

LTFER



Fiscal Year 2026 10-Year Financial & Capital Improvement Plan

LAKE TRAVIS FIRE RESCUE
TRAVIS COUNTY ESD NO. 6



September 24, 2025

Financial Plan: FY 2026 - 2035



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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

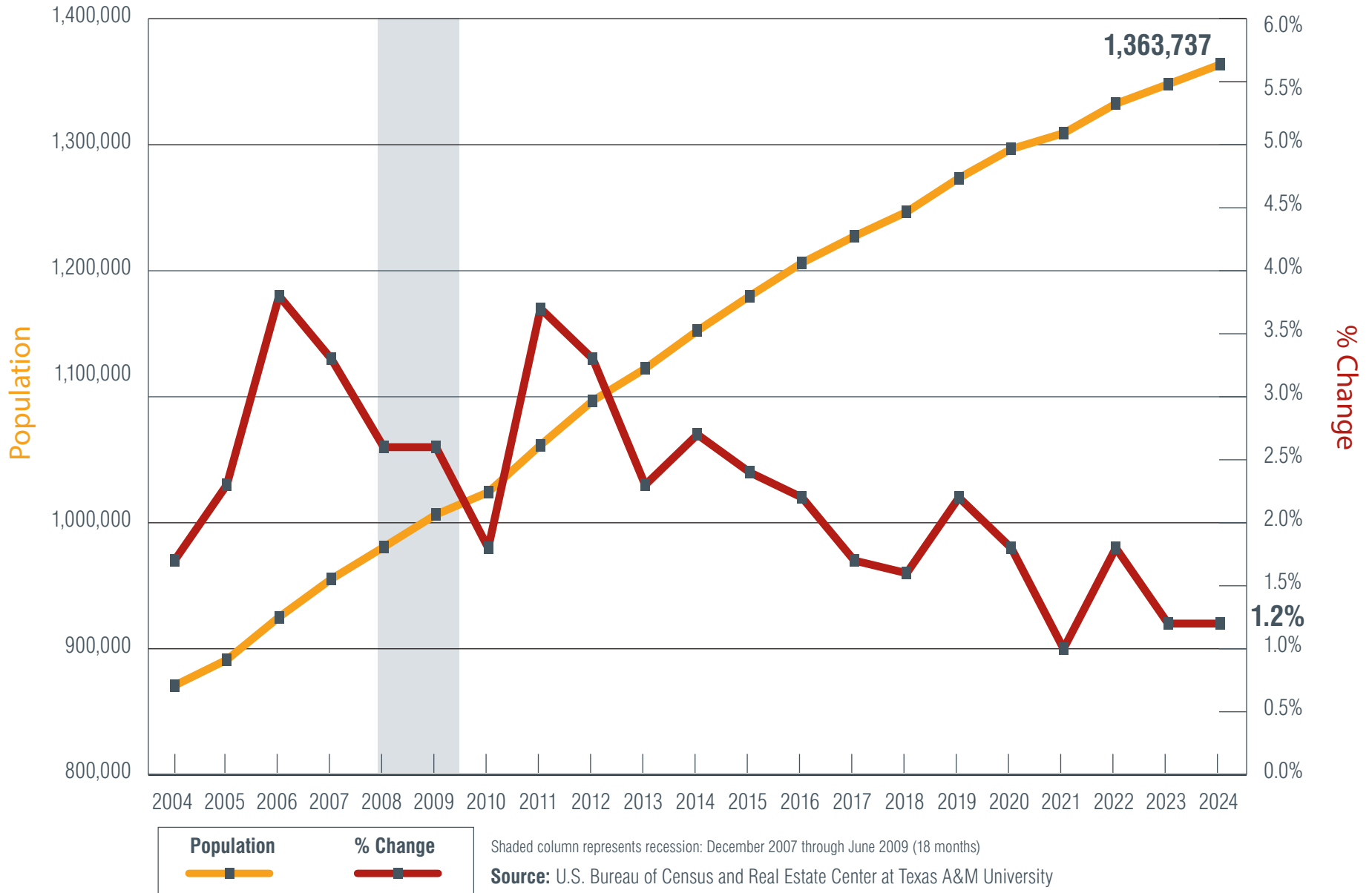
Examination of multiple historical indices that often predict future economic performance. Economic analysis by multiple experts.

Indices:

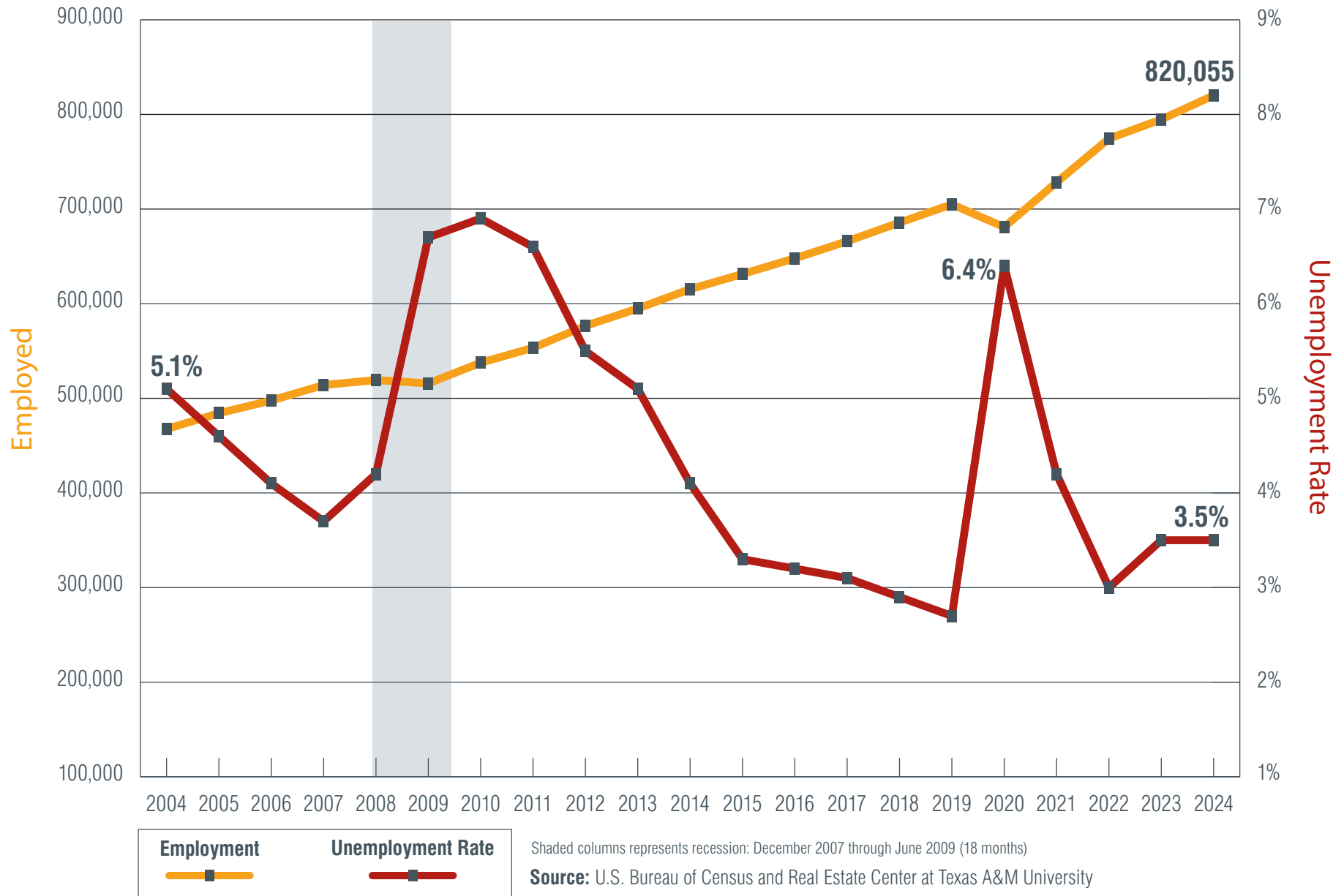
- Population Index
- Employment/Unemployment Index
- Building Permits
- Residential Housing Activity



