: 2024 taxable values & resulting property taxes due 1/31/25 (Fiscal 2025)

2.b) Fiscal 2025 Sales Tax: Economic Estimate = +3.0%

3.a) Fiscal 2026 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +5.5%. Note: 2025 taxable values & resulting property taxes due 1/31/26 (Fiscal 2026)

3.b) Fiscal 2026 Sales Tax: Economic Estimate = +3.0%

4.a) Fiscal 2027 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.5%. Note: 2026 taxable values & resulting property taxes due 1/31/27 (Fiscal 2027)

4.b) Fiscal 2027 Sales Tax: Economic Estimate = +3.0%

5.a) Fiscal 2028 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.0%. Note: 2027 taxable values & resulting property taxes due 1/31/28 (Fiscal 2028)

5.b) Fiscal 2028 Sales Tax: Economic Estimate = +3.0%

6.a) Fiscal 2029 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.0%. Note: 2028 taxable values & resulting property taxes due 1/31/29 (Fiscal 2029)

6.b) Fiscal 2029 Sales Tax: Economic Estimate = +3.0%

7.a) Fiscal 2030 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.0%. Note: 2029 taxable values & resulting property taxes due 1/31/30 (Fiscal 2030)

7.b) Fiscal 2030 Sales Tax: Economic Estimate = +3.5%

8.a) Fiscal 2031 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.5%. Note: 2030 taxable values & resulting property taxes due 1/31/31 (Fiscal 2031)

8.b) Fiscal 2031 Sales Tax: Economic Estimate = +3.5%

9.a) Fiscal 2032 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.5%. Note: 2031 taxable values & resulting property taxes due 1/31/32 (Fiscal 2032)

9.b) Fiscal 2032 Sales Tax: Economic Estimate = +3.5%

10.a) Fiscal 2033 Ad Valorem: Chief Appraiser's Estimate (8/11/23) = +3.5%. Note: 2032 taxable values & resulting property taxes due 1/31/33 (Fiscal 2033)

10.b) Fiscal 2033 Sales Tax: Economic Estimate = +3.5%

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	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
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 Fleet Warehouse	20	\$6,000,000	Financing	\$80,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000
B Training Facility	20	\$2,800,000	Financing	\$80,000	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000
C Logistics Warehouse	20	\$1,500,000	Financing	\$80,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
D Station 603 replacement	20	\$7,000,000	Financing	\$80,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
E Station 602 replacement	20	\$7,000,000	Financing	\$80,000	\$0	\$0	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
F Station 604 replacement	20	\$4,200,000	Financing	\$80,000	\$0	\$0	\$0	\$336,000	\$336,000	\$336,000	\$336,000	\$336,000	\$336,000	\$336,000
G Station 607	20	\$8,000,000	Financing	\$80,000	\$0	\$0	\$0	\$0	\$640,000	\$640,000	\$640,000	\$640,000	\$640,000	\$640,000
H	15	\$0	Financing	\$95,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
I	10	\$0	Financing	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal New Facilities & Land (Financing)		\$36,500,000			\$1,384,000	\$1,384,000	\$1,944,000	\$2,280,000	\$2,920,000	\$2,920,000	\$2,920,000	\$2,920,000	\$2,920,000	\$2,920,000
New Apparatus (Financing)														
A Engine (Replace 2017 Sutphen, E606-3144)	7	\$1,200,000	Financing	\$170,000	\$0	\$0	\$0	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000
B Engine (Future Station 607)	7	\$1,200,000	Financing	\$170,000	\$0	\$0	\$0	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000
C Quint (Replace 2009 Pierce Velocity 105', Q603-0089)	7	\$2,200,000	Financing	\$170,000	\$0	\$0	\$0	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000
D Quint (Replace 2020 Sutphen 100', Q605-3164)	7	\$2,200,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000
Subtotal New Apparatus (Financing)		\$6,800,000			\$0	\$0	\$0	\$782,000	\$782,000	\$782,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000
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
Subtotal New Miscellaneous (Financing)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$43,300,000			\$1,384,000	\$1,384,000	\$1,944,000	\$3,062,000	\$3,702,000	\$3,702,000	\$4,076,000	\$4,076,000	\$4,076,000	\$4,076,000

Pay As You Go (CIP)

Pay As You Go (New) – CIP	#/ Life	Estimated Cost	Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Pay As You Go (PAG)													
Facilities & Land (PAG)													
A Station/HQ Renovations		\$2,387,000	PAG	\$1,637,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Generators (FY24:HQ, FY25:605)	4+	\$70,000	PAG	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Facilities & Land		\$2,457,000		\$1,707,000	\$820,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refurbished Apparatus (PAG)													
A Engine (Refurb 2009 Spartan Crimson, E604-0893); +10 yrs	10	\$450,000	PAG	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Engine (Refurb 2017 Sutphen, E606-3144); +10 yrs	10	\$450,000	PAG	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0
C Engine (Refurb 2019 Sutphen, E601-3174); +10 yrs	10	\$450,000	PAG	\$0	\$0	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0
D Engine (Refurb 2022 Sutphen, E602-3062); +10 yrs	10	\$450,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$0
E Quint (Refurb 2020 Sutphen, Q605-3164); +10 yrs	10	\$800,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0
Subtotal PAG Refurbished Apparatus		\$2,600,000		\$0	\$450,000	\$0	\$450,000	\$0	\$450,000	\$800,000	\$0	\$450,000	\$0
New Apparatus (PAG)													
A Engine (Replace 2009 Spartan Crimson, E604-0893)	10	\$850,000	PAG	\$850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B SUV-Med, Explorer (SUP:FY24; PIO:FY24; WF:FY25,30; COM:FY29; FMO:FY30)	10	\$55,000	PAG	\$110,000	\$55,000	\$0	\$0	\$0	\$55,000	\$110,000	\$0	\$0	\$0
C P/U F-150 4X4 (INV:FY32,33,33; COM:FY29,32; SUP:FY33; FTO:FY30)	10	\$60,000	PAG	\$0	\$0	\$0	\$0	\$0	\$60,000	\$60,000	\$0	\$120,000	\$180,000
D P/U F-350 4X4 D (SUP:FY30; WF:FY35; FTO:FY27,33; FLT:FY26,32,32)	10	\$75,000	PAG	\$0	\$0	\$75,000	\$75,000	\$0	\$0	\$75,000	\$0	\$150,000	\$75,000
E P/U F-350 4X4 D (BAT:FY33,33; SOD:FY26; INV:FY33; WF:FY28)	10	\$100,000	PAG	\$0	\$0	\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$300,000
F P/U F-550 (OST:FY26; SAR:FY35)	15	\$200,000	PAG	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G Brush Trucks, F-550 (FY27,30,31,34,38)	15	\$200,000	PAG	\$0	\$0	\$0	\$200,000	\$0	\$0	\$200,000	\$200,000	\$0	\$0
H Fire Rescue Boat 601 (FY31)	20	\$800,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$0
I Emergency Response Inflatable Rescue Boat (ERB/RIB) (FY30)	10	\$30,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0
J Rehabilitation Vehicle (FY35)	15	\$200,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
K Passenger Van, F-350 (FY35)	15	\$50,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
L Fuels Bandit Tracked Brush Chipper (FY:31)	15	\$100,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0
M Polaris Ranger 800 (Ops:FY25,38; WF:FY25,37)	15	\$30,000	PAG	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Apparatus		\$2,750,000		\$960,000	\$115,000	\$375,000	\$275,000	\$100,000	\$115,000	\$475,000	\$1,100,000	\$270,000	\$555,000
New Miscellaneous (PAG)													
A Mobile Radios-APX 8500+ (5 yr life, 30, \$10K); FY24:0X\$10K	5	\$10,000	PAG	\$0	\$60,000	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0
B MDC-Mobile Digital Communicators w/ Modem (5 yr life, 36, \$9K); FY24:0X\$9K	5	\$9,000	PAG	\$0	\$0	\$240,000	\$60,000	\$0	\$0	\$0	\$240,000	\$60,000	\$0
C 800 MHZ-Handheld (5 yr life, 60, \$8K); FY24:0X\$8K	5	\$8,000	PAG	\$0	\$0	\$0	\$40,000	\$240,000	\$240,000	\$0	\$0	\$0	\$0
D SCBA equipment		\$78,000	PAG	\$78,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E Cardiac monitor defibrillator		\$35,000	PAG	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F Fleet forklift and trailer for Fleet		\$52,000	PAG	\$52,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G Security upgrades for all facilities		\$95,000	PAG	\$95,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
H Thermal Imaging Cameras		\$30,000	PAG	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
I Unspecified Misc (FY14-24=\$100K)		\$100,000	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		\$417,000		\$390,000	\$160,000	\$340,000	\$200,000	\$340,000	\$640,000	\$100,000	\$340,000	\$160,000	\$100,000
Total New Pay As You (PAG)		\$8,224,000		\$3,057,000	\$1,545,000	\$715,000	\$925,000	\$440,000	\$1,205,000	\$1,375,000	\$1,440,000	\$880,000	\$655,000

Capital Improvement Plan (CIP)