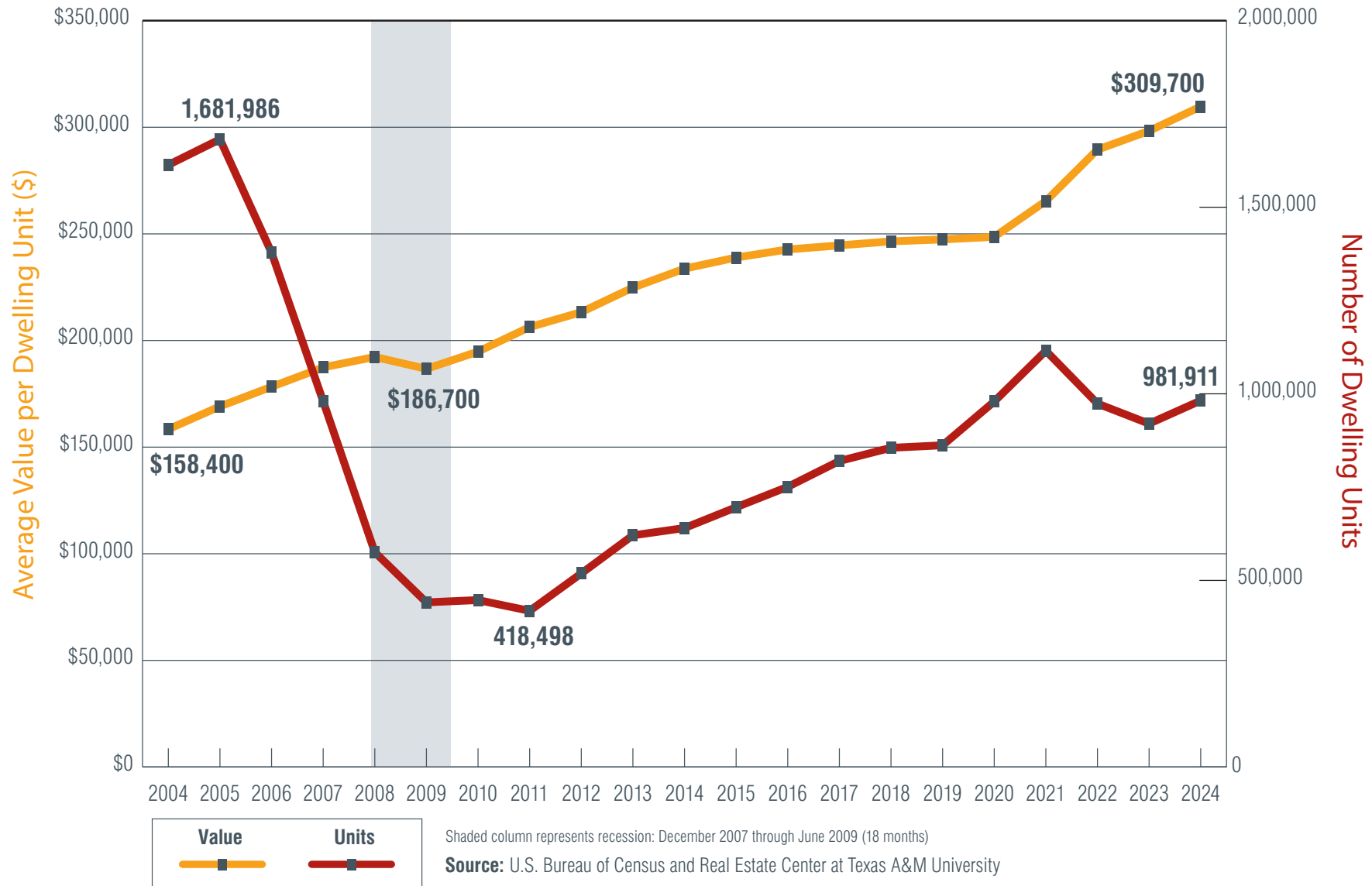
Travis County – Population Index



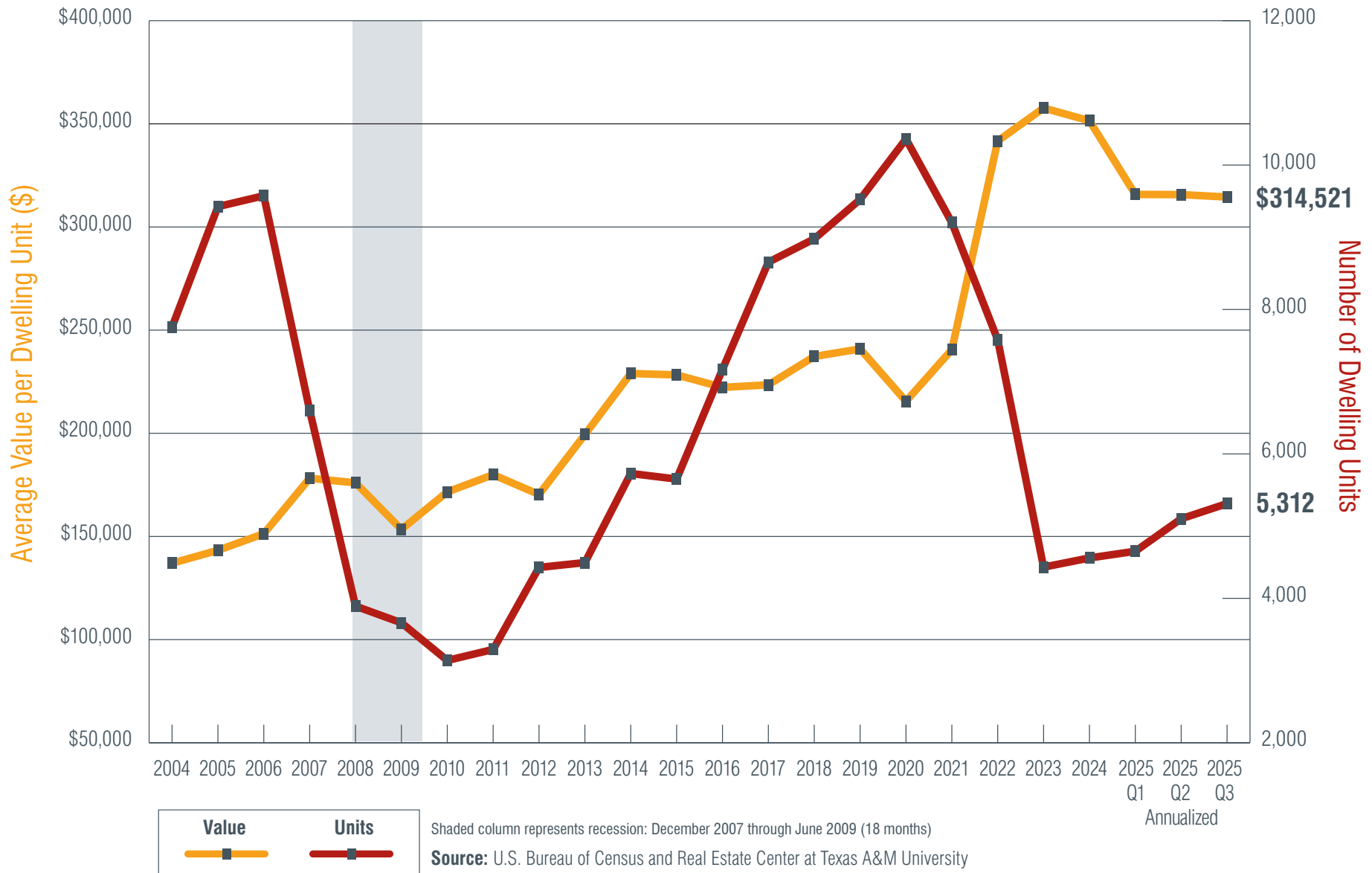
Travis County – Employment/Unemployment



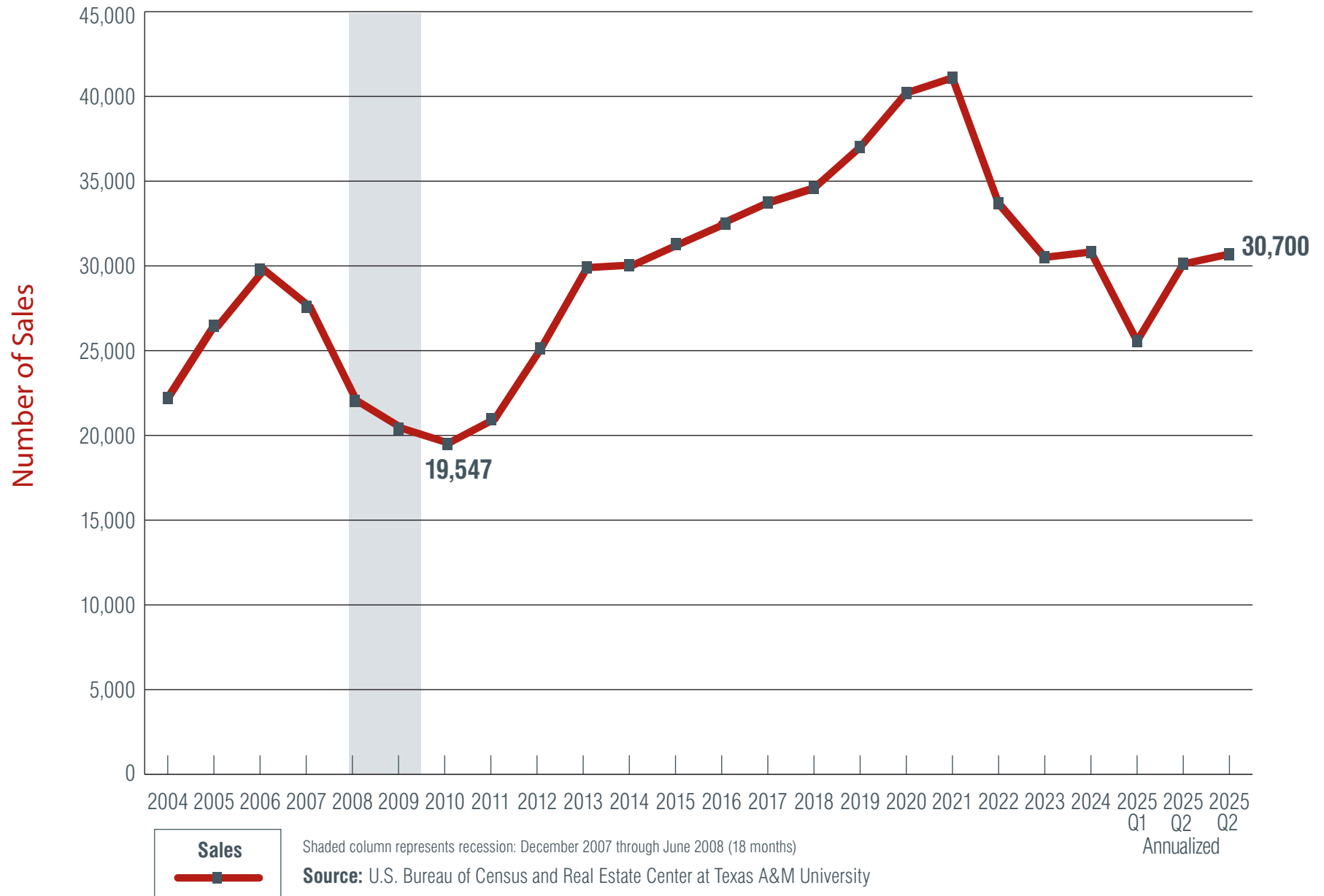
United States – Single-Family Building Permits



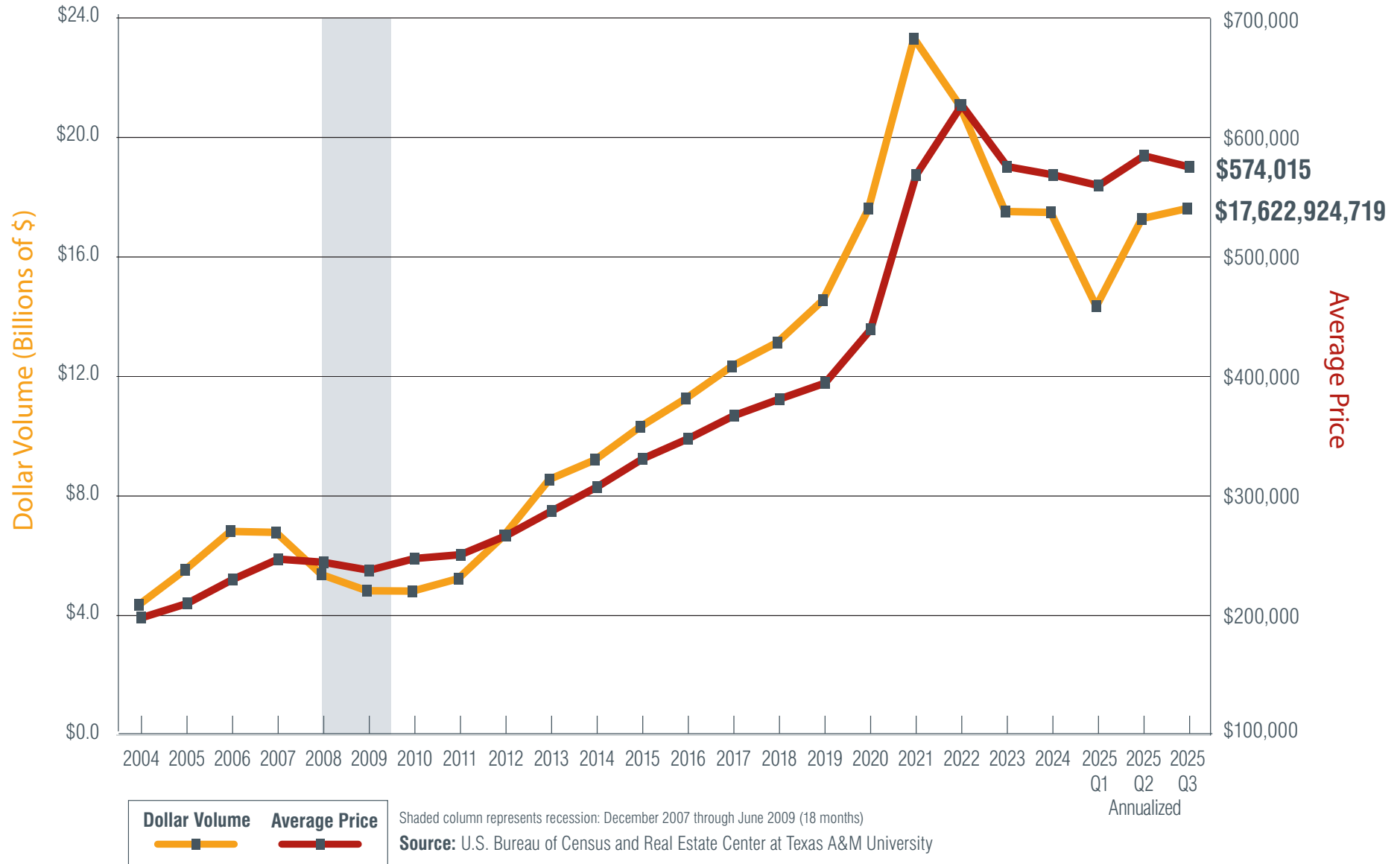
Travis County – Single-Family Building Permits



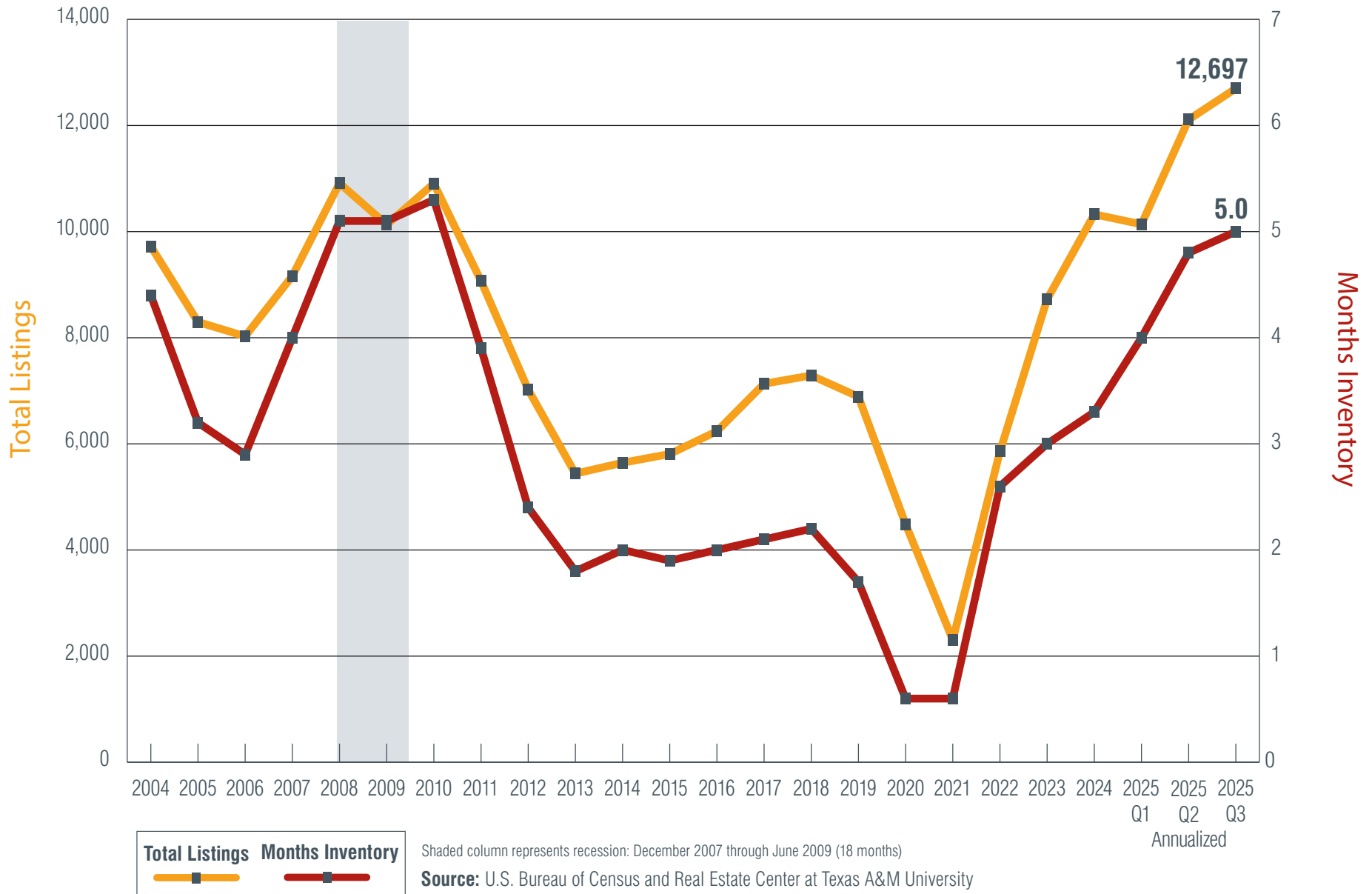
Austin MLS – Annual Sales



Austin MLS – Dollar Volume & Average Price of Residential Housing



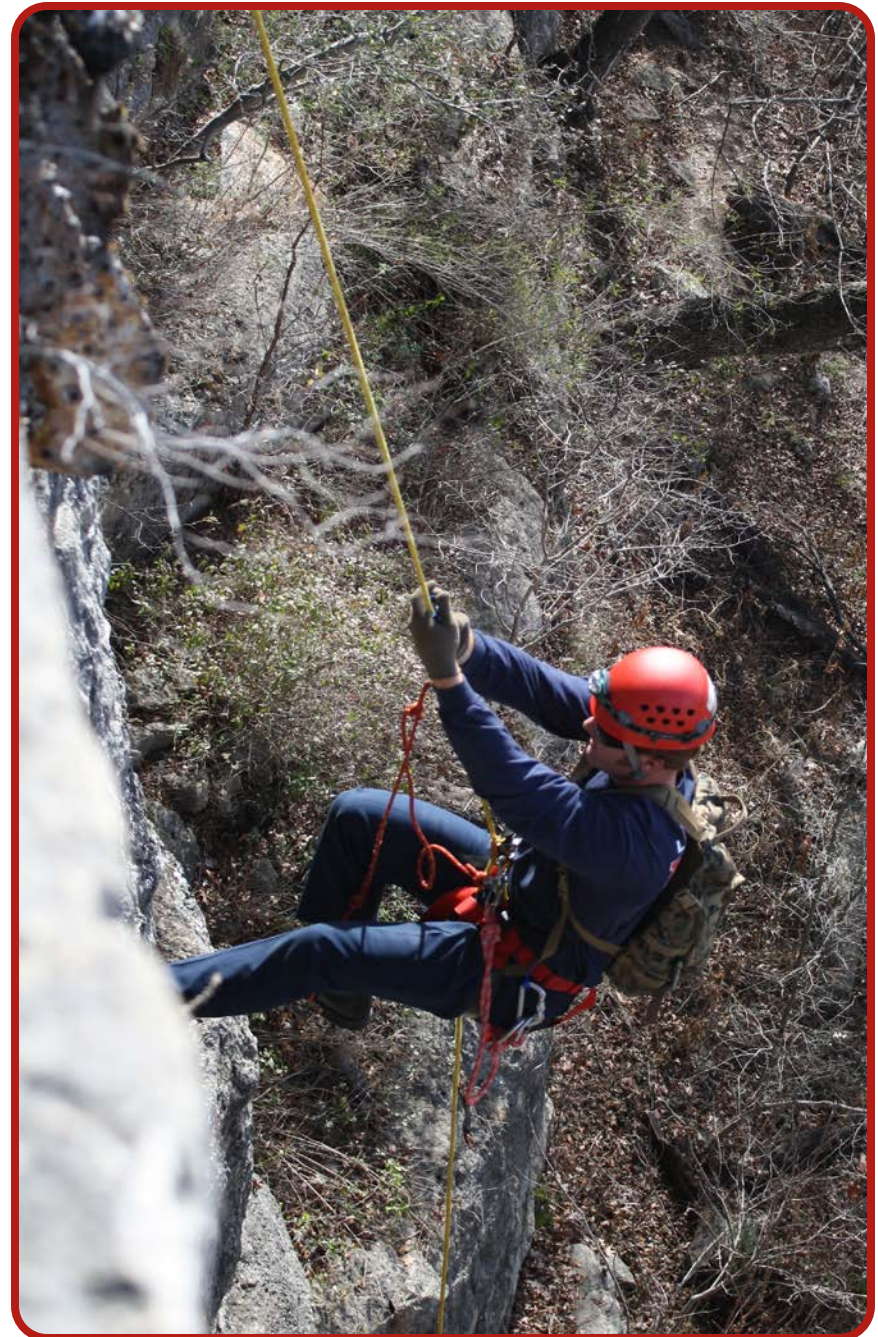
Austin MLS – Total Listings & Inventory for Residential Housing



Expert Opinions:

- **Real Estate Center at Texas A&M University “Outlook for the Texas Economy” August 2025**
 - “The Texas economy showed signs of a recent dip in economic activity, possibly reflecting the impact of the trade war and lower oil prices. Several Texas metropolitan areas, including each of the large metropolitan areas, showed a decline in employment in June. Despite this decline, survey data from the Federal Reserve Bank of Dallas showed a strong rebound in the hiring outlook that spanned each of the major sectors of the Texas economy. Moreover, longer-term measures, including year-over-year employment growth, still show the Texas economy outperforming the broader U.S. economy.”
 - “Texas employment contracted by 0.1 percent in June, falling below the national rate, which was close to zero. Month-over-month employment growth fell in every metropolitan area of Texas, with losses offsetting much of the previous month’s gains. Job reports were mixed across the other metropolitan regions, with several regions experiencing gains and the remaining 11 experiencing losses.”
 - “Mortgage rates remained elevated but stable in July, as rates fell by 5 basis points from 6.77 percent to 6.72 percent. Broad-based housing cost measures across the U.S. continued showing deceleration in the housing market, as heightened mortgage rates and a sustained macroeconomic deceleration continue weighing on housing market activity.”
- **Chief Appraiser’s Certification of 2025 appraised values for Travis County Emergency Services District No. 6, July 19, 2025, Leana Mann, “Net Taxable Value . . . \$27,297,102,367” (Please see appendix)**
- **Chief Appraiser Estimates next five years, August 19, 2025 (Note 2025 appraised values and resulting property taxes processed in fiscal 2026)**
 - 2026: -2.5%
 - 2027: +1.5%
 - 2028: +2.0%
 - 2029: +2.0%
 - 2030: +2.0%

(Please see appendix)



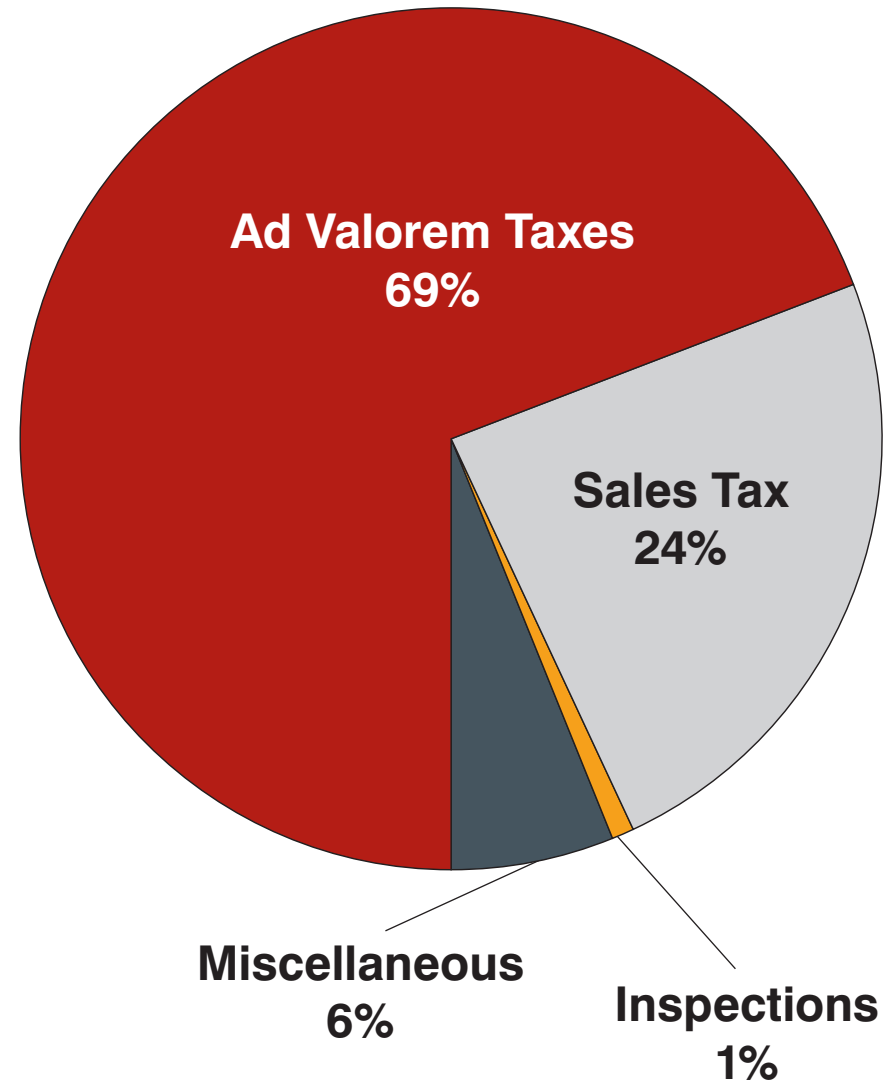
IV. Funding and Revenue Sources

Revenue Sources: Fiscal Year 2026

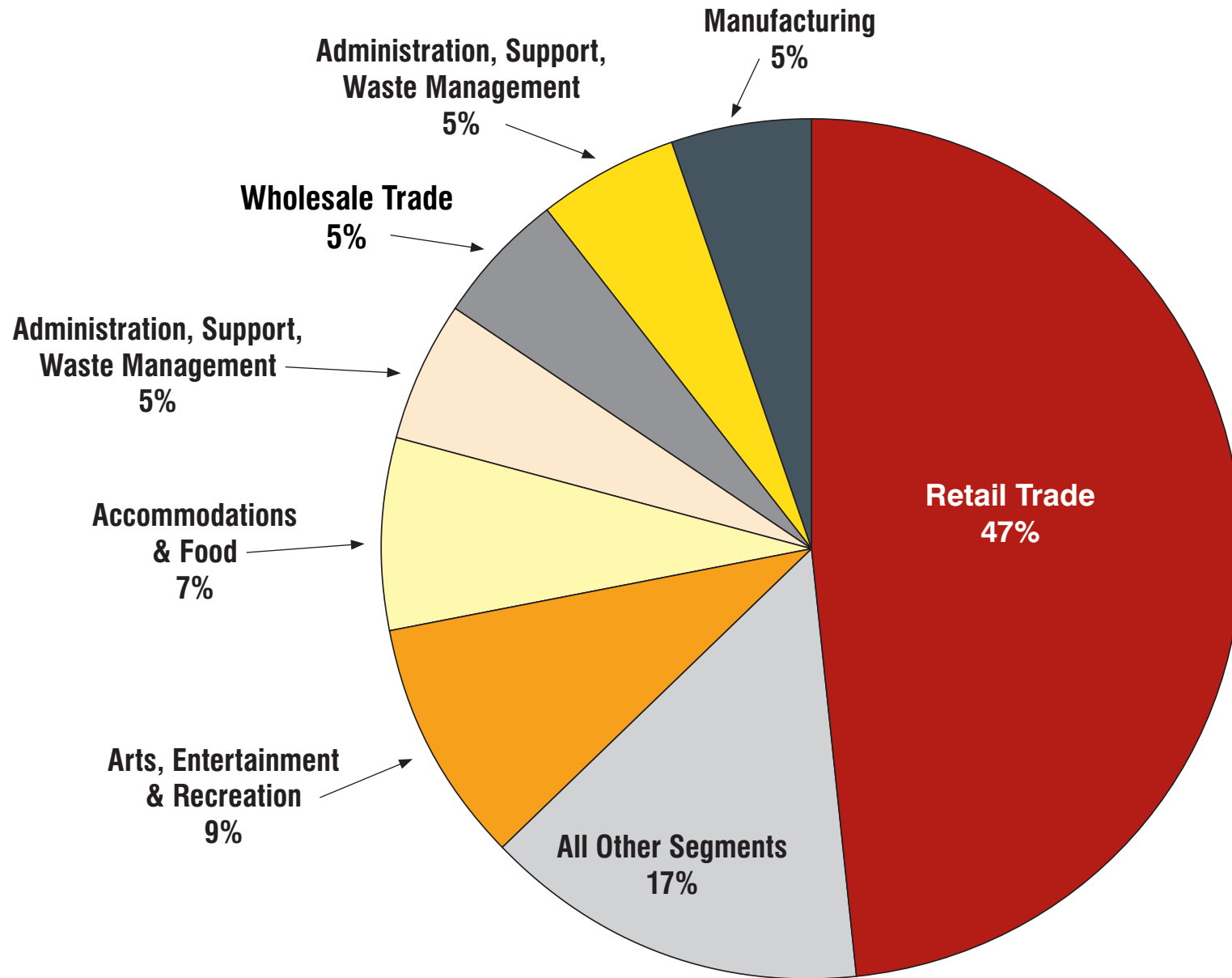
Revenue Source	%	Remarks
Ad Valorem Taxes	69%	Ad Valorem tax revenue: current & prior year, debt, penalties & interest.
Sales Tax	24%	Sales tax revenue: 1% from unincorporated areas North of dam and Village of the Hills, and 1 3/4% from unincorporated areas South of the dam.
Inspections/Permits	1%	Inspections and permits.
Miscellaneous	6%	Fuels mitigation, fleet maintenance and miscellaneous.