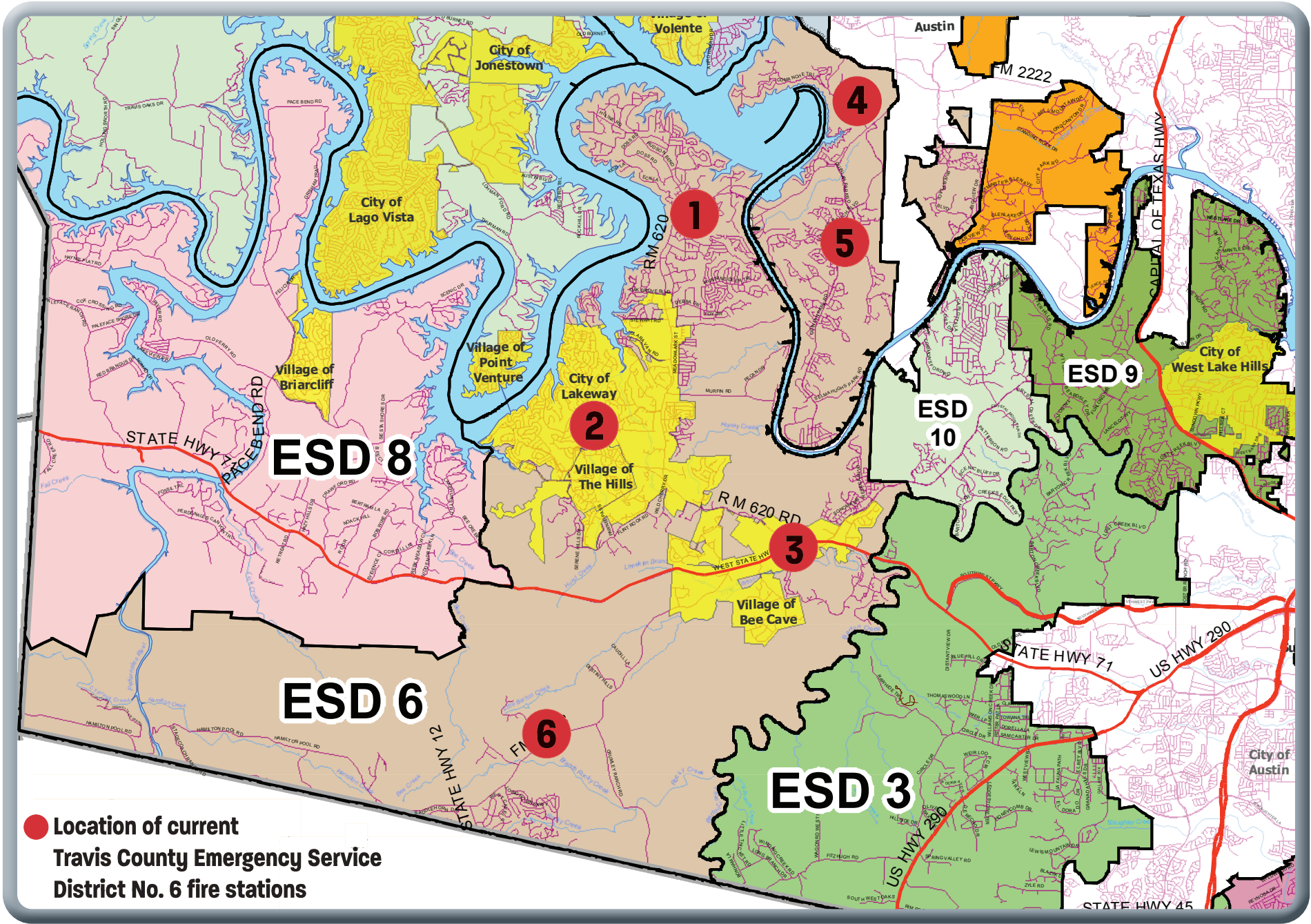
SUMMARY	Years	Estimated Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
New Debt Service Summary												
Total Bonds (New)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$43,300,000	\$1,384,000	\$1,384,000	\$1,944,000	\$3,062,000	\$3,702,000	\$3,702,000	\$4,076,000	\$4,076,000	\$4,076,000	\$4,076,000
Total New Debt Service		\$43,300,000	\$1,384,000	\$1,384,000	\$1,944,000	\$3,062,000	\$3,702,000	\$3,702,000	\$4,076,000	\$4,076,000	\$4,076,000	\$4,076,000
Existing Debt Service Summary												
Existing Bonds												
Series 2013 (Refunding Bonds) - final payment 3/1/2028	15	\$1,150,000	\$245,000	\$245,000	\$244,000	\$244,000	\$244,000	\$0	\$0	\$0	\$0	\$0
Series 2003 & 2008 (Refunded above)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Existing Bonds		\$1,150,000	\$245,000	\$245,000	\$244,000	\$244,000	\$244,000	\$0	\$0	\$0	\$0	\$0
Existing Financing												
		\$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		\$1,150,000	\$245,000	\$245,000	\$244,000	\$244,000	\$244,000	\$0	\$0	\$0	\$0	\$0
TOTAL NEW & EXISTING DEBT SERVICE		\$44,450,000	\$1,629,000	\$1,629,000	\$2,188,000	\$3,306,000	\$3,946,000	\$3,702,000	\$4,076,000	\$4,076,000	\$4,076,000	\$4,076,000
TOTAL NEW PAY AS YOU GO (PAG)			\$3,057,000	\$1,545,000	\$715,000	\$925,000	\$440,000	\$1,205,000	\$1,375,000	\$1,440,000	\$880,000	\$655,000
TOTAL CAPITAL IMPROVEMENT			\$4,686,000	\$3,174,000	\$2,903,000	\$4,231,000	\$4,386,000	\$4,907,000	\$5,451,000	\$5,516,000	\$4,956,000	\$4,731,000

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: 3-year Agreement (October 1, 2021 through September 30, 2024)
 2. Non-Collective Bargaining Employees: Follow Performance Evaluation and Salary Administration Policy.
 - Inflationary pressures on remaining budgeted line items.
- C. FY 2024 Core Service Increases** (Strategic Service Goals)
 - New: Additional Training Assistant
 - New: Additional Fleet Technician
 - New: Fleet/Logistics Manager
 - New: Community Educator
 - New: Accountant
 - New: 4 Additional Seasonal Fuels Crew
 - Continued: Communications Director
 - Continued: Training Assistant
 - Continued: Fleet Maintenance
 - Continued: Additional 3 Relief Firefighters
 - Continued: Fuels Management Program
 - Continued: Assistant Chief/Fire Marshal
 - 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 Coordinator
 - Continued: Training Administrative Position
 - Continued: Logistics Assistant
 - Continued: Training Battalion Chief







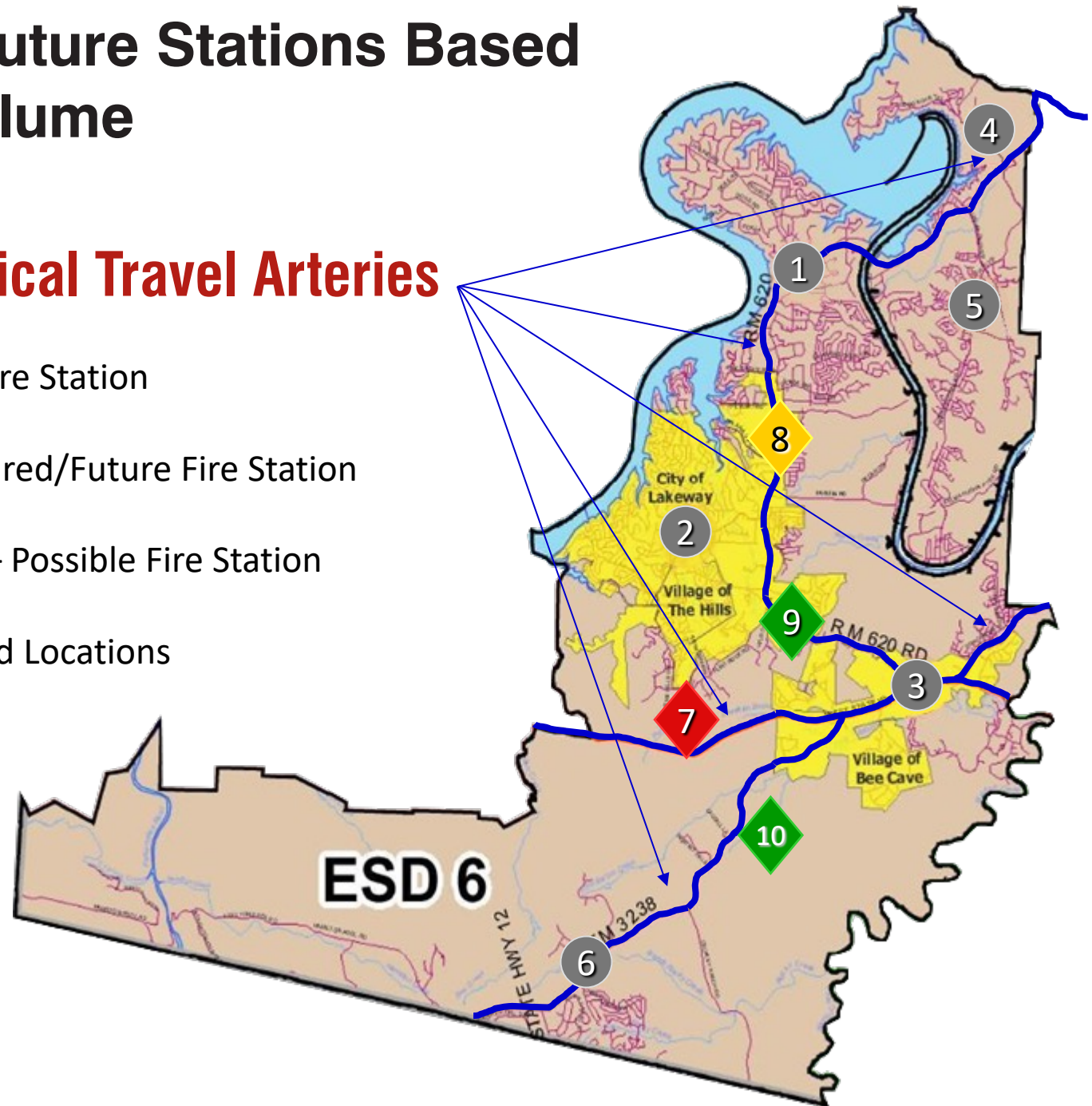


● Location of current
Travis County Emergency Service
District No. 6 fire stations