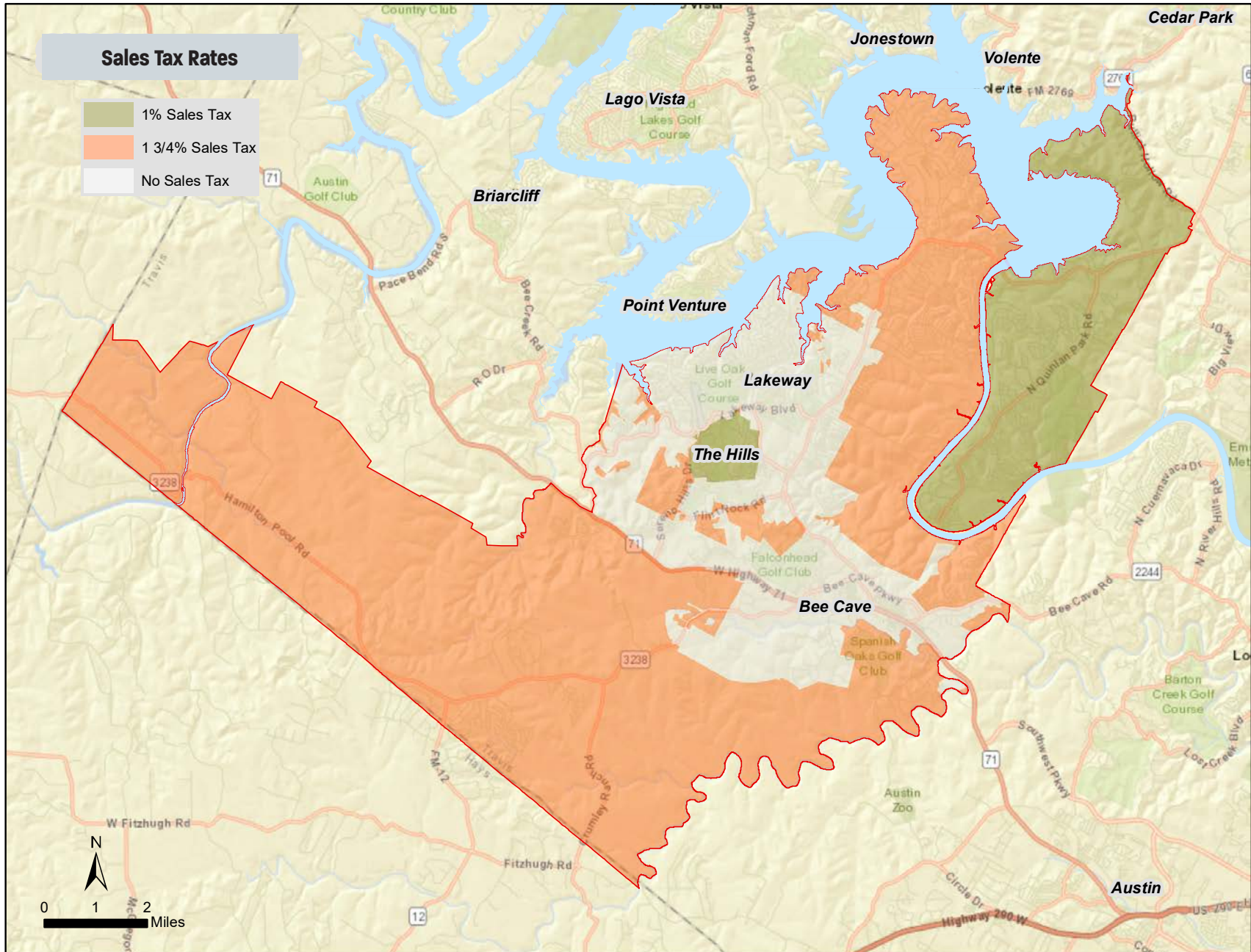
2026 Revenue by Source



Sales Tax Source by Industry Segment



ESD No. 6 Sales Tax Rates Map

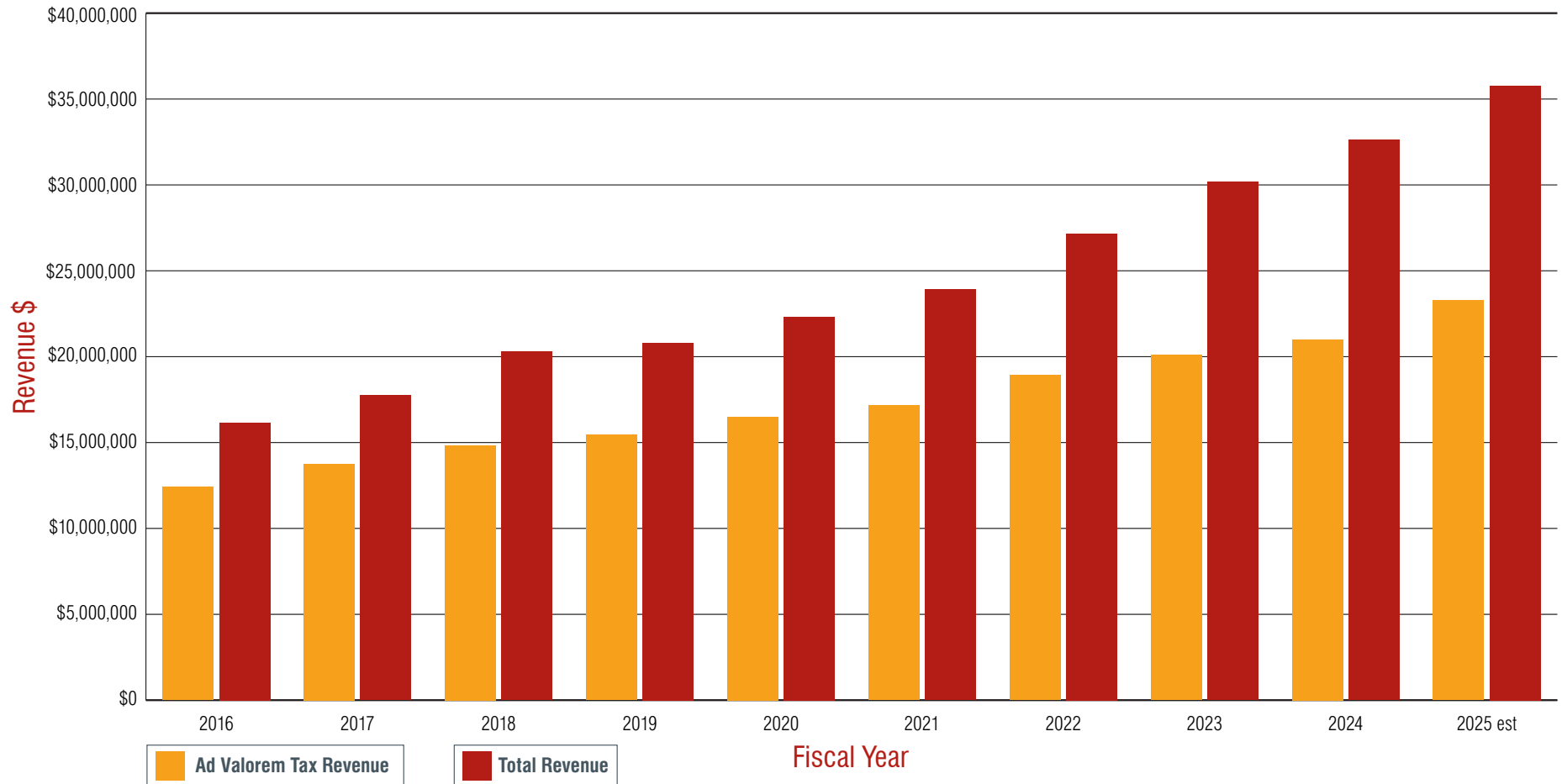


V. Revenue: Historical and Projections

Revenue Forecast Scenarios

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

Historical Revenue



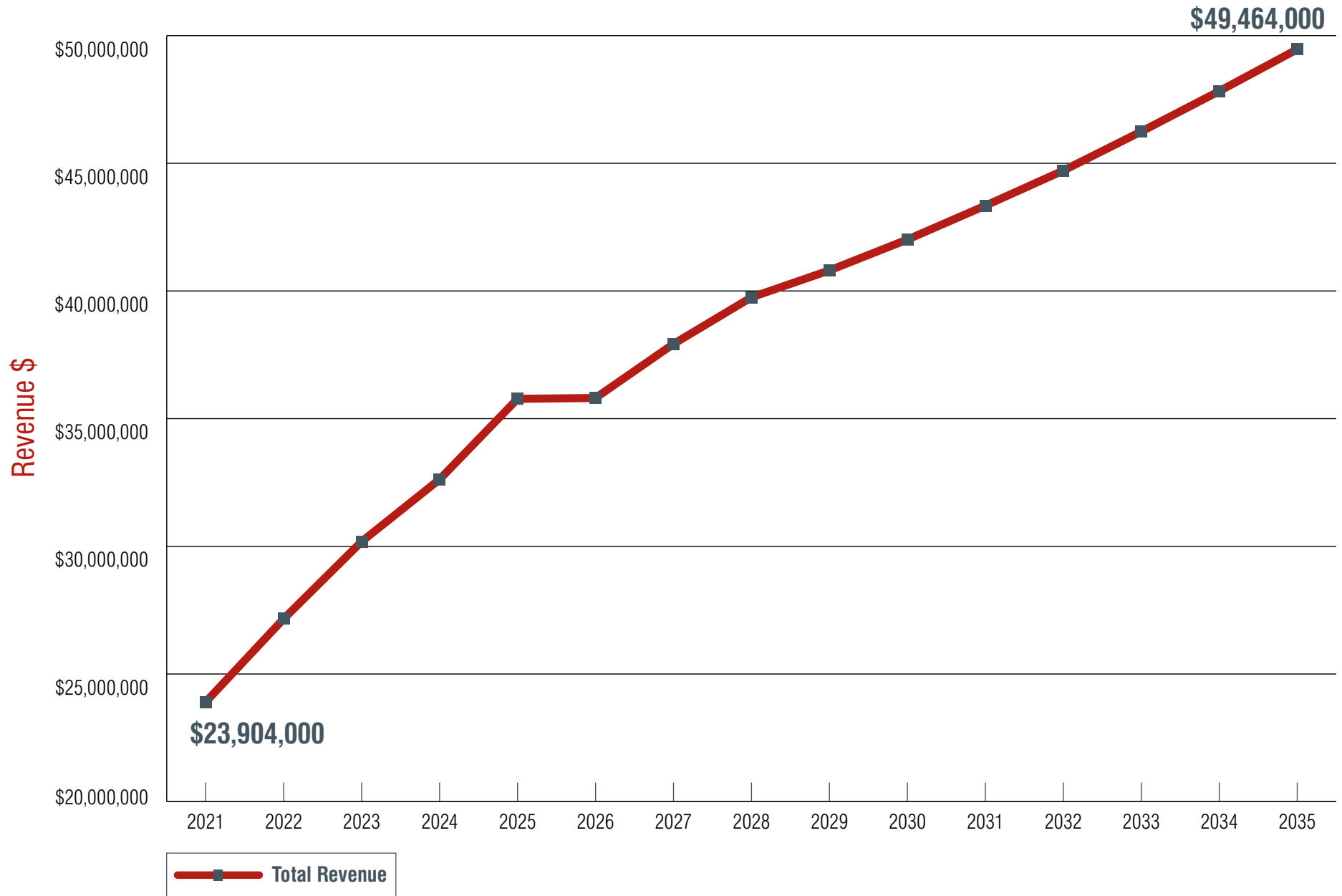
Historical Revenue

REVENUE CATEGORY	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 est.
Ad Valorem Tax Revenue	\$12,414,000	\$13,749,000	\$14,839,000	\$15,447,000	\$16,499,000	\$17,171,000	\$18,914,000	\$20,100,000	\$20,990,000	\$23,265,000
P & I Tax Revenue	\$69,000	\$73,000	\$62,000	\$74,000	\$77,000	\$85,000	\$98,000	\$88,000	\$100,000	\$117,000
Sales Tax Revenue	\$3,232,000	\$3,290,000	\$3,716,000	\$4,088,000	\$5,009,000	\$6,071,000	\$7,089,000	\$7,638,000	\$8,005,000	\$8,474,000
Inspections	\$172,000	\$200,000	\$139,000	\$175,000	\$224,000	\$207,000	\$172,000	\$338,000	\$335,000	\$180,000
Fuels/Wildfire Mitigation	\$114,000	\$280,000	\$145,000	\$274,000	\$207,000	\$209,000	\$233,000	\$138,000	\$383,000	\$300,000
Fleet Maintenance/Shared Services								\$175,000	\$255,000	\$295,000
Interest	\$48,000	\$126,000	\$308,000	\$514,000	\$193,000	\$11,000	\$208,000	\$1,382,000	\$2,053,000	\$2,177,000
Contributions/Miscellaneous	\$27,000	\$3,000	\$909,000	\$13,000	\$49,000	\$76,000	\$60,000	\$189,000	\$220,000	\$46,000
Deployments Reimbursements/Grants	\$70,000	\$21,000	\$170,000	\$231,000	\$54,000	\$74,000	\$387,000	\$137,000	\$311,000	\$922,000
Total Revenue	\$16,146,000	\$17,742,000	\$20,288,000	\$20,816,000	\$22,312,000	\$23,904,000	\$27,161,000	\$30,185,000	\$32,622,000	\$35,776,000
Ad Valorem Tax Revenue Growth % Per Year	13.8%	10.8%	7.9%	4.1%	6.8%	4.1%	10.2%	6.3%	4.4%	10.8%
Sales Tax Revenue Growth % Per Year	19.2%	1.8%	12.9%	10.0%	22.5%	21.2%	16.8%	7.7%	4.8%	5.9%
Total Revenue Growth % Per Year	14.8%	9.9%	14.4%	2.6%	7.2%	7.1%	13.6%	11.1%	8.1%	9.1%

Footnotes:

1) Fiscal Years represented by Year Ending Date (i.e.: Fiscal 2025 = October 2024 - September 2025)

Chief Tax Appraiser – Revenue Model



Chief Tax Appraiser Revenue Model

REVENUE CATEGORY	2021	2022	2023	2024	2025 est	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Ad Valorem Tax Revenue	\$17,171,000	\$18,914,000	\$20,100,000	\$20,992,000	\$23,265,000	\$24,694,000	\$26,724,000	\$28,357,000	\$29,208,000	\$30,157,000	\$31,213,000	\$32,305,000	\$33,436,000	\$34,606,000	\$35,818,000
P & I Tax Revenue	\$85,000	\$98,000	\$88,000	\$100,000	\$117,000	\$100,000	\$103,000	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000
Sales Tax	\$6,071,000	\$7,089,000	\$7,638,000	\$8,005,000	\$8,474,000	\$8,728,000	\$8,990,000	\$9,260,000	\$9,538,000	\$9,872,000	\$10,218,000	\$10,576,000	\$10,946,000	\$11,329,000	\$11,726,000
Inspections	\$207,000	\$172,000	\$338,000	\$335,000	\$180,000	\$180,000	\$185,000	\$ 91,000	\$197,000	\$203,000	\$209,000	\$215,000	\$221,000	\$228,000	\$235,000
Fuels/Wildfire Mitigation	\$209,000	\$233,000	\$138,000	\$383,000	\$300,000	\$300,000	\$303,000	\$306,000	\$309,000	\$312,000	\$315,000	\$318,000	\$321,000	\$324,000	\$327,000
Fleet Maintenance/Shared Svcs			\$175,000	\$225,000	\$295,000	\$398,000	\$410,000	\$422,000	\$435,000	\$448,000	\$461,000	\$474,000	\$488,000	\$503,000	\$518,000
Interest	\$ 11,000	\$208,000	\$1,382,000	\$2,053,000	\$2,177,000	\$1,400,000	\$1,200,000	\$1,100,000	\$1,000,000	\$900,000	\$800,000	\$700,000	\$700,000	\$700,000	\$700,000
Contributions/Miscellaneous	\$76,000	\$60,000	\$189,000	\$220,000	\$46,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Deployment Reimb/Grants	\$74,000	\$387,000	\$137,000	\$311,000	\$922,000										
Total Revenue	\$23,904,000	\$27,161,000	\$30,185,000	\$32,622,000	\$35,776,000	\$35,810,000	\$37,925,000	\$39,752,000	\$40,806,000	\$42,014,000	\$43,341,000	\$44,716,000	\$46,244,000	\$47,826,000	\$49,464,000
Ad Valorem Tax Revenue Growth % Per Year	4.1%	10.2%	6.3%	4.4%	10.8%	6.1%	8.2%	6.1%	3.0%	3.2%	3.5%	3.5%	3.5%	3.5%	3.5%
Sales Tax Growth % Per Year	21.2%	16.8%	7.7%	4.8%	5.9%	3.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Total Revenue Growth % Per Year	7.1%	13.6%	11.1%	8.1%	9.7%	0.1%	5.9%	4.8%	2.7%	3.0%	3.2%	3.2%	3.4%	3.4%	3.4%
Estimated Ad Valorem Tax Rate	\$0.1000	\$0.1000	\$0.0867	\$0.0831	\$0.0876	\$0.090399	\$0.0965	\$0.1000	\$0.1000	\$0.1000	\$0.1000	\$0.1000	\$0.1000	\$0.1000	\$0.1000
						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 2026 Ad Valorem: Chief Appraiser's Certified Net Taxable Value (7/19/25): Taxable Value = (\$27,283,510,020/100X\$0.090399) X 100% (Court appeals, etc.) = \$24,664,000 + \$30,000 (prior years) = \$24,694,000 (including debt service).