Possible Future Stations Based On Call Volume

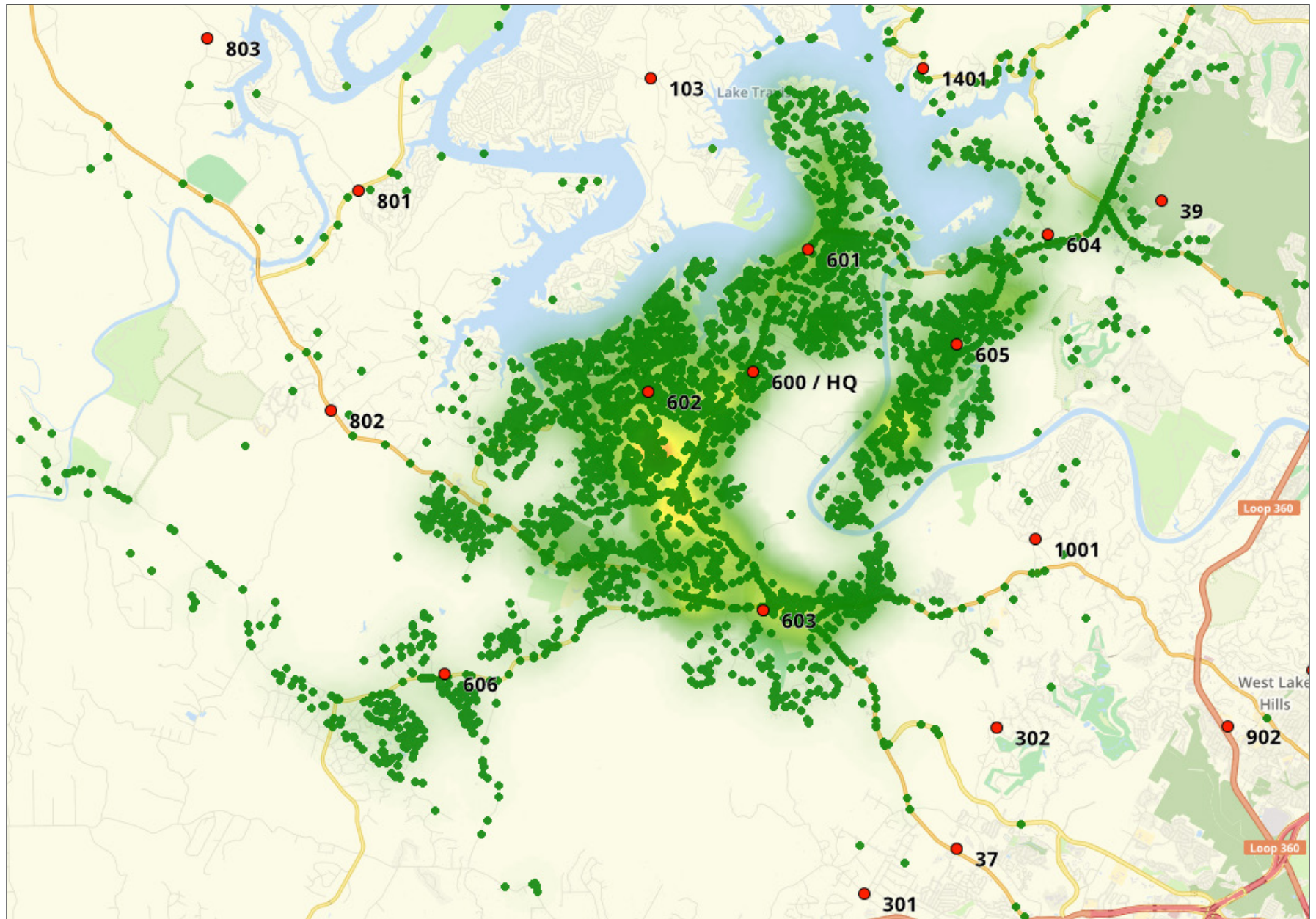
Critical Travel Arteries

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





2022 Incident Density



Summary

REVENUES/EXPENDITURES/BALANCE	2023 est.	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUES											
Total Revenues	\$30,023,000	\$30,174,000	\$32,360,000	\$33,800,000	\$35,900,000	\$37,484,000	\$38,628,000	\$39,859,000	\$41,236,000	\$42,661,000	\$44,138,000
Total Revenue Prior Year Increase/(Decrease)	\$0	\$151,000	\$2,186,000	\$1,440,000	\$2,100,000	\$1,584,000	\$1,144,000	\$1,231,000	\$1,377,000	\$1,425,000	\$1,477,000
Total Revenue Year to Date Increase/(Decrease)	\$0	\$151,000	\$2,337,000	\$3,777,000	\$5,877,000	\$7,461,000	\$8,605,000	\$9,836,000	\$11,213,000	\$12,638,000	\$14,115,000
Ad Valorem Tax Revenue Growth %/Year	6.3%	4.0%	9.8%	5.6%	8.0%	5.4%	3.5%	3.5%	3.5%	3.5%	3.5%
Sales Tax Revenue Growth %/Year	6.8%	3.2%	3.0%	3.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%	3.5%
Total Revenue Growth %/Year	10.5%	0.5%	7.2%	4.4%	6.2%	4.4%	3.1%	3.2%	3.5%	3.5%	3.5%
EXPENDITURES											
Capital Improvement Plan Expenditures											
CIP Debt Service											
Existing Bonds	\$497,000	\$245,000	\$245,000	\$244,000	\$244,000	\$244,000	\$0	\$0	\$0	\$0	\$0
Existing Financing (Lease/Purchase/Mortgage)	\$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	\$1,384,000	\$1,384,000	\$1,944,000	\$3,062,000	\$3,702,000	\$3,702,000	\$4,076,000	\$4,076,000	\$4,076,000	\$4,076,000
Total CIP Debt Service (Existing & New)	\$497,000	\$1,629,000	\$1,629,000	\$2,188,000	\$3,306,000	\$3,946,000	\$3,702,000	\$4,076,000	\$4,076,000	\$4,076,000	\$4,076,000
CIP Pay As You Go (Capital Acquisition Reserve)	\$6,600,000	\$3,057,000	\$1,545,000	\$715,000	\$925,000	\$440,000	\$1,205,000	\$1,375,000	\$1,440,000	\$880,000	\$655,000
Total Capital Improvement Plan Expenditures	\$7,097,000	\$4,686,000	\$3,174,000	\$2,903,000	\$4,231,000	\$4,386,000	\$4,907,000	\$5,451,000	\$5,516,000	\$4,956,000	\$4,731,000
Expenditures (Excluding CIP)											
Base Budget (Excluding CIP)	\$23,460,000	\$23,460,000	\$25,088,000	\$26,498,000	\$27,818,000	\$31,950,000	\$33,426,000	\$34,971,000	\$36,588,000	\$38,282,000	\$40,056,000
Cost Drivers: Additional \$ over prior year											
Payroll Increase (Decrease) (inc % driven tax/fringe)	Included	\$454,000	\$917,000	\$808,000	\$815,000	\$800,000	\$832,000	\$865,000	\$900,000	\$936,000	\$973,000
Health/Dental/Life/Wellness Increase	Included	\$60,000	\$155,000	\$171,000	\$188,000	\$206,000	\$227,000	\$250,000	\$275,000	\$302,000	\$333,000
Other (Ins, Fleet, Training, Comm., IT, Facilities, PPE, EMS, Fire) FY25-28: +3%	Included	\$285,000	\$294,000	\$303,000	\$312,000	\$321,000	\$331,000	\$341,000	\$351,000	\$362,000	\$373,000
Total Cost Drivers (additional \$ over prior year)	\$0	\$799,000	\$1,366,000	\$1,282,000	\$1,315,000	\$1,327,000	\$1,390,000	\$1,456,000	\$1,526,000	\$1,600,000	\$1,679,000
Core Service Enhancement/(Reduction): Additional \$ over prior year											
Continued: See list of continued enhancements below in NOTE	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New FY24: +1 Training Assistant (FY24: \$192K incl salary, tx/frng, direct)	\$0	\$192,000	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000	\$10,000	\$10,000	\$10,000	\$11,000
New FY24: +1 Fleet Technician (FY24: \$89K incl salary, tx/frng, direct)	\$0	\$89,000	\$5,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$5,000	\$5,000	\$5,000
New FY24: Fleet/Logistics Officer (FY24: \$223K incl salary, tx/frng, direct)	\$0	\$223,000	\$12,000	\$10,000	\$10,000	\$10,000	\$11,000	\$11,000	\$11,000	\$12,000	\$12,000
New FY24: Community Educator (FY24: \$112K incl salary, tx/frng, direct)	\$0	\$112,000	\$6,000	\$5,000	\$5,000	\$5,000	\$5,000	\$6,000	\$6,000	\$6,000	\$6,000
New FY24: Accountant (FY24: \$111K incl salary, tx/frng, direct)	\$0	\$111,000	\$6,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$6,000	\$6,000	\$6,000
New FY24: +4 Seasonal Fuels Crew (FY24: \$102K incl salary, tx/frng, direct)	\$0	\$102,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$6,000
New FY27: + Station 607 w/ 4 FF (FY24: 4FF=\$2.44M+Infl)	\$0	\$0	\$0	\$0	\$2,779,000	\$111,000	\$116,000	\$120,000	\$125,000	\$130,000	\$135,000
Total Core Service Increase (additional \$ over prior year)	\$0	\$829,000	\$44,000	\$38,000	\$2,817,000	\$149,000	\$155,000	\$161,000	\$168,000	\$174,000	\$181,000
Total Expenditures (Excluding CIP)	\$23,460,000	\$25,088,000	\$26,498,000	\$27,818,000	\$31,950,000	\$33,426,000	\$34,971,000	\$36,588,000	\$38,282,000	\$40,056,000	\$41,916,000
Reserve Transfers											
Operations Reserve	\$200,000	\$300,000	\$300,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$400,000	\$400,000
Capital Acquisition Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserve Transfers	\$200,000	\$300,000	\$300,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$400,000	\$400,000
Total Expenditures (Reserve Transfers, CIP & Expenditures)	\$30,757,000	\$30,074,000	\$29,972,000	\$31,071,000	\$36,531,000	\$38,162,000	\$40,228,000	\$42,389,000	\$44,148,000	\$45,412,000	\$47,047,000
Excess/(Deficit)	(\$734,000)	\$100,000	\$2,388,000	\$2,729,000	(\$631,000)	(\$678,000)	(\$1,600,000)	(\$2,530,000)	(\$2,912,000)	(\$2,751,000)	(\$2,909,000)
RESERVE BALANCES After Excess/Deficit (above)											
Operations Reserve	\$7,534,000	\$7,834,000	\$8,134,000	\$8,484,000	\$8,834,000	\$9,184,000	\$9,534,000	\$9,884,000	\$10,234,000	\$10,634,000	\$11,034,000
Capital Acquisition Reserve	\$15,812,000	\$15,912,000	\$18,300,000	\$21,029,000	\$20,398,000	\$19,720,000	\$18,120,000	\$15,590,000	\$12,678,000	\$9,927,000	\$7,018,000
Total Reserves	\$23,346,000	\$23,746,000	\$26,434,000	\$29,513,000	\$29,232,000	\$28,904,000	\$27,654,000	\$25,474,000	\$22,912,000	\$20,561,000	\$18,052,000
RESERVE BALANCE "GOALS"											
Annual Stabilization Operations Reserve @ 25%	\$7,506,000	\$7,544,000	\$8,090,000	\$8,450,000	\$8,975,000	\$9,371,000	\$9,657,000	\$9,965,000	\$10,309,000	\$10,665,000	\$11,035,000
Capital Acquisition Reserve @ 16%	\$4,804,000	\$4,828,000	\$5,178,000	\$5,408,000	\$5,744,000	\$5,997,000	\$6,180,000	\$6,377,000	\$6,598,000	\$6,826,000	\$7,062,000
Total Reserve Goal	\$12,310,000	\$12,372,000	\$13,268,000	\$13,858,000	\$14,719,000	\$15,368,000	\$15,837,000	\$16,342,000	\$16,907,000	\$17,491,000	\$18,097,000

NOTE: Continued Core Service Enhancements from Prior Years

FY13: Fuels Management Program

FY14: 1 ALS Squad/Brush Truck 12 hrs/day/2 days/wk (\$226K+Infl)

FY14: +1 FF/Shift at 6 Stations (\$358K x 6 = \$2.15M+Infl)

FY14: +1 CAPT vs. LT at 2 Stations (\$103K x 2 = \$206K+Infl)

FY14: +2nd BC/Shift (\$646K incl salary, tx/frng, direct, vehicle)

FY16: +1 Asst Chief (\$221K incl salary, tx/frng, direct, vehicle)

FY16: +1 Fire Inspector-LT (\$201K incl salary, tx/frng, direct, vehicle)

FY16: +1 Fire Inspector-ENG (\$174K incl salary, tx/frng, direct, vehicle)

FY20: Training Admin (\$88K incl salary, tx/frng, direct)

FY20: EMS Coordinator (\$148K incl salary, tx/frng, direct, vehicle)

FY20: Logistics Assistant (\$97K incl salary, tx/frng, direct, vehicle)

FY21: +1 Asst Chief/Fire Marshal (\$221K incl salary, tx/frng, direct, vehicle)

FY22: +1 Battalion Chief Training (\$244K incl salary, tx/frng, direct, vehicle)

FY23: Communications Director (\$161K incl salary, tx/frng, direct, vehicle)

FY23: +1 Training Assistant (\$173K incl salary, tx/frng, direct, vehicle)

FY23: Fleet Maintenance (\$362K incl salary, tx/frng, direct, vehicles)

FY23: Additional 3 Relief Firefighters for Ops (\$265K incl salary, tx/frng, direct)

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	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATIONS RESERVE											
Beginning Balance (Beginning August 31, 2023)	\$5,674,000	\$7,534,000	\$7,834,000	\$8,134,000	\$8,484,000	\$8,834,000	\$9,184,000	\$9,534,000	\$9,884,000	\$10,234,000	\$10,634,000
Transfers:											
Budgeted Reserve Transfer from Operations 3)	\$200,000	\$300,000	\$300,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$400,000	\$400,000
Other Transfer From / (To) Operations: Audit 1)	\$1,660,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$1,860,000	\$300,000	\$300,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$400,000	\$400,000
Operations Reserve Ending Balance	\$7,534,000	\$7,834,000	\$8,134,000	\$8,484,000	\$8,834,000	\$9,184,000	\$9,534,000	\$9,884,000	\$10,234,000	\$10,634,000	\$11,034,000
CAPITAL ACQUISITION RESERVE											
Beginning Balance (Beginning August 31, 2023)	\$11,697,000	\$15,812,000	\$15,912,000	\$18,300,000	\$21,029,000	\$20,398,000	\$19,720,000	\$18,120,000	\$15,590,000	\$12,678,000	\$9,927,000
Transfers:											
Return of funds for July land purchase	\$2,170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
From Excess/Deficit (After CIP, PAG & New Debt Service)	(\$734,000)	\$100,000	\$2,388,000	\$2,729,000	(\$631,000)	(\$678,000)	(\$1,600,000)	(\$2,530,000)	(\$2,912,000)	(\$2,751,000)	(\$2,909,000)
From Sale of Surplus Assets 2)	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit 1)	\$2,529,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$4,115,000	\$100,000	\$2,388,000	\$2,729,000	(\$631,000)	(\$678,000)	(\$1,600,000)	(\$2,530,000)	(\$2,912,000)	(\$2,751,000)	(\$2,909,000)
Capital Acquisition Reserve Ending Balance	\$15,812,000	\$15,912,000	\$18,300,000	\$21,029,000	\$20,398,000	\$19,720,000	\$18,120,000	\$15,590,000	\$12,678,000	\$9,927,000	\$7,018,000
UNFUNDED LIABILITIES RESERVE											
Beginning Balance (Beginning August 31, 2023)	\$978,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000
Transfers:											
Other Transfer From / (To) Operations: Audit 1)	\$329,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$329,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unfunded Liabilities Reserve Ending Balance 4)	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000	\$1,307,000
TOTAL RESERVES											
Beginning Balance (Beginning August 31, 2023)	\$18,349,000	\$24,653,000	\$25,053,000	\$27,741,000	\$30,820,000	\$30,539,000	\$30,211,000	\$28,961,000	\$26,781,000	\$24,219,000	\$21,868,000
Transfers:											
Transfers in/(out) from Operations	(\$384,000)	\$400,000	\$2,688,000	\$3,079,000	(\$281,000)	(\$328,000)	(\$1,250,000)	(\$2,180,000)	(\$2,562,000)	(\$2,351,000)	(\$2,509,000)
Other Transfer From/(To) Operations: Audit 1)	\$4,518,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$4,134,000	\$400,000	\$2,688,000	\$3,079,000	(\$281,000)	(\$328,000)	(\$1,250,000)	(\$2,180,000)	(\$2,562,000)	(\$2,351,000)	(\$2,509,000)
TOTAL RESERVES	\$22,483,000	\$25,053,000	\$27,741,000	\$30,820,000	\$30,539,000	\$30,211,000	\$28,961,000	\$26,781,000	\$24,219,000	\$21,868,000	\$19,359,000
Percent Change		11.4%	10.7%	11.1%	-0.9%	-1.1%	-4.1%	-7.5%	-9.6%	-9.7%	-11.5%

Footnotes

- 1) Fiscal 2022 Audit: Excess Revenues over Expenditures \$4,518,000
 2) Sale of Surplus Assets in FY23 \$150,000
 3) Budgeted Operations Reserve Transfer for FY23 \$200,000

- 4) Unfunded Liabilities Reserve include:
 - Earned Vacation Liability \$569,000
 - Earned Sick Time Liability \$738,000

VIII. Appendix

Travis Central Appraisal District

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELPANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

July 24, 2023

TRAVIS CO ESD NO 6
PAULA BARR, PRESIDENT
PO BOX 340196
AUSTIN, TX 78734

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2023 Certified Estimate** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$22,982,569,227
Certification Percentage	89%
Section 26.01(c) Value Under Protest	\$2,399,944,982
Net Taxable Value	\$25,382,514,209

Sincerely,

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337



Sharon Smith <ssmith@ltfr.org>

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

1 message

Marya Crigler <mcrigler@tcadcentral.org>
To: Sharon Smith <ssmith@ltfr.org>

Fri, Aug 11, 2023 at 11:38 AM

Sharon,

Here is my estimate. We saw a cooling off of the residential housing market starting mid year 2022; however, that cooling off is offset by the lag in value growth caused by the 10% limitation in homestead values. I expect it will take another year for the limitation values to catch up to the market value, after which it is anticipated that we will see more normalized market conditions.

2023

2023 Certified Freeze Adjusted Taxable	\$ 26,108,599,054	
2024 Estimated Freeze Adjusted Taxable	\$ 28,066,743,983	7.5%
2025 Estimated Freeze Adjusted Taxable	\$ 29,610,414,902	5.5%
2026 Estimated Freeze Adjusted Taxable	\$ 30,646,779,424	3.5%
2027 Estimated Freeze Adjusted Taxable	\$ 31,566,182,806	3.0%
2028 Estimated Freeze Adjusted Taxable	\$ 32,513,168,291	3.0%
2029 Estimated Freeze Adjusted Taxable	\$ 33,488,563,339	3.0%
2030 Estimated Freeze Adjusted Taxable	\$ 34,660,663,056	3.5%
2031 Estimated Freeze Adjusted Taxable	\$ 35,873,786,263	3.5%
2032 Estimated Freeze Adjusted Taxable	\$ 37,129,368,782	3.5%
2033 Estimated Freeze Adjusted Taxable	\$ 38,428,896,690	3.5%

Thanks,

Marya

Travis County Population Data

Date	Population	% Change
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	2.7
2009	1,006,503	2.6
2010	1,024,266	1.8
2011	1,061,662	3.7
2012	1,096,918	3.3
2013	1,122,346	2.3
2014	1,152,411	2.7
2015	1,180,003	2.4
2016	1,206,283	2.2
2017	1,227,373	1.8
2018	1,246,693	1.6
2019	1,273,567	2.1
2020	1,296,515	1.8
2021	1,308,544	0.9
2022	1,326,436	1.4

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
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	481,324	3.0	4.6	-0.5
2006	494,203	2.7	4.1	-0.4
2007	509,961	3.2	3.7	-0.5
2008	514,663	0.9	4.2	0.6
2009	512,405	-0.4	6.7	2.4
2010	537,174	4.8	6.8	0.2
2011	554,438	3.2	6.6	-0.2
2012	577,445	4.2	5.5	-1.1
2013	596,682	3.3	5.1	-0.4
2014	616,779	3.4	4.1	-0.9
2015	634,230	2.8	3.3	-0.8
2016	656,873	3.6	3.2	-0.1
2017	672,102	2.3	3.1	-0.1
2018	693,275	3.2	2.9	-0.2
2019	712,144	2.7	2.6	-0.3
2020	688,175	-3.4	6.4	3.8
2021	747,009	8.6	4.1	-2.3
2022	799,306	7.0	2.8	-1.2

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
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
2020	980,380	13.7	248,500	0.4
2021	1,116,345	13.9	265,300	6.8
2022	978,886	-12.3	288,500	8.7

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
2002	5,246	19.4	144,400	-1.4
2003	6,118	16.6	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
2020	10,361	8.8	215,500	-10.5
2021	9,204	-11.2	240,500	11.6
2022	7,579	-17.7	341,700	42.1
Monthly Data for 2023				
Jan	308	-56.4	378,800	25.7
Feb	332	-47.4	411,200	40.9
Mar	457	-46.4	413,400	54.0
Apr	461	-51.8	356,200	29.6
May	382	-36.7	402,100	46.4
Jun	418	-48.6	356,900	13.2
Jul	312	-50.9	301,500	-49.3
Aug	480	-21.3	300,300	12.6

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
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	20,972	5,236,730,360	249,701	189,000	9,066	3.9
2012	25,131	6,673,874,532	265,563	202,500	7,021	2.4
2013	29,901	8,558,215,996	286,218	220,000	5,441	1.8
2014	30,054	9,209,723,927	306,439	239,900	5,651	2.0
2015	31,287	10,324,443,491	329,991	260,000	5,806	1.9
2016	32,488	11,268,504,287	346,851	280,000	6,237	2.0
2017	33,718	12,341,571,283	366,023	295,000	7,129	2.1
2018	34,581	13,137,905,036	379,917	305,000	7,288	2.2
2019	37,005	14,552,569,533	393,260	315,000	6,887	1.7
2020	40,197	17,608,088,719	438,045	344,990	4,490	0.6
2021	41,079	23,304,960,454	567,321	451,500	2,307	0.6
2022	33,695	21,076,166,940	625,498	501,572	5,869	2.6
Monthly Data for 2023						
Jan	1,640	912,532,535	556,422	449,955	7,217	2.6
Feb	2,135	1,146,098,206	536,814	435,000	7,086	2.6
Mar	2,784	1,571,468,040	564,464	450,000	7,987	3.0
Apr	2,550	1,507,063,058	591,005	465,000	8,219	3.1
May	3,382	2,028,953,763	599,927	463,152	8,892	3.4
Jun	3,189	1,935,409,954	606,902	476,451	9,566	3.7
Jul	2,776	1,645,512,959	592,764	460,000	9,652	3.7
Aug	2,939	1,713,589,878	583,052	460,000	9,955	3.8