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

2.a) Fiscal 2027 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = -2.45%. Note: 2026 taxable values & resulting property taxes due 1/31/27 (Fiscal 2027)

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

3.a) Fiscal 2028 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +1.5%. Note: 2027 taxable values & resulting property taxes due 1/31/28 (Fiscal 2028)

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

4.a) Fiscal 2029 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2028 taxable values & resulting property taxes due 1/31/29 (Fiscal 2029)

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

5.a) Fiscal 2030 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2029 taxable values & resulting property taxes due 1/31/30 (Fiscal 2030)

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

6.a) Fiscal 2031 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2030 taxable values & resulting property taxes due 1/31/31 (Fiscal 2031)

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

7.a) Fiscal 2032 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2031 taxable values & resulting property taxes due 1/31/32 (Fiscal 2032)

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

8.a) Fiscal 2033 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2032 taxable values & resulting property taxes due 1/31/33 (Fiscal 2033)

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

9.a) Fiscal 2034 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2033 taxable values & resulting property taxes due 1/31/34 (Fiscal 2034)

9.b) Fiscal 2034 Sales Tax: Economic Estimate = +3.5%

10.a) Fiscal 2035 Ad Valorem: Chief Appraiser's Estimate (8/19/25) = +2.0%. Note: 2034 taxable values & resulting property taxes due 1/31/35 (Fiscal 2035)

10.b) Fiscal 2035 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	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
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	\$10,500,000	Financing	\$78,000	\$0	\$0	\$819,000	\$819,000	\$819,000	\$819,000	\$819,000	\$819,000	\$819,000	\$819,000
B Station 602 replacement	20	\$9,800,000	Financing	\$78,000	\$0	\$764,000	\$764,000	\$764,000	\$764,000	\$764,000	\$764,000	\$764,000	\$764,000	\$764,000
C Station 604 replacement	20	\$5,300,000	Financing	\$78,000	\$0	\$0	\$0	\$0	\$413,000	\$413,000	\$413,000	\$413,000	\$413,000	\$413,000
D Station 607 – Serene Hills	20	\$10,000,000	Financing	\$78,000	\$0	\$0	\$0	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000
E Station 608 – Hillsong	20	\$6,400,000	Financing	\$78,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$499,000	\$499,000	\$499,000
Subtotal New Facilities & Land (Financing)		\$42,000,000			\$0	\$764,000	\$2,363,000	\$3,363,000	\$2,776,000	\$2,776,000	\$2,776,000	\$3,275,000	\$3,275,000	\$3,275,000
New Apparatus (Financing)														
A Engine (Future Station 608)	7	\$1,200,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$204,000	\$204,000	\$204,000	\$204,000
B Engine (Replace 2022 Sutphen, E602-3062)	7	\$1,200,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$204,000	\$204,000	\$204,000	\$204,000
C Engine (Replace 2009 Sutphen, E609-0893)	7	\$1,200,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,000
D Quint (Replace 2009 Pierce Velocity 105', Q603-0089)	7	\$2,200,000	Financing	\$170,000	\$0	\$0	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000	\$0
E Quint (Replace 2020 Sutphen 100', Q605-3164)	7	\$2,200,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000	\$374,000
Subtotal New Apparatus (Financing)		\$8,000,000			\$0	\$0	\$374,000	\$374,000	\$748,000	\$748,000	\$1,156,000	\$1,156,000	\$1,156,000	\$986,000
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)		\$50,000,000			\$0	\$764,000	\$2,737,000	\$2,737,000	\$3,524,000	\$3,524,000	\$3,932,000	\$4,431,000	\$4,431,000	\$4,261,000

Pay As You Go (CIP)

Pay As You Go (New) – CIP	#/ Life	Estimated Cost	Type	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Pay As You Go (PAG)													
Facilities & Land (PAG)													
A HQ Renovations, Station Design		\$651,000	PAG	\$151,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A Logistics Warehouse - est cost over FY24 financing		\$385,000	PAG	\$385,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A Training Facility - est cost over FY24 financing		\$800,000	PAG	\$15,000	\$785,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A Station 603 replacement - est cost over FY24 financing		\$7,000,000	PAG	\$0	\$7,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Generators (FY26:HQ, FY27:605)	4+	\$70,000	PAG	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Facilities & Land		\$8,906,000		\$621,000	\$8,355,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refurbished Apparatus (PAG)													
A Engine (Refurb 2017 Sutphen, E606-3144); +10 yrs	10	\$480,000	PAG	\$0	\$0	\$480,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Engine (Refurb 2019 Sutphen, E601-3174); +10 yrs	10	\$480,000	PAG	\$0	\$0	\$0	\$480,000	\$0	\$0	\$0	\$0	\$0	\$0
D Engine (Refurb 2022 Sutphen, E602-3062); +10 yrs	10	\$480,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480,000	\$0	\$0
D Engine (Refurb 2025 Sutphen, E604-3068); +10 yrs	10	\$480,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480,000
E Quint (Refurb 2020 Sutphen, Q605-3164); +10 yrs	10	\$850,000	PAG	\$0	\$0	\$0	\$0	\$850,000	\$0	\$0	\$0	\$0	\$0
Subtotal PAG Refurbished Apparatus		\$2,770,000		\$0	\$0	\$480,000	\$480,000	\$850,000	\$0	\$0	\$480,000	\$0	\$480,000
New Apparatus (PAG)													
A Quint (Replace 2009 Pierce Velocity 105', Q603-0089)	10	\$2,000,000	PAG	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Engine (Replace 2017 Sutphen, E606-3144)	10	\$1,200,000	PAG	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C Engine (Future Station 607)	10	\$1,200,000	PAG	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D SUV-Med, Explorer (WF:FY27,30; PUBED:FY30; FMO:FY30; PIO:FY34; CRC:FY34; SUP:FY35)	10	\$60,000	PAG	\$0	\$60,000	\$0	\$0	\$180,000	\$0	\$0	\$0	\$120,000	\$60,000
E P/U F-150 4X4 (INV:FY28,32,33; SUP:FY27,33; PUBED:FY30; FTO:FY33,35,35; COM:FY32,33)	10	\$80,000	PAG	\$0	\$80,000	\$80,000	\$0	\$80,000	\$0	\$160,000	\$320,000	\$0	\$160,000
F P/U F-350 4X4 D (WF:FY35; FLT:FY32,32)	10	\$85,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000	\$0	\$0	\$85,000
G P/U F-350 4X4 D (BT:FY26; BAT:FY33,33; SQD:FY28; INV:FY33; WF:FY28)	10	\$100,000	PAG	\$100,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0
H P/U F-550 (OST:FY28; SAR:FY35)	15	\$200,000	PAG	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
I Brush Trucks, F-550 (FY27,27,30,30,31,34,38)	15	\$315,000	PAG	\$0	\$630,000	\$0	\$315,000	\$315,000	\$315,000	\$0	\$0	\$315,000	\$0
J Tenders (FY26,27)	15	\$512,000	PAG	\$512,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
K Fire Rescue Boat 601 (FY31)	20	\$800,000	PAG	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0
L Emergency Response Inflatable Rescue Boats (ERB/RIB) (FY26,32)	10	\$41,000	PAG	\$82,000	\$0	\$0	\$0	\$0	\$0	\$41,000	\$0	\$0	\$0
M Rehabilitation Vehicle (FY35)	15	\$200,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
N Passenger Van, F-350 (FY35)	15	\$50,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
O Fuels Bandit Tracked Brush Chipper (FY:31)	15	\$100,000	PAG	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
P Fuels Brush Chipper/Excavator (FY:28,32)	15	\$50,000	PAG	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0
Q Polaris Ranger 800 (FTO:FY35; OPS:FY27,38; WF:FY28,37)	15	\$25,000	PAG	\$0	\$25,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Subtotal PAG New Apparatus		\$7,218,000		\$2,894,000	\$3,707,000	\$555,000	\$315,000	\$575,000	\$1,215,000	\$421,000	\$620,000	\$435,000	\$780,000
New Miscellaneous (PAG)													
A Mobile Radios-APX 8500+ (8 yr life, 30, \$9K); FY26:8X\$9.4K	8	\$9,400	PAG	\$75,000	\$0	\$0	\$94,000	\$94,000	\$94,000	\$0	\$0	\$0	\$94,000
B MDC-Mobile Digital Communicators w/ Modem (5 yr life, 36, \$5K); FY26:0X\$5K	5	\$5,000	PAG	\$0	\$30,000	\$0	\$0	\$60,000	\$60,000	\$60,000	\$0	\$0	\$30,000
C 800 MHz-Handheld (8 yr life, 60, \$10K); FY26:0X\$10K	8	\$10,000	PAG	\$0	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$0	\$0
D Cardiac monitor defibrillators; FY26:1X\$45K	7	\$45,000	PAG	\$45,000	\$45,000	\$0	\$0	\$45,000	\$0	\$270,000	\$270,000	\$0	\$0
E SCBA airpaks (5)		\$46,000	PAG	\$46,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F Conex containers for Training Facility (14)		\$63,000	PAG	\$63,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G Skid Steer for Training Facility (used)		\$35,000	PAG	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
H Telehandler for Training Facility (used)		\$65,000	PAG	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
I Heavy resecue paratech (1 kit)		\$67,000	PAG	\$67,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G Rescue tools		\$50,000	PAG	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
H Unspecified Misc (FY14-26=\$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		\$495,400		\$546,000	\$175,000	\$100,000	\$344,000	\$449,000	\$404,000	\$580,000	\$370,000	\$100,000	\$224,000
Total New Pay As You (PAG)		\$19,389,400		\$4,061,000	12,237,000	\$1,135,000	\$1,139,000	\$1,874,000	\$1,619,000	\$1,481,000	\$990,000	\$535,000	\$1,484,000

Capital Improvement Plan (CIP)

SUMMARY	Years	Estimated Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
New Debt Service Summary												
Total Bonds (New)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$50,000,000	\$0	\$764,000	\$2,737,000	\$2,737,000	\$3,524,000	\$3,524,000	\$3,932,000	\$4,431,000	\$4,431,000	\$4,261,000
Total New Debt Service		\$50,000,000	\$0	\$764,000	\$2,737,000	\$2,737,000	\$3,524,000	\$3,524,000	\$3,932,000	\$4,431,000	\$4,431,000	\$4,261,000
Existing Debt Service Summary												
Existing Bonds												
Series 2013 (Refunding Bonds) - final payment 3/1/2028	15	\$705,000	\$244,000	\$244,000	\$243,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Series 2003 & 2008 (Refunded above)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Existing Bonds		\$705,000	\$244,000	\$244,000	\$243,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Financing												
Tax Exempt Promissory Note, 2024 for Logistics Warehouse	20	\$1,468,000	\$118,200	\$118,200	\$118,200	\$118,200	\$118,200	\$118,200	\$118,200	\$118,200	\$118,200	\$118,200
Tax Exempt Promissory Note, 2024 for Training Facility	20	\$3,132,000	\$252,100	\$252,100	\$252,100	\$252,100	\$252,100	\$252,100	\$252,100	\$252,100	\$252,100	\$252,100
Tax Exempt Promissory Note, 2024 for Station 603	20	\$5,090,000	\$409,700	\$409,700	\$409,700	\$409,700	\$409,700	\$409,700	\$409,700	\$409,700	\$409,700	\$409,700
Subtotal Existing Financing		\$9,690,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000
Total Existing Debt Service		\$10,395,000	\$1,024,000	\$1,024,000	\$1,023,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000
TOTAL NEW & EXISTING DEBT SERVICE		\$60,395,000	\$1,024,000	\$1,788,000	\$3,760,000	\$3,517,000	\$4,304,000	\$4,712,000	\$5,211,000	\$5,211,000	\$5,211,000	\$5,041,000
TOTAL NEW PAY AS YOU GO (PAG)			\$4,061,000	\$12,237,000	\$1,135,000	\$1,139,000	\$1,874,000	\$1,619,000	\$1,481,000	\$990,000	\$535,000	\$1,484,000
TOTAL CAPITAL IMPROVEMENT			\$5,085,000	\$14,025,000	\$4,895,000	\$4,656,000	\$6,178,000	\$5,923,000	\$6,193,000	\$6,201,000	\$5,746,000	\$6,525,000