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



Economic Update & Forecast

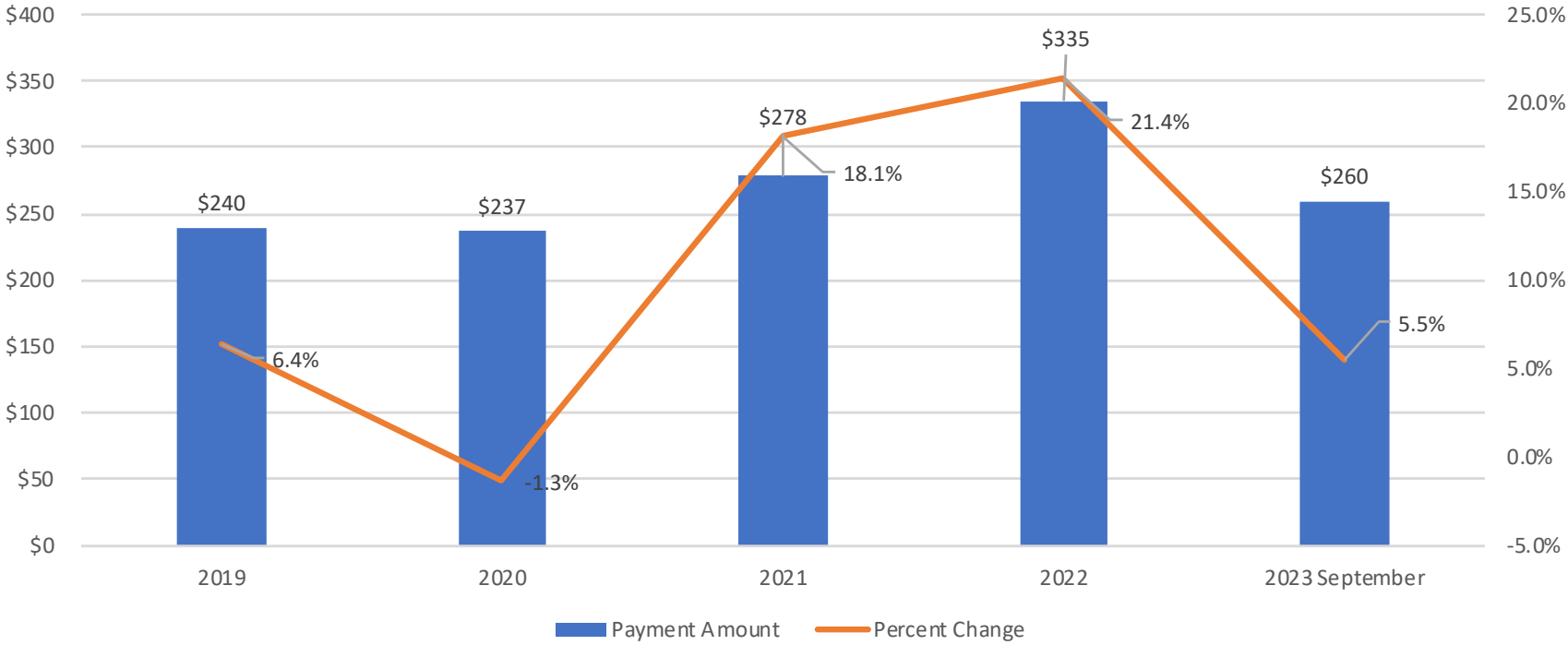


Austin MSA 2023 Economic Update & Forecast

AngelouEconomics

Retail Sales

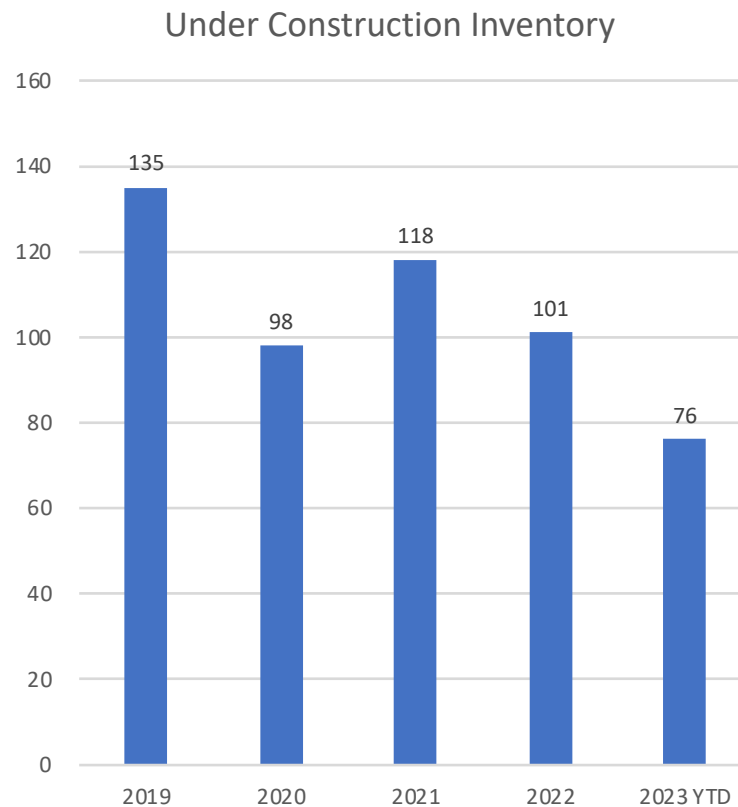
Austin Sales Tax Rebates (Millions) (Through September 2023)



Source: Texas Comptroller



Commercial Real Estate: Office



Existing Inventory



5,895 Buildings



130 million ft²
Total Rentable Building Area
(RBA)



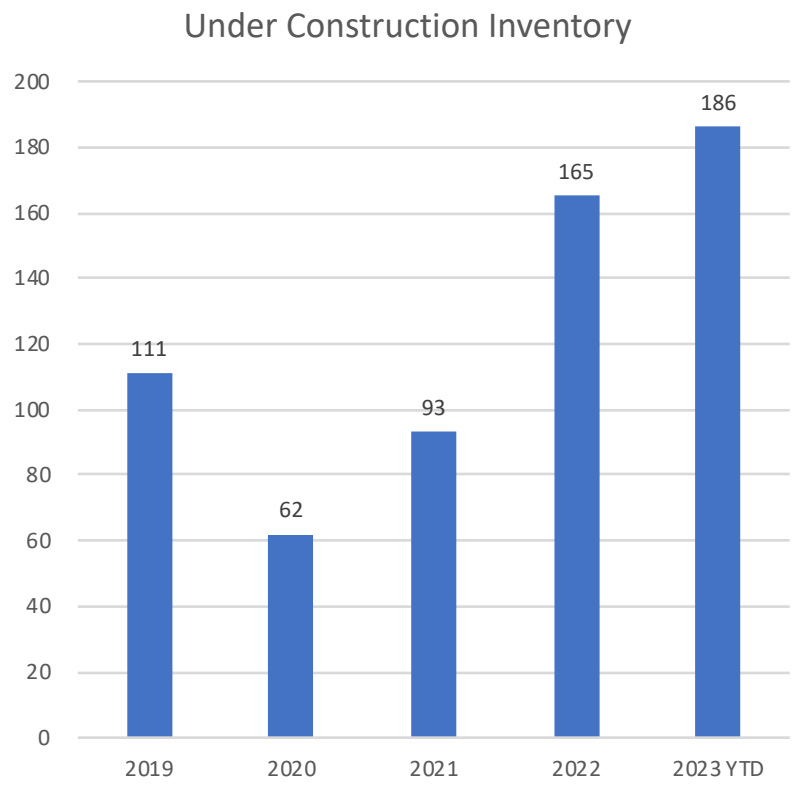
15.3%
Vacancy




(1,205,607) ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center, Aquila, Austin Chamber of Commerce


Commercial Real Estate: Industrial




Existing Inventory




5,195 Buildings



139 million ft²
Total Rentable Building Area (RBA)



7.2%
Vacancy

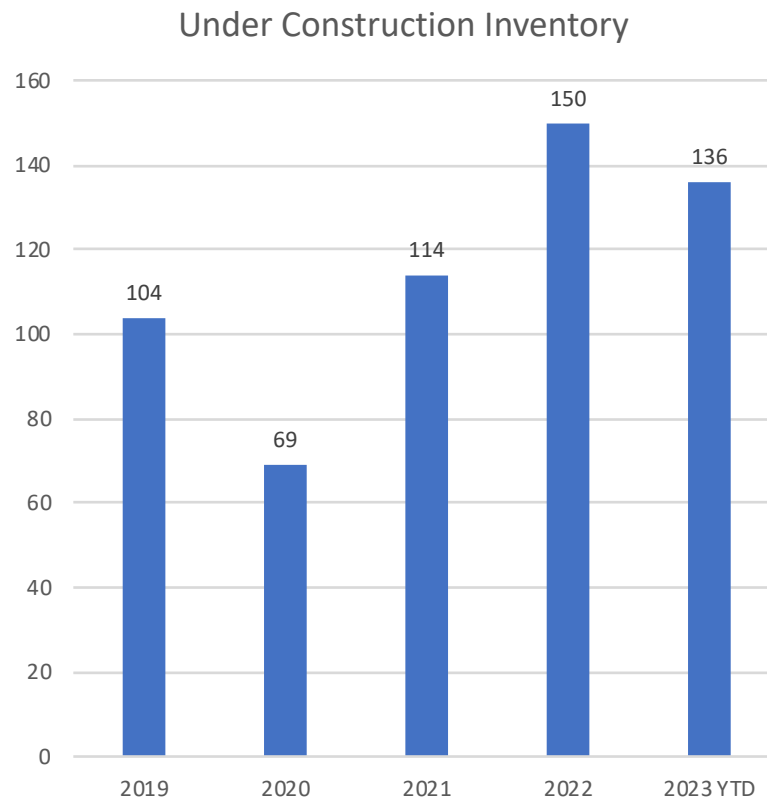


677,285 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center, CBRE, Austin Chamber of Commerce



Commercial Real Estate: Retail



Existing Inventory



10,502 Buildings



119 million ft²
Total Rentable Building Area
(RBA)



2.9%
Vacancy

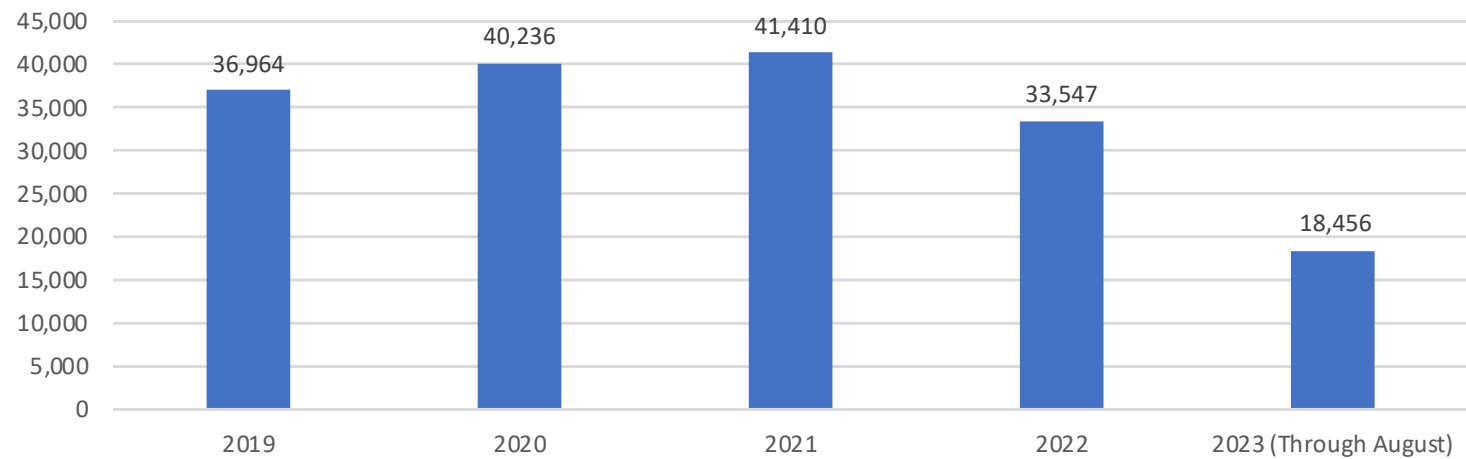


540,814 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center, Austin Chamber of Commerce

Austin’s Economic Update: Housing Markets

Austin MSA Home Sales, 2019-2023



Average Price (August 2023)	Median Price (August 2023)
\$592,764	\$460,000

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



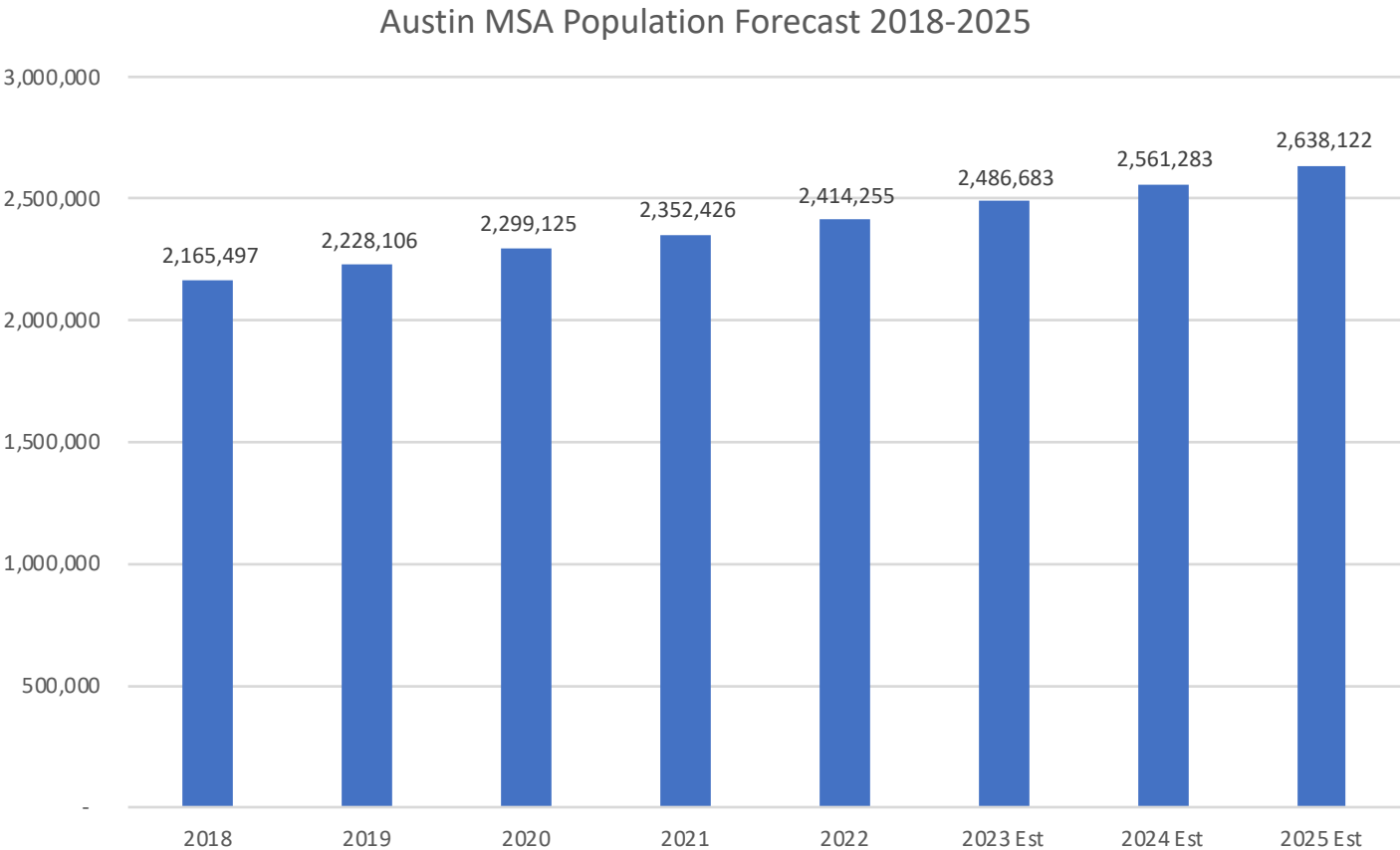
Austin's Economic Update: Housing Markets