VII. Revenue/Expenditures/Balance

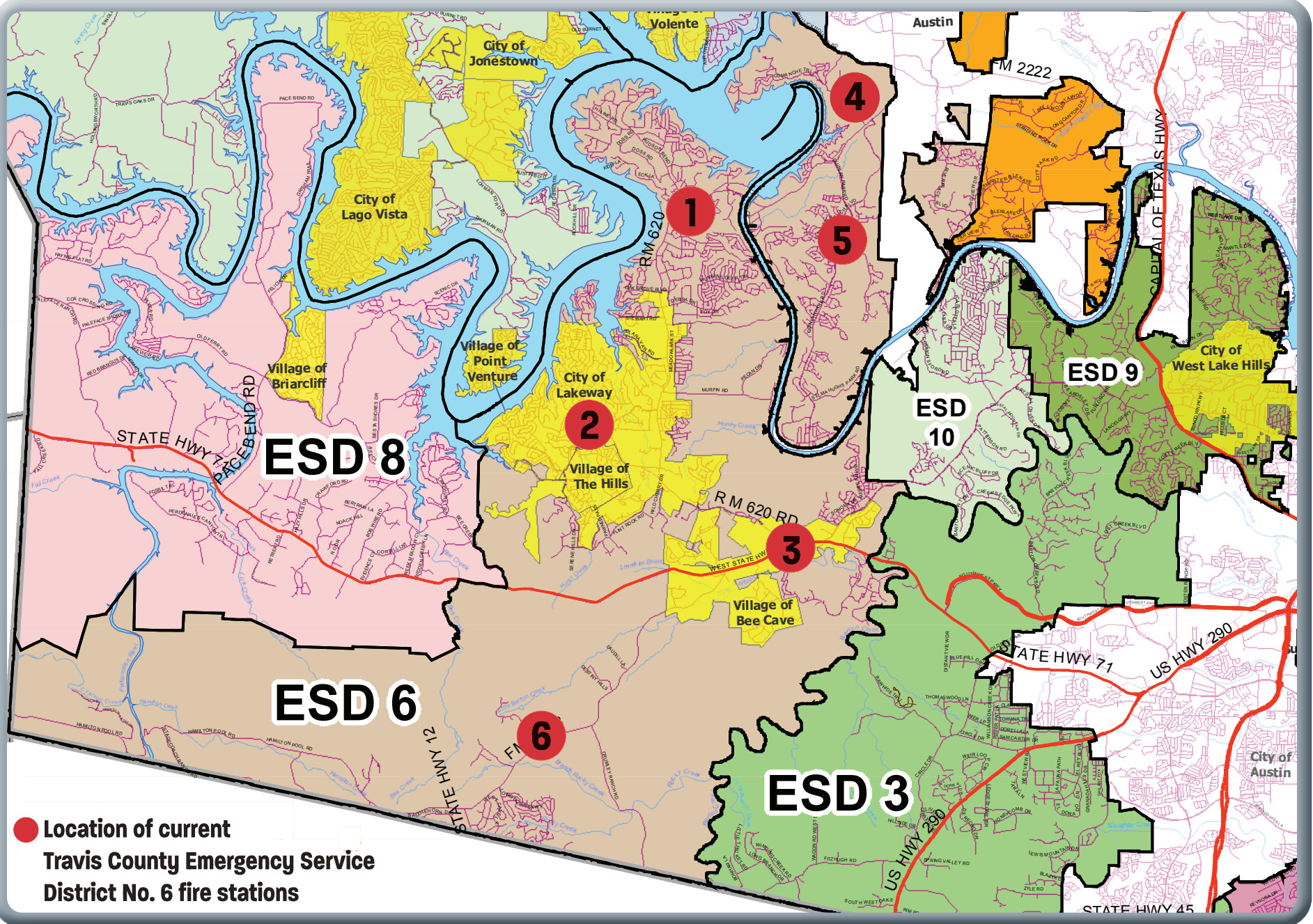
Expenditures

- 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, 2024 through September 30, 2027)
 2. Non-Collective Bargaining Employees: Follow Performance Evaluation and Salary Administration Policy
 - Inflationary pressures on remaining budgeted line items.

- C. FY 2026 Core Service Increases** (Strategic Service Goals)
 - New: Additional 6 Firefighters for 24/7 ALS Squad
 - New: Additional Training Assistant
 - New: Additional Deputy Fire Marshal
 - New: Two additional Fleet Technicians
 - New: Multimedia Specialist



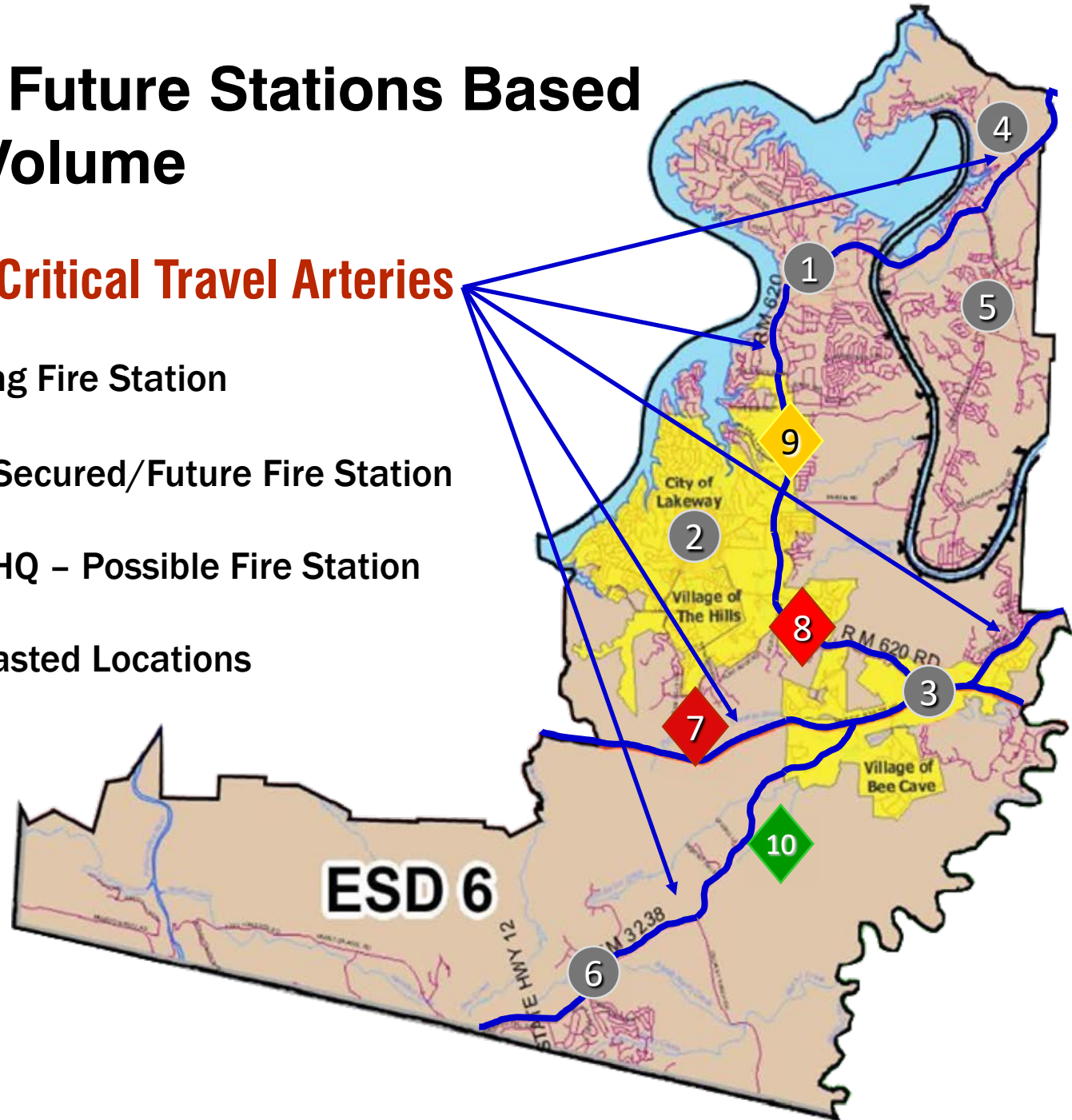


● Location of current
Travis County Emergency Service
District No. 6 fire stations