August 2023 Austin Real Estate YOY Statistics



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

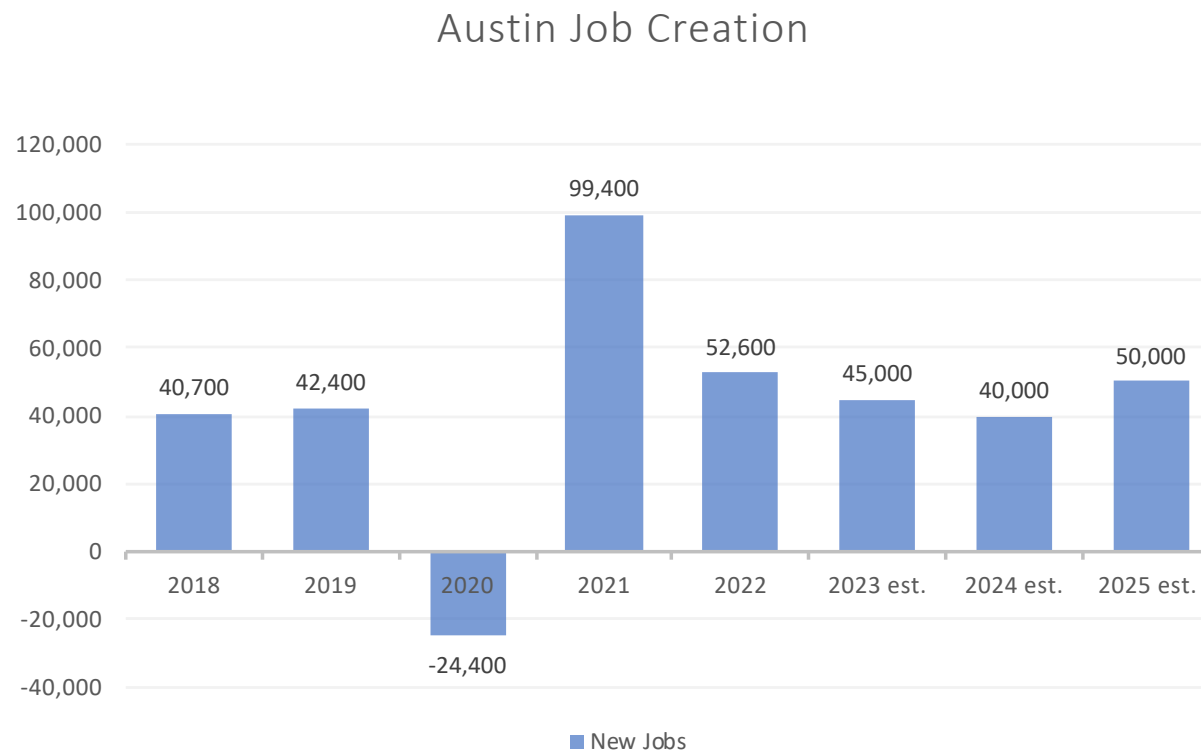
2018-2025 Est. Population Forecast



Sources: US Census Bureau, AngelouEconomics/Austin Chamber of Commerce



2018-2025 Est. Job Creation Forecast, Austin



Source: Bureau of Labor Statistics



Lake Travis Subdivision Stats

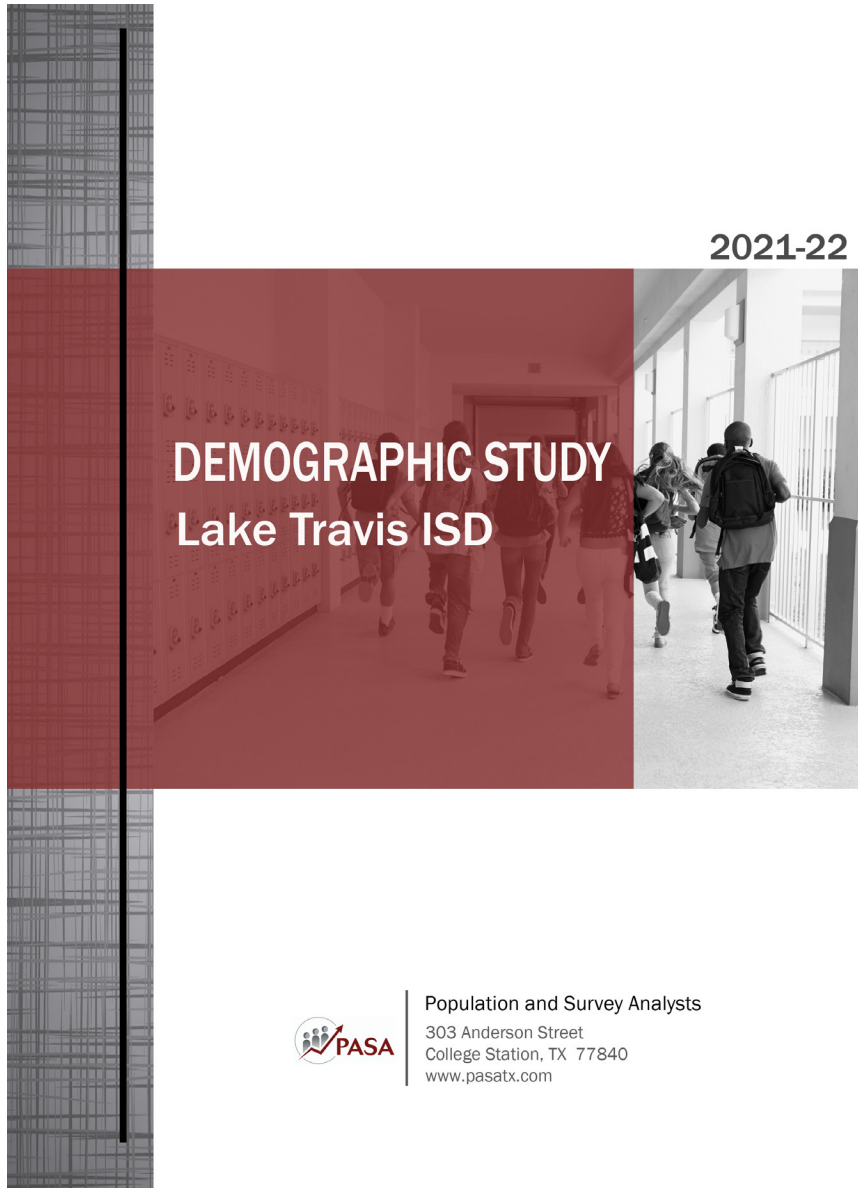
Courtesy of The Gibbs Team

KWLAKE TRAVIS
KELLERWILLIAMS REALTY

Subdivision		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Lakeway	Homes Sold	244	220	287	309	293	303	189	201	223	220	230	210	157
	Average Sales Price	\$401,053	\$390,316	\$416,670	\$457,079	\$466,535	\$521,142	\$495,724	\$551,150	\$616,219	\$597,328	\$706,875	\$917,362	\$1,055,332
	Avg \$/Sq/Ft	\$133	\$130	\$137	\$149	\$156	\$165	\$169	\$181	\$192	\$196	\$219	\$297	\$345
	ADOM	103	91	77	70	59	74	63	60	56	56	40	21	22
	Annual Appreciation	-9.2%	-2.7%	6.8%	9.7%	2.1%	11.7%	-4.9%	11.2%	11.8%	-3.1%	18.3%	29.8%	15.0%
Hills of Lakeway	Homes Sold	65	46	75	66	62	75	82	68	82	77	72	60	46
	Average Sales Price	\$424,010	\$436,862	\$464,818	\$492,781	\$504,558	\$527,121	\$536,165	\$585,130	\$578,336	\$640,185	\$710,584	\$979,725	\$1,204,602
	Avg \$/Sq/Ft	\$129	\$127	\$138	\$146	\$148	\$163	\$163	\$171	\$171	\$189	\$208	\$287	\$348
	ADOM	111	111	95	57	65	63	56	78	62	45	37	11	24
	Annual Appreciation	-2.2%	3.0%	6.4%	6.0%	2.4%	4.5%	1.7%	9.1%	-1.2%	10.7%	11.0%	37.9%	23.0%
Steiner Ranch	Homes Sold	300	284	338	363	310	304	319	316	276	247	294	252	151
	Average Sales Price	\$425,659	\$418,646	\$431,330	\$466,173	\$493,218	\$527,848	\$515,252	\$550,078	\$579,617	\$591,303	\$644,679	\$935,965	\$1,061,237
	Avg \$/Sq/Ft	\$125	\$129	\$131	\$139	\$150	\$155	\$156	\$164	\$164	\$176	\$192	\$282	\$326
	ADOM	73	65	64	44	43	55	47	52	52	37	21	11	29
	Annual Appreciation	1.6%	-1.6%	3.0%	8.1%	5.8%	7.0%	-2.4%	6.8%	5.4%	2.0%	9.0%	45.2%	13.4%
Lake Pointe <\$630K	Homes Sold	53	48	46	63	48	57	40	31	37	23	33	4	16
	Average Sales Price	\$340,581	\$344,696	\$352,422	\$391,353	\$426,687	\$417,154	\$456,457	\$459,236	\$490,767	\$506,363	\$526,773	\$556,500	\$350,056
	Avg \$/Sq/Ft	\$121	\$126	\$132	\$142	\$149	\$164	\$166	\$174	\$181	\$201	\$222	\$276	\$183
	ADOM	74	44	36	23	26	23	25	23	21	13	15	7	14
	Annual Appreciation	1.5%	1.2%	2.2%	11.0%	9.0%	-2.2%	9.4%	0.6%	6.9%	3.2%	4.0%	5.6%	-37.1%
Lake Pointe >\$630K	Homes Sold	10	12	12	10	14	17	16	14	14	14	25	35	37
	Average Sales Price	\$809,570	\$852,833	\$831,750	\$861,850	\$893,671	\$893,669	\$906,202	\$924,575	\$1,025,157	\$927,114	\$903,862	\$895,747	\$1,037,338
	Avg \$/Sq/Ft	\$189	\$205	\$196	\$210	\$217	\$220	\$209	\$215	\$217	\$232	\$235	\$315	\$355
	ADOM	95	123	89	40	65	67	61	86	37	19	28	9	16
	Annual Appreciation	7.5%	5.3%	-2.5%	3.6%	3.7%	0.0%	1.4%	2.0%	10.9%	-9.6%	-2.5%	-0.9%	15.8%
Uplands	Homes Sold	9	10	12	12	9	9	7	14	8	13	8	5	4
	Average Sales Price	\$625,333	\$730,059	\$721,117	\$712,467	\$698,444	\$767,611	\$786,050	\$792,107	\$995,943	\$925,423	\$953,029	\$1,604,000	\$1,707,275
	Avg \$/Sq/Ft	\$161	\$176	\$180	\$179	\$176	\$190	\$196	\$204	\$228	\$237	\$252	\$377	\$463
	ADOM	65	61	73	41	78	48	34	44	24	37	8	15	8
	Annual Appreciation	18.1%	16.7%	-1.2%	-1.2%	-2.0%	9.9%	2.4%	0.8%	25.7%	-7.1%	3.0%	68.3%	6.4%
Cardinal Hills	Homes Sold	35	36	34	49	49	47	59	46	45	29	36	44	30
	Average Sales Price	\$306,990	\$274,019	\$304,358	\$316,288	\$387,081	\$354,351	\$439,999	\$439,365	\$431,970	\$497,455	\$540,196	\$790,898	\$853,727
	Avg \$/Sq/Ft	\$123	\$118	\$127	\$139	\$152	\$152	\$170	\$176	\$182	\$192	\$219	\$366	\$349
	ADOM	97	84	58	74	45	63	65	50	55	55	31	25	28
	Annual Appreciation	23.2%	-10.7%	11.1%	3.9%	22.4%	-8.5%	24.2%	-0.1%	-1.7%	15.2%	8.6%	46.4%	7.9%
Apache Shores	Homes Sold	48	49	58	64	70	78	83	67	76	73	76	71	61
	Average Sales Price	\$234,081	\$269,528	\$252,215	\$274,893	\$320,408	\$315,282	\$372,215	\$410,921	\$419,658	\$411,712	\$443,212	\$636,513	\$708,387
	Avg \$/Sq/Ft	\$135	\$145	\$137	\$181	\$163	\$172	\$189	\$207	\$236	\$212	\$245	\$354	\$375
	ADOM	77	76	78	60	42	55	53	61	54	46	41	20	20
	Annual Appreciation	5.4%	15.1%	-6.4%	9.0%	16.6%	-1.6%	18.1%	10.4%	2.1%	-1.9%	7.7%	43.6%	11.3%
Briarcliff	Homes Sold	37	29	38	47	54	64	61	58	55	72	58	66	47
	Average Sales Price	\$268,123	\$300,876	\$259,636	\$261,440	\$258,188	\$325,479	\$342,830	\$383,508	\$366,538	\$445,939	\$488,087	\$631,655	\$694,491
	Avg \$/Sq/Ft	\$114	\$116	\$122	\$126	\$130	\$150	\$155	\$168	\$170	\$190	\$203	\$271	\$320
	ADOM	86	94	71	42	46	47	51	57	59	63	46	16	18
	Annual Appreciation	30.8%	12.2%	-13.7%	0.7%	-1.2%	26.1%	5.3%	11.9%	-4.4%	21.7%	9.5%	29.4%	9.9%
Ridge at Alta Vista	Homes Sold	23	10	34	37	24	22	35	12	21	17	17	18	13
	Average Sales Price	\$491,874	\$466,525	\$513,082	\$536,935	\$654,444	\$617,223	\$625,249	\$637,888	\$624,681	\$889,883	\$687,382	\$1,108,912	\$1,403,923
	Avg \$/Sq/Ft	\$146	\$130	\$152	\$173	\$158	\$157	\$193	\$162	\$153	\$170	\$166	\$260	\$316
	ADOM	85	101	58	50	53	51	50	55	70	39	53	9	14
	Annual Appreciation	-7.2%	-5.2%	10.0%	4.6%	21.9%	-5.7%	1.3%	2.0%	-2.1%	42.5%	-22.8%	61.3%	26.6%

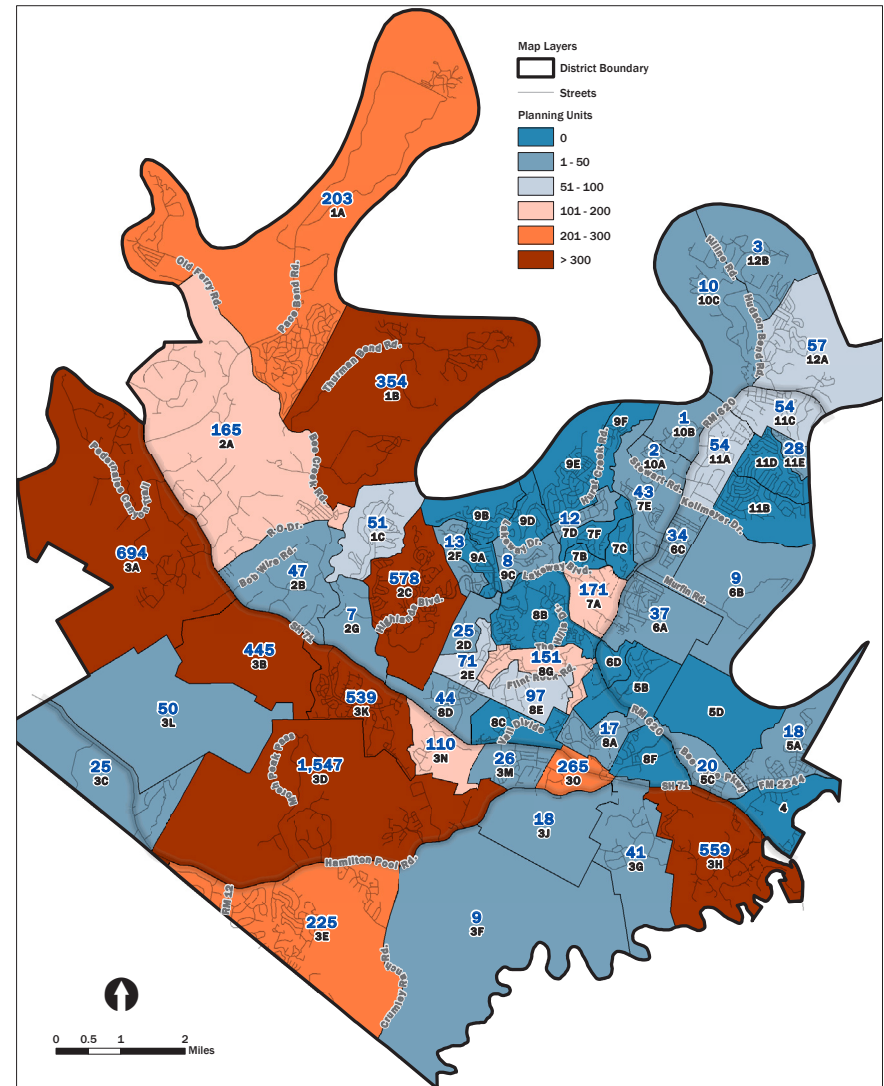
Subdivision		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Flintrock	Homes Sold	28	28	41	51	43	45	31	33	24	29	42	16	16
	Average Sales Price	\$717,412	\$634,575	\$626,902	\$629,620	\$653,490	\$730,457	\$715,614	\$901,093	\$873,604	\$948,209	\$907,457	\$1,331,124	\$1,358,891
	Avg \$/Sq/Ft	\$185	\$190	\$183	\$191	\$197	\$206	\$210	\$220	\$229	\$232	\$246	\$350	\$380
	ADOM	159	106	100	96	114	108	92	86	82	38	43	14	18
	Annual Appreciation	8.9%	-11.5%	-1.2%	0.4%	3.8%	11.8%	-2.0%	25.9%	-3.1%	8.5%	-4.3%	46.7%	2.1%
Spanish Oaks	Homes Sold	8	13	19	23	20	26	26	47	32	28	41	18	11
	Average Sales Price	\$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	\$2,050,678	\$3,592,778	\$4,269,909
	Avg \$/Sq/Ft	\$251	\$238	\$271	\$274	\$303	\$315	\$291	\$339	\$335	\$362	\$389	\$546	\$716
	ADOM	206	188	127	160	98	109	152	137	183	102	76	57	39
	Annual Appreciation	10.9%	-7.4%	-1.8%	15.2%	8.1%	5.1%	-11.1%	10.0%	-0.9%	18.2%	7.5%	75.2%	18.8%
Falconhead/ Spillman Ranch	Homes Sold	66	78	95	72	78	75	77	77	67	80	11	72	48
	Average Sales Price	\$458,529	\$454,806	\$485,592	\$544,616	\$547,890	\$547,058	\$552,266	\$558,081	\$584,004	\$599,303	\$622,130	\$921,246	\$1,065,078
	Avg \$/Sq/Ft	\$130	\$130	\$136	\$147	\$154	\$157	\$162	\$172	\$169	\$179	\$228	\$277	\$317
	ADOM	76	75	70	53	52	49	48	52	54	39	104	10	26
	Annual Appreciation	-0.5%	-0.8%	6.8%	12.2%	0.6%	-0.2%	1.0%	1.1%	4.6%	2.6%	3.8%	48.1%	15.6%
Rough Hollow	Homes Sold	7	20	36	49	75	60	102	110	86	102	149	94	75
	Average Sales Price	\$682,854	\$762,271	\$654,403	\$609,830	\$634,919	\$599,035	\$628,411	\$648,132	\$652,663	\$675,686	\$785,626	\$1,076,367	\$1,229,358
	Avg \$/Sq/Ft	\$169	\$177	\$172	\$171	\$173	\$171	\$175	\$178	\$182	\$196	\$211	\$302	\$346
	ADOM	107	173	121	95	127	177	148	116	119	114	86	39	32
	Annual Appreciation	-23.4%	11.6%	-14.2%	-6.8%	4.1%	-5.7%	4.9%	3.1%	0.7%	3.5%	16.3%	37.0%	14.2%
Sweetwater	Homes Sold	NA	NA	3	34	41	57	65	89	104	128	146	133	102
	Average Sales Price	NA	NA	\$399,600	\$434,600	\$452,119	\$458,380	\$444,538	\$432,060	\$457,470	\$487,468	\$524,071	\$755,459	\$887,774
	Avg \$/Sq/Ft	NA	NA	\$128	\$13,486	\$151	\$152	\$150	\$160	\$165	\$172	\$192	\$271	\$306
	ADOM	NA	NA	140	135	109	150	127	98	95	71	52	16	32
	Annual Appreciation	NA	NA	NA	8.8%	4.0%	1.4%	-3.0%	-2.8%	5.9%	6.6%	7.5%	44.2%	17.5%
Serene Hills	Homes Sold	NA	NA	NA	2	8	7	15	15	23	28	45	33	18
	Average Sales Price	NA	NA	NA	\$554,255	\$654,366	\$813,537	\$910,285	\$847,874	\$840,840	\$972,915	\$1,107,669	\$1,594,600	\$1,745,361
	Avg \$/Sq/Ft	NA	NA	NA	\$126	\$180	\$202	\$203	\$221	\$226	\$258	\$284	\$397	\$446
	ADOM	NA	NA	NA	147	82	73	106	87	84	127	85	21	32
	Annual Appreciation	NA	NA	NA	NA	18.1%	24.3%	11.9%	-6.9%	-0.8%	15.7%	13.9%	44.0%	9.5%
West Cypress	Homes Sold	10	25	28	48	47	49	52	43	56	42	50	38	36
	Average Sales Price	\$287,088	\$294,008	\$299,346	\$338,075	\$380,817	\$379,604	\$393,668	\$401,637	\$427,685	\$438,289	\$475,486	\$645,690	\$714,099
	Avg \$/Sq/Ft	\$101	\$98	\$113	\$114	\$123	\$133	\$136	\$144	\$142	\$144	\$163	\$238	\$265
	ADOM	92	131	110	75	99	96	99	68	85	64	34	17	33
	Annual Appreciation	-3.5%	2.4%	1.8%	12.9%	12.6%	-0.3%	3.7%	2.0%	6.5%	2.5%	8.5%	35.8%	10.6%
Bella Colinas	Homes Sold	NA	NA	NA	NA	12	28	22	23	28	26	22	22	10
	Average Sales Price	NA	NA	NA	NA	\$468,218	\$495,288	\$510,688	\$463,603	\$501,932	\$520,422	\$571,139	\$853,830	\$978,100
	Avg \$/Sq/Ft	NA	NA	NA	NA	\$147	\$148	\$144	\$154	\$151	\$160	\$176	\$269	\$276
	ADOM	NA	NA	NA	NA	77	108	111	129	87	64	18	14	24
	Annual Appreciation	NA	NA	NA	NA	NA	5.8%	3.1%	-9.2%	8.3%	3.7%	9.7%	49.5%	14.6%
Terra Colinas	Homes Sold	NA	NA	NA	NA	NA	NA	8	30	35	19	13	18	7
	Average Sales Price	NA	NA	NA	NA	NA	NA	\$432,475	\$455,652	\$472,169	\$455,894	\$522,461	\$697,278	\$917,857
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	\$157	\$157	\$161	\$174	\$190	\$241	\$328
	ADOM	NA	NA	NA	NA	NA	NA	84	134	107	74	17	13	29
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	5.4%	3.6%	-3.4%	14.6%	33.5%	31.6%
Austin MLS Lake South	Homes Sold	773	814	1036	1206	1298	1349	1480	1490	1512	1587	1770	1567	1136
	Average Sales Price	\$440,683	\$455,580	\$466,200	\$478,251	\$512,134	\$537,313	\$570,606	\$610,023	\$609,389	\$658,214	\$769,526	\$996,340	\$1,087,148
	Avg \$/Sq/Ft	\$142	\$147	\$148	\$155	\$165	\$174	\$182	\$192	\$194	\$208	\$235	\$317	\$359
	ADOM	99	99	88	75	72	79	82	80	78	69	57	25	28
	Annual Appreciation	-0.6%	3.4%	2.3%	2.6%	7.1%	4.9%	6.2%	6.9%	-0.1%	8.0%	16.9%	29.5%	9.1%
Austin MLS	Homes Sold	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+
	Average Sales Price	\$257,853	\$254,535	\$273,461	\$306,599	\$333,273	\$371,319	\$390,796	\$423,749	\$440,912	\$418,166	\$437,498	\$521,616	\$605,268
	Avg \$/Sq/Ft	\$114	\$107	\$110	\$119	\$133	\$144	\$155	\$166	\$170	\$171	\$178	\$219	\$272
	ADOM	56	137	146	126	115	131	134	141	153	160	142	46	33
	Annual Appreciation	-3.8%	-1.3%	7.4%	12.1%	8.7%	11.4%	5.2%	8.4%	4.1%	-5.2%	4.6%	19.2%	16.0%

Demographic Update

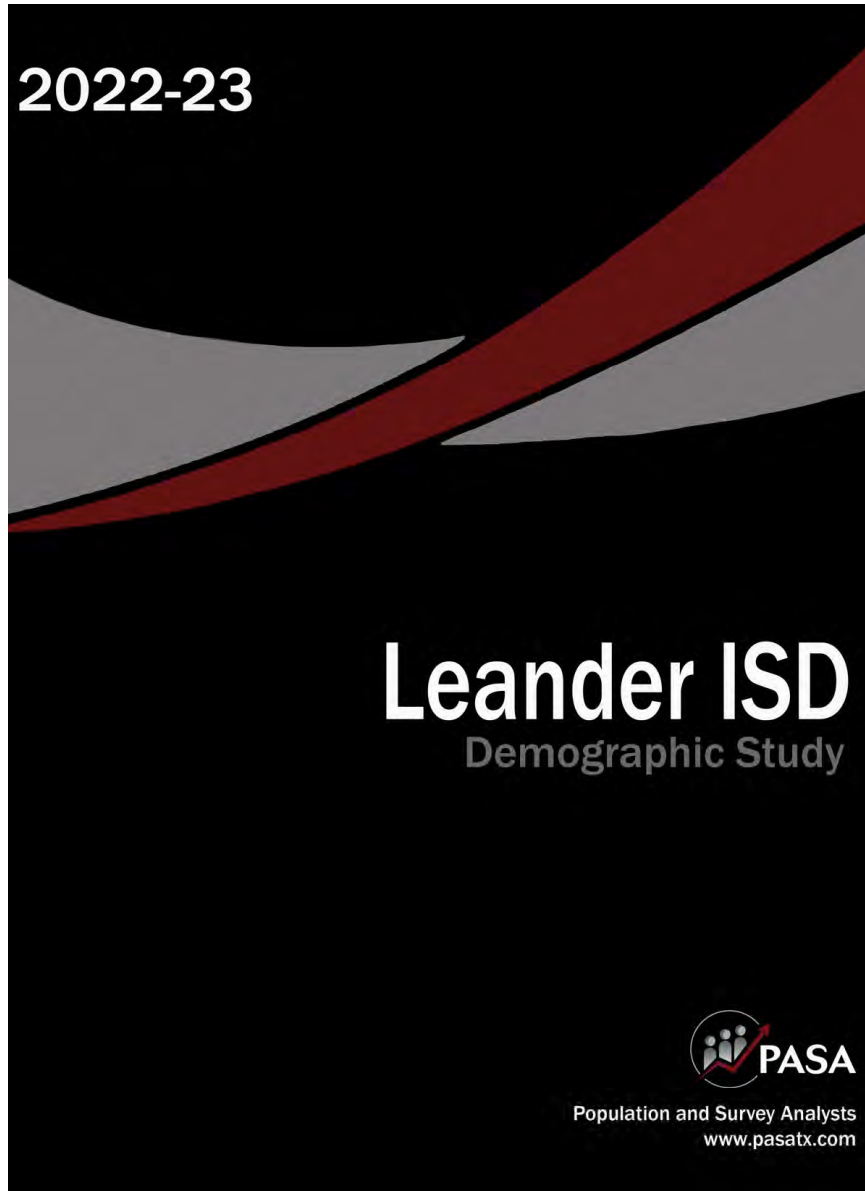


Population and Survey Analysts
303 Anderson Street
College Station, TX 77840
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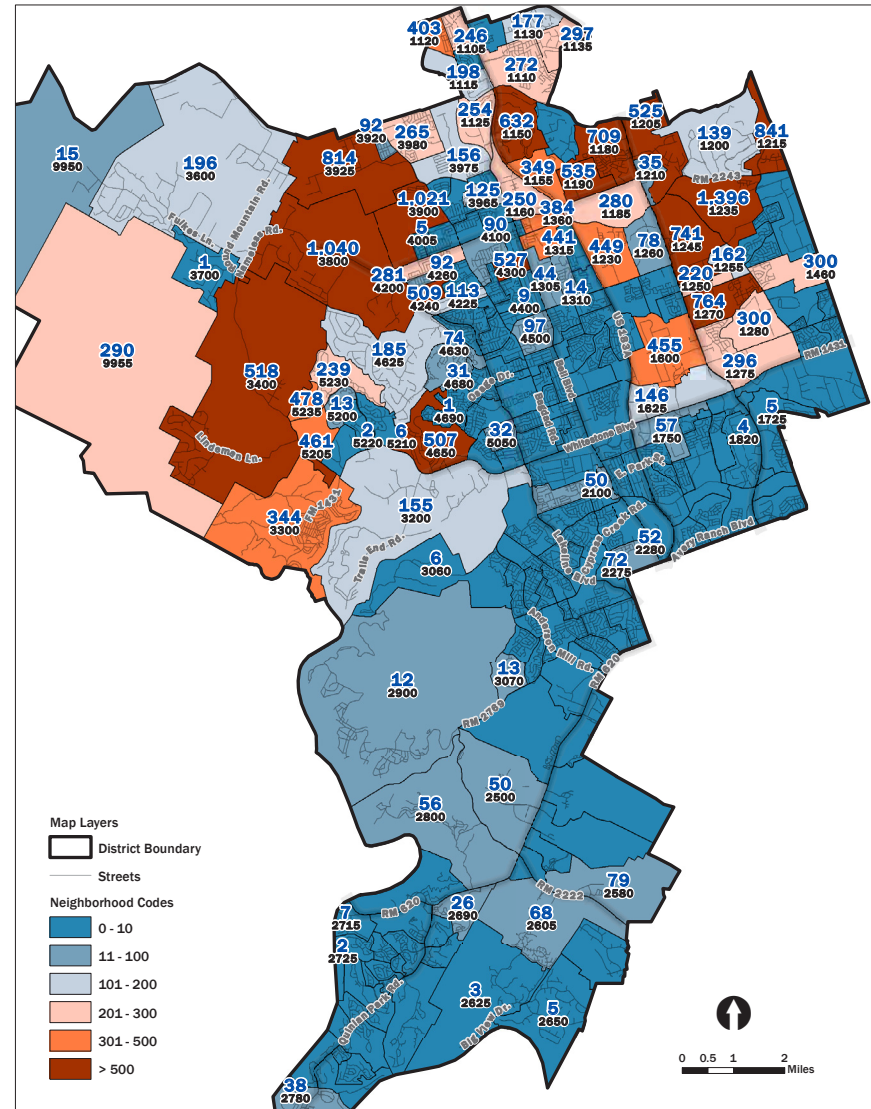
Projected New Housing Occupancies - Single-Family
December 2021 to October 2031
Lake Travis ISD



Demographic Update



Projected New Housing Occupancies - Single-Family
October 2022 to October 2032
Leander ISD



LTFR

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