Possible Future Stations Based On Call Volume

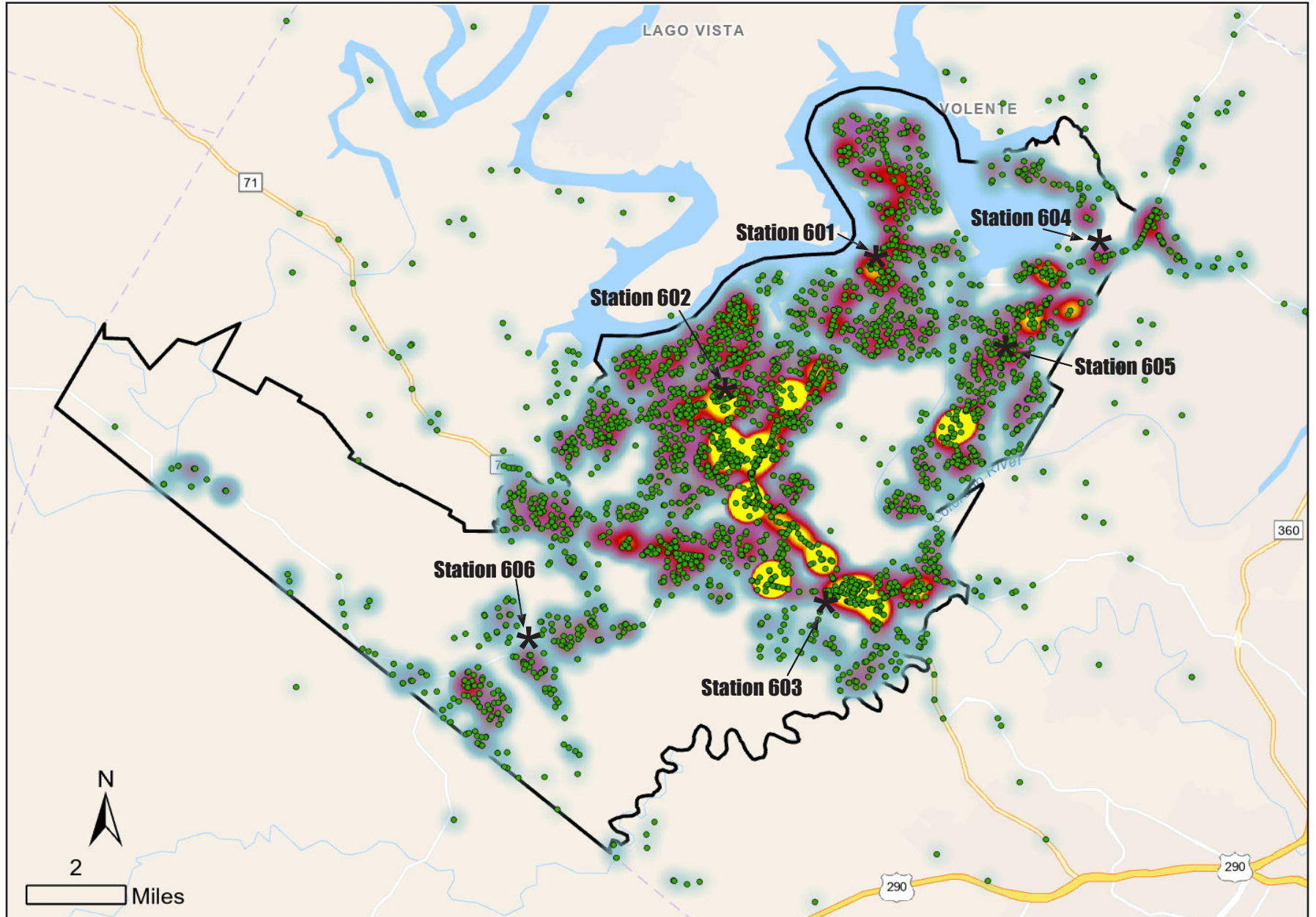
Critical Travel Arteries

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

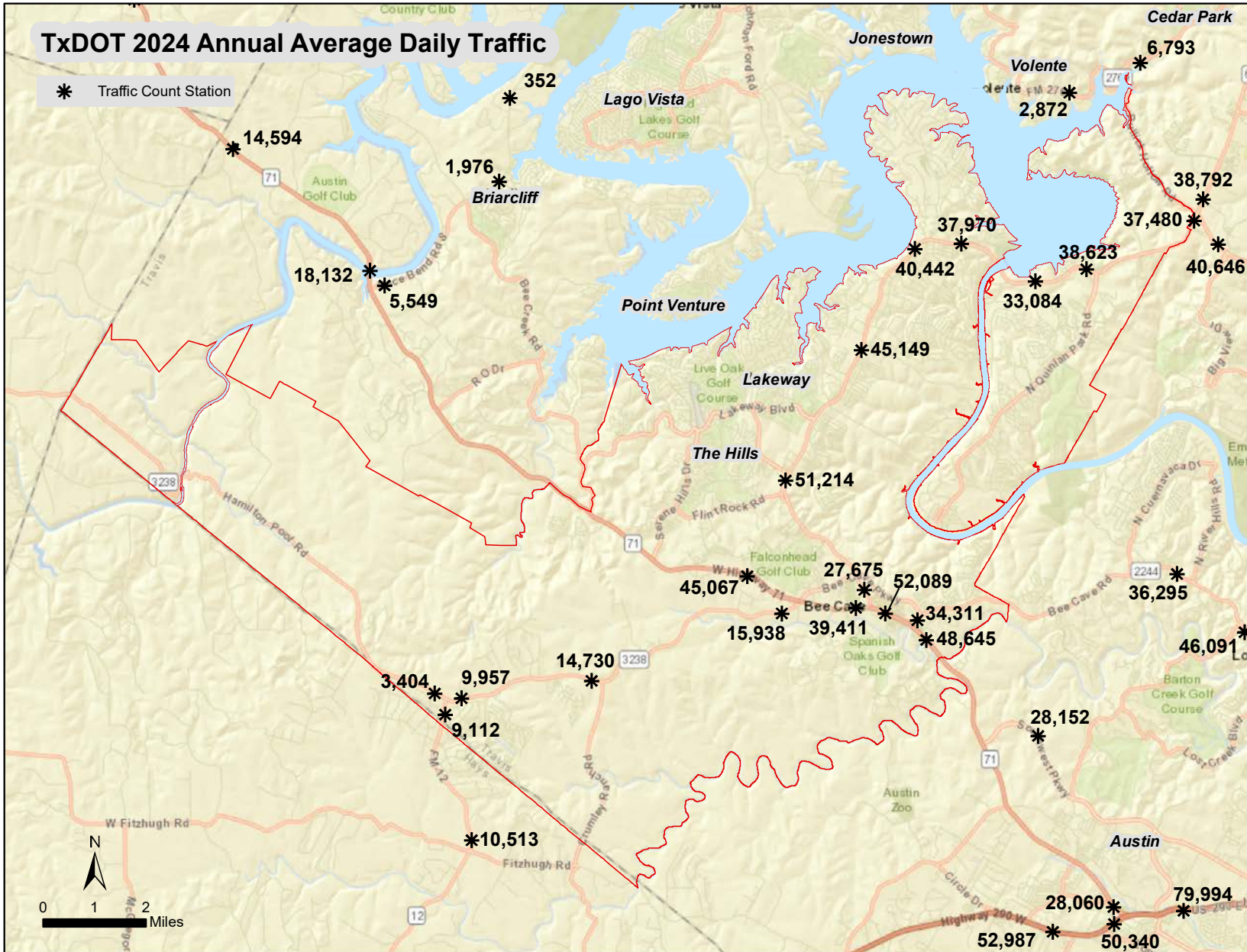




2025 Incident Heat Map



2024 Daily Traffic Counts



Summary

REVENUES/EXPENDITURES/BALANCE	2025 est.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REVENUES											
Total Revenues	\$35,776,000	\$35,810,000	\$37,925,000	\$39,752,000	\$40,806,000	\$42,014,000	\$43,341,000	\$44,716,000	\$46,244,000	\$47,826,000	\$49,464,000
Total Revenue Prior Year Increase/(Decrease)	\$0	\$34,000	\$2,115,000	\$1,827,000	\$1,054,000	\$1,208,000	\$1,327,000	\$1,375,000	\$1,528,000	\$1,582,000	\$1,638,000
Total Revenue Year to Date Increase/(Decrease)	\$0	\$34,000	\$2,149,000	\$3,976,000	\$5,030,000	\$6,238,000	\$7,565,000	\$8,940,000	\$10,468,000	\$12,050,000	\$13,688,000
Ad Valorem Tax Revenue Growth %/Year	10.8%	6.1%	8.2%	6.1%	3.0%	3.2%	3.5%	3.5%	3.5%	3.5%	3.5%
Sales Tax Revenue Growth %/Year	5.9%	3.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Total Revenue Growth %/Year	9.7%	0.1%	5.9%	4.8%	2.7%	3.0%	3.2%	3.2%	3.4%	3.4%	3.4%
EXPENDITURES											
Capital Improvement Plan Expenditures											
CIP Debt Service											
Existing Bonds/Financing	\$1,025,000	\$1,024,000	\$1,024,000	\$1,023,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000
New Financing (Lease/Purchase/Mortgage)	\$0	\$0	\$764,000	\$2,737,000	\$2,737,000	\$3,524,000	\$3,524,000	\$3,932,000	\$4,431,000	\$4,431,000	\$4,261,000
Total CIP Debt Service (Existing & New)	\$1,025,000	\$1,024,000	\$1,788,000	\$3,760,000	\$3,517,000	\$4,304,000	\$4,304,000	\$4,712,000	\$5,211,000	\$5,211,000	\$5,041,000
CIP Pay As You Go (Capital Acquisition Reserve)	\$1,906,000	\$4,061,000	\$12,237,000	\$1,135,000	\$1,139,000	\$1,874,000	\$1,619,000	\$1,481,000	\$990,000	\$535,000	\$1,484,000
Total Capital Improvement Plan Expenditures	\$2,931,000	\$5,085,000	\$14,025,000	\$4,895,000	\$4,656,000	\$6,178,000	\$5,923,000	\$6,178,000	\$6,201,000	\$5,746,000	\$6,525,000
Expenditures (Excluding CIP)											
Base Budget (Excluding CIP)	\$27,870,000	\$27,870,000	\$28,948,000	\$30,095,000	\$33,975,000	\$34,996,000	\$36,055,000	\$37,155,000	\$41,615,000	\$42,903,000	\$44,241,000
Cost Drivers: Additional \$ over prior year											
Payroll Increase (Decrease) (inc % driven tax/fringe) FY28-35: +3%	Included	(\$419,000)	\$884,000	\$636,000	\$655,000	\$675,000	\$695,000	\$716,000	\$738,000	\$760,000	\$783,000
Health/Dental/Life/Wellness Increase FY27-35: +8%	Included	\$287,000	\$151,000	\$163,000	\$176,000	\$190,000	\$206,000	\$222,000	\$240,000	\$259,000	\$280,000
Other (Ins, Fleet, Training, Comm., IT, Facilities, PPE, EMS, Fire) FY27-35: +1%	Included	(\$77,000)	\$56,000	\$57,000	\$58,000	\$59,000	\$60,000	\$61,000	\$62,000	\$63,000	\$64,000
Total Cost Drivers (additional \$ over prior year)	\$0	(\$209,000)	\$1,091,000	\$856,000	\$889,000	\$924,000	\$961,000	\$999,000	\$1,040,000	\$1,082,000	\$1,127,000
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 FY26: +6 Firefighters for 24/7 ALS Squad (FY26: \$1M incl salary, tx/frng, direct)	\$0	\$575,000	\$25,000	\$18,000	\$19,000	\$19,000	\$20,000	\$20,000	\$21,000	\$22,000	\$22,000
New FY26: +1 Training Assistant (FY26: \$159K incl salary, tx/frng, direct)	\$0	\$159,000	\$7,000	\$5,000	\$5,000	\$5,000	\$5,000	\$6,000	\$6,000	\$6,000	\$6,000
New FY28: + Station 607 w/ 4 FF (FY26: 4FF=\$2.75M + Infl)	\$0	\$0	\$0	\$2,984,000	\$90,000	\$92,000	\$95,000	\$98,000	\$101,000	\$104,000	\$107,000
New FY30: + Station 608 w/ 4 FF (FY26: 4FF=\$2.75M + Infl)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,318,000	\$100,000	\$103,000	\$106,000
Total Core Service Increase (additional \$ over prior year)	\$0	\$1,287,000	\$56,000	\$3,024,000	\$132,000	\$135,000	\$139,000	\$3,461,000	\$248,000	\$256,000	\$262,000
Total Expenditures (Excluding CIP)	\$27,870,000	\$28,948,000	\$30,095,000	\$33,975,000	\$34,996,000	\$36,055,000	\$37,155,000	\$41,615,000	\$42,903,000	\$44,241,000	\$45,630,000
Reserve Transfers											
Operations Reserve	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$400,000	\$400,000	\$400,000
Capital Acquisition Reserve	\$2,314,000	\$1,377,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserve Transfers	\$2,614,000	\$1,677,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$400,000	\$400,000	\$400,000
Total Expenditures (Reserve Transfers, CIP & Expenditures)	\$33,415,000	\$35,710,000	\$44,420,000	\$39,170,000	\$39,952,000	\$42,533,000	\$43,378,000	\$48,108,000	\$49,504,000	\$50,387,000	\$52,555,000
Excess / (Deficit) to Capital Acquisition Reserve	\$2,361,000	\$100,000	(\$6,495,000)	\$582,000	\$854,000	(\$519,000)	(\$37,000)	(\$3,392,000)	(\$3,260,000)	(\$2,561,000)	(\$3,091,000)
RESERVE BALANCES After Excess/Deficit (above)											
Operations Reserve	\$9,007,000	\$9,307,000	\$9,607,000	\$9,907,000	\$10,207,000	\$10,507,000	\$10,807,000	\$11,107,000	\$11,507,000	\$11,907,000	\$12,307,000
Capital Acquisition Reserve	\$24,356,000	\$25,833,000	\$19,338,000	\$19,920,000	\$20,774,000	\$20,255,000	\$20,218,000	\$16,826,000	\$13,566,000	\$11,005,000	\$7,914,000
Total Reserves	\$33,363,000	\$35,140,000	\$28,945,000	\$29,827,000	\$30,981,000	\$30,762,000	\$31,025,000	\$27,933,000	\$25,073,000	\$22,912,000	\$20,221,000
RESERVE BALANCE "GOALS"											
Annual Stabilization Operations Reserve @ 25%	\$8,944,000	\$8,953,000	\$9,481,000	\$9,938,000	\$10,202,000	\$10,504,000	\$10,835,000	\$11,179,000	\$11,561,000	\$11,957,000	\$12,366,000
Capital Acquisition Reserve @ 16%	\$5,724,000	\$5,730,000	\$6,068,000	\$6,360,000	\$6,529,000	\$6,722,000	\$6,935,000	\$7,155,000	\$7,399,000	\$7,652,000	\$7,914,000
Total Reserve Goal	\$14,668,000	\$14,683,000	\$15,549,000	\$16,298,000	\$16,731,000	\$17,226,000	\$17,770,000	\$18,334,000	\$18,960,000	\$19,609,000	\$20,280,000

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)

FY24: +1 Training Assistant (\$192K incl salary, tx/frng, direct, vehicle)
 FY24: +1 Fleet Technician (\$89K incl salary, tx/frng, direct)
 FY24: Fleet/Logistics Officer (\$223K incl salary, tx/frng, direct)
 FY24: Community Educator (\$112K incl salary, tx/frng, direct)
 FY24: Accountant (\$111K incl salary, tx/frng, direct)
 FY25: Additional days/week for ALS Squad (12/5) (\$300K incl salary, tx/frng, direct)
 FY25: +1 Training Assistant (\$161K incl salary, tx/frng, direct, vehicle)

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	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPERATIONS RESERVE											
Beginning Balance (Beginning August 31, 2025)	\$8,707,000	\$9,007,000	\$9,307,000	\$9,607,000	\$9,907,000	\$10,207,000	\$10,507,000	\$10,807,000	\$11,107,000	\$11,507,000	\$11,907,000
Transfers:											
Budgeted Reserve Transfer from Operations 3)	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$400,000	\$400,000	\$400,000
Other Transfer From/(To) Operations: Audit 1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$400,000	\$400,000	\$400,000
Operations Reserve Ending Balance	\$9,007,000	\$9,307,000	\$9,607,000	\$9,907,000	\$10,207,000	\$10,507,000	\$10,807,000	\$11,107,000	\$11,507,000	\$11,907,000	\$12,307,000
CAPITAL ACQUISITION RESERVE											
Beginning Balance (Beginning August 31, 2025)	\$14,827,000	\$24,356,000	\$25,833,000	\$19,338,000	\$19,920,000	\$20,774,000	\$20,255,000	\$20,218,000	\$16,826,000	\$13,566,000	\$11,005,000
Transfers:											
Budgeted Reserve Transfer from Operations 3)	\$2,314,000	\$1,377,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
From Excess/Deficit (After CIP, PAG & New Debt Service)	\$2,361,000	\$100,000	(\$6,495,000)	\$582,000	\$854,000	(\$519,000)	(\$37,000)	(\$3,392,000)	(\$3,260,000)	(\$2,561,000)	(\$3,091,000)
From Sale of Surplus Assets 2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit 1)	\$4,854,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$9,529,000	\$1,477,000	(\$6,495,000)	\$582,000	\$854,000	(\$519,000)	(\$37,000)	(\$3,392,000)	(\$3,260,000)	(\$2,561,000)	(\$3,091,000)
Capital Acquisition Reserve Ending Balance	\$24,356,000	\$25,833,000	\$19,338,000	\$19,920,000	\$20,774,000	\$20,255,000	\$20,218,000	\$16,826,000	\$13,566,000	\$11,005,000	\$7,914,000
UNFUNDED LIABILITIES RESERVE											
Beginning Balance (Beginning August 31, 2025)	\$1,449,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
Transfers:											
Other Transfer From/(To) Operations: Audit 1)	\$151,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$151,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unfunded Liabilities Reserve Ending Balance 4)	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
TOTAL RESERVES											
Beginning Balance (Beginning August 31, 2025)	\$24,983,000	\$34,963,000	\$36,740,000	\$30,545,000	\$31,427,000	\$32,581,000	\$32,362,000	\$32,625,000	\$29,533,000	\$26,673,000	\$24,512,000
Transfers:											
Budgeted Reserve Transfer from Operations 3)	\$4,975,000	\$1,777,000	(\$6,195,000)	\$882,000	\$1,154,000	(\$219,000)	\$263,000	(\$3,092,000)	(\$2,860,000)	(\$2,161,000)	(\$2,691,000)
Other Transfer From/(To) Operations: Audit 1)	\$5,005,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$9,980,000	\$1,777,000	(\$6,195,000)	\$882,000	\$1,154,000	(\$219,000)	\$263,000	(\$3,092,000)	(\$2,860,000)	(\$2,161,000)	(\$2,691,000)
TOTAL RESERVES	\$34,963,000	\$36,740,000	\$30,545,000	\$31,427,000	\$32,581,000	\$32,362,000	\$32,625,000	\$29,533,000	\$26,673,000	\$24,512,000	\$21,921,000
Percent Change		5.1%	-16.9%	2.9%	3.7%	-0.7%	0.8%	-9.5%	-9.7%	-8.1%	-11.0%

Footnote

- 1) Fiscal 2024 Audit: Excess Revenues over Expenditures \$560,000
- 2) Sale of Surplus Assets in Fiscal 2025 \$0
- 3) Budgeted Operations Reserve Transfer for Fiscal 2025 \$300,000
- 4) Unfunded Liabilities Reserve include:
 - Earned Vacation Liability \$594,000
 - Earned Sick Time Liability \$1,006,000

VIII. Appendix

Travis Central Appraisal District

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
 JAMES VALADEZ
 CHAIRPERSON
 DEBORAH CARTWRIGHT
 VICE CHAIRPERSON
 NICOLE CONLEY
 SECRETARY/TREASURER



BOARD MEMBERS
 JETT HANNA
 JOHN HAVENSTRITE
 CELIA ISRAEL
 DICK LAVINE
 SHENGHAO "DANIEL" WANG
 BLANCA ZAMORA-GARCIA

July 19, 2025

TRAVIS CO ESD NO 6
 SHILOH NEWMAN, PRESIDENT
 PO BOX 340196
 AUSTIN, TX 78734

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** 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. Therefore, it is a conservative estimate.

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required 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, 2025.

Approved Net Taxable	\$25,867,370,123
Certification Percentage	93.89%
Section 26.01(c) Net Taxable Value Under Protest	\$1,429,732,244
Net Taxable Value	\$27,297,102,367
Freeze Adjusted Taxable Value	\$27,297,102,367

Sincerely,

Leana Mann, RPA, CCA, CGFO
 Chief Appraiser
 Lmann@tcadcentral.org
 (512) 834-9317 Ext. 405

From: [Leana Mann](#)
To: [Sharon Smith](#); [Natalie Robertson](#)
Subject: RE: 10 Year Net Taxable Value Estimates for Travis County ESD No. 6 (Juris No. 52)
Date: Tuesday, August 19, 2025 3:45:18 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Good afternoon, Sharon.

Appraisal Districts in Texas do not predict what the market will do but report the changes in the market after they happen. With that said, I think we will see a slight decline in the market for 2026, followed by nominal growth for the next few years.

Table Description	Value Estimate	2025
2025 Estimated Freeze Adjusted Taxable	\$ 27,297,102,367	
2026 Estimated Freeze Adjusted Taxable	\$ 26,614,674,808	-2.45%
2027 Estimated Freeze Adjusted Taxable	\$ 27,013,894,930	1.5%
2028 Estimated Freeze Adjusted Taxable	\$ 27,554,172,829	2.0%
2029 Estimated Freeze Adjusted Taxable	\$ 28,105,256,285	2.0%
2030 Estimated Freeze Adjusted Taxable	\$ 28,667,361,411	2.0%
2031 Estimated Freeze Adjusted Taxable	\$ 29,240,708,639	2.0%
2032 Estimated Freeze Adjusted Taxable	\$ 29,825,522,812	2.0%
2033 Estimated Freeze Adjusted Taxable	\$ 30,422,033,268	2.0%
2034 Estimated Freeze Adjusted Taxable	\$ 31,030,473,933	2.0%
2035 Estimated Freeze Adjusted Taxable	\$ 31,651,083,412	2.0%

Please let me know if you need anything else.



Leana Mann, RPA, CCA, CGFO
Chief Appraiser
 512-834-9317 Ext 405
lmann@tcadcentral.org | www.traviscad.org
 Travis Central Appraisal District
 850 E. Anderson Lane, Austin, TX 78752



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Travis County Population Data

Date	Population	% Change
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	1,061,662	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	1.7%
2018	1,246,693	1.6%
2019	1,273,567	2.2%
2020	1,296,610	1.8%
2021	1,309,113	1.0%
2022	1,332,544	1.8%
2023	1,348,043	1.2%
2024	1,363,767	1.2%

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

Travis County Employment Data

Date	Employment		Unemployment	
	Total	Percent Change	Rate	Unit Change Year Ago
2004	467,543	1.9%	5.1%	-0.9
2005	484,239	3.6%	4.6%	-0.5
2006	497,701	2.8%	4.1%	-0.5
2007	514,001	3.3%	3.7%	-0.5
2008	519,306	1.0%	4.2%	0.6
2009	515,777	-0.7%	6.7%	2.5
2010	537,598	4.2%	6.9%	0.1
2011	553,354	2.9%	6.6%	-0.2
2012	576,559	4.2%	5.5%	-1.1
2013	594,884	3.2%	5.1%	-0.4
2014	615,337	3.4%	4.1%	-1.0
2015	631,309	2.6%	3.3%	-0.8
2016	647,918	2.6%	3.2%	-0.1
2017	665,939	2.8%	3.1%	-0.1
2018	685,686	3.0%	2.9%	-0.2
2019	704,987	2.8%	2.7%	-0.3
2020	680,913	-3.4%	6.4%	3.8
2021	728,207	7.0%	4.2%	-2.3
2022	774,437	6.4%	3.0%	-1.2
2023	794,704	2.6%	3.5%	0.5
2024	820,055	3.2%	3.5%	0.0

Source: U.S. Bureau of Census 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
2004	1,616,445	10.4%	\$158,400	6.0%
2005	1,681,986	4.2%	\$169,100	6.8%
2006	1,378,220	-18.1%	\$178,300	5.8%
2007	979,889	-28.9%	\$187,400	5.1%
2008	575,554	-41.3%	\$192,300	2.6%
2009	441,148	-23.4%	\$186,700	-2.9%
2010	447,311	1.4%	\$194,800	4.3%
2011	418,498	-6.4%	\$206,300	5.9%
2012	518,695	23.9%	\$213,300	3.4%
2013	620,802	19.7%	\$224,800	5.4%
2014	640,318	3.1%	\$233,700	4.0%
2015	695,998	8.7%	\$238,900	2.2%
2016	750,796	7.9%	\$242,700	1.6%
2017	819,976	9.2%	\$244,600	0.8%
2018	855,332	4.3%	\$246,500	0.8%
2019	862,084	0.8%	\$247,400	0.4%
2020	979,360	13.6%	\$248,600	0.5%
2021	1,115,360	13.9%	\$265,400	6.8%
2022	973,851	-12.7%	\$289,500	9.1%
2023	919,973	-5.5%	\$298,300	3.0%
2024	981,911	6.7%	\$309,700	3.8%

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

Travis County Single-Family Building Permits

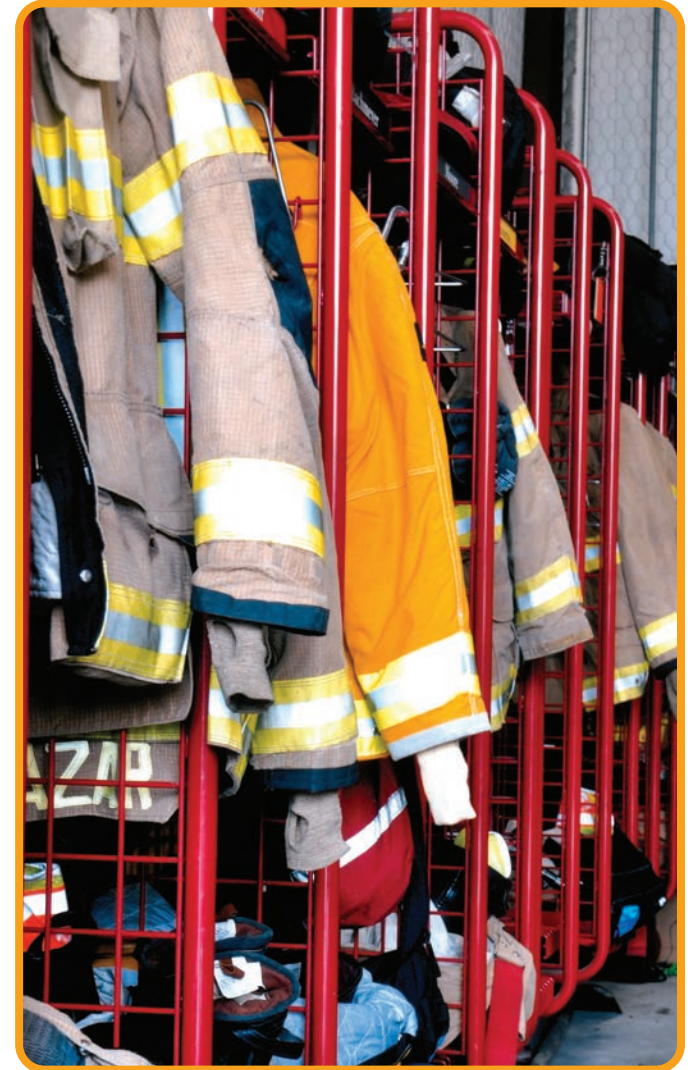
Year	Number of Dwelling Units		Average Value per Dwelling Unit	
	Units	Percent Change	Value (\$)	Percent Change
2004	7,757	26.8%	137,025	5.8%
2005	9,425	21.5%	143,278	4.6%
2006	9,575	1.6%	151,321	5.6%
2007	6,602	-31.1%	178,199	17.8%
2008	3,892	-41.1%	175,991	-1.2%
2009	3,661	-5.9%	153,425	-12.8%
2010	3,140	-14.2%	171,580	11.8%
2011	3,292	4.8%	179,918	4.9%
2012	4,428	34.5%	170,348	-5.3%
2013	4,495	1.5%	199,379	17.0%
2014	5,729	27.5%	228,985	14.9%
2015	5,652	-1.3%	228,302	-0.3%
2016	7,172	26.9%	222,243	-2.7%
2017	8,655	20.7%	223,486	0.6%
2018	8,978	3.7%	237,222	6.2%
2019	9,524	6.1%	240,887	1.5%
2020	10,361	8.8%	215,531	-10.5%
2021	9,204	-11.2%	240,516	11.6%
2022	7,579	-17.7%	341,679	42.1%
2023	4,432	-41.5%	357,662	4.7%
2024	4,559	2.9%	351,485	-1.7%
Monthly Data for 2025				
Jan	336	-16.8%	318,847	-3.5%
Feb	420	-5.2%	317,915	-13.9%
Mar	407	-9.8%	310,595	-11.8%
Apr	579	-4.9%	314,235	-2.2%
May	417	-5.7%	314,235	-15.4%
Jun	392	4.3%	317,704	-14.1%
Jul	577	35.8%	310,600	-16.3%
Aug	413	8.4%	311,423	-25.6%

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
2004	22,193	4,370,233,331	196,919	153,198	9,723	4.4
2005	26,448	5,523,790,409	208,854	160,701	8,297	3.2
2006	29,767	6,815,921,279	228,975	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	243,336	187,319	10,911	5.1
2009	20,407	4,830,082,305	236,687	185,150	10,131	5.1
2010	19,547	4,819,525,215	246,560	189,356	10,906	5.3
2011	20,972	5,236,730,359	249,701	189,000	9,069	3.9
2012	25,127	6,672,765,531	265,561	202,500	7,021	2.4
2013	29,901	8,558,215,995	286,218	220,000	5,439	1.8
2014	30,055	9,210,673,925	306,460	239,900	5,644	2.0
2015	31,289	10,324,527,479	329,979	260,000	5,809	1.9
2016	32,493	11,269,638,167	346,832	280,000	6,238	2.0
2017	33,723	12,342,647,379	366,018	295,000	7,133	2.1
2018	34,585	13,139,775,094	379,926	305,000	7,289	2.2
2019	37,004	14,552,357,537	393,264	315,000	6,889	1.7
2020	40,202	17,610,911,774	438,060	345,000	4,487	0.6
2021	41,094	23,315,863,219	567,378	452,000	2,306	0.6
2022	33,686	21,081,470,805	625,822	502,000	5,858	2.6
2023	30,506	17,521,689,917	574,368	450,000	8,726	3.0
2024	30,820	17,490,877,419	567,517	440,000	10,326	3.3
Monthly Data for 2025						
Jan	1,834	980,712,208	534,739	410,000	9,259	3.6
Feb	1,966	1,100,942,555	559,991	426,577	9,900	3.9
Mar	2,591	1,505,237,405	580,948	439,000	11,255	4.5
Apr	2,616	1,527,022,101	583,724	445,000	13,001	5.2
May	3,079	1,794,004,853	582,658	441,318	14,436	5.8
Jun	2,970	1,733,918,233	583,810	441,950	14,814	5.9
Jul	2,686	1,527,961,812	568,861	430,000	14,729	5.9
Aug	2,726	1,578,817,312	579,169	438,995	14,183	5.7

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







KATIE JOHNSTON

Lake Travis Subdivision Stats


Courtesy of Katie Johnson



Subdivision		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Lakeway	Homes Sold	220	287	309	293	303	189	201	223	220	230	210	157	133	137
	Average Sales Price	\$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	\$1,040,792	\$828,455
	Avg \$/Sq/Ft	\$130	\$137	\$149	\$156	\$165	\$169	\$181	\$192	\$196	\$219	\$297	\$345	\$321	\$290
	ADOM	91	77	70	59	74	63	60	56	56	40	21	22	65	62
	Annual Appreciation	-2.7%	6.8%	9.7%	2.1%	11.7%	-4.9%	11.2%	11.8%	-3.1%	18.3%	29.8%	15.0%	-1.4%	-20.4%
Hills of Lakeway	Homes Sold	46	75	66	62	75	82	68	82	77	72	60	46	39	36
	Average Sales Price	\$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	\$1,030,333	\$1,027,619
	Avg \$/Sq/Ft	\$127	\$138	\$146	\$148	\$163	\$163	\$171	\$171	\$189	\$208	\$287	\$348	\$291	\$311
	ADOM	111	95	57	65	63	56	78	62	45	37	11	24	56	59
	Annual Appreciation	3.0%	6.4%	6.0%	2.4%	4.5%	1.7%	9.1%	-1.2%	10.7%	11.0%	37.9%	23.0%	-14.5%	-0.3%
Steiner Ranch	Homes Sold	284	338	363	310	304	319	316	276	247	294	252	151	114	140
	Average Sales Price	\$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	\$1,014,842	\$1,038,147
	Avg \$/Sq/Ft	\$129	\$131	\$139	\$150	\$155	\$156	\$164	\$164	\$176	\$192	\$282	\$326	\$289	\$291
	ADOM	65	64	44	43	55	47	52	52	37	21	11	29	42	47
	Annual Appreciation	-1.6%	3.0%	8.1%	5.8%	7.0%	-2.4%	6.8%	5.4%	2.0%	9.0%	45.2%	13.4%	-4.4%	2.3%
Lake Pointe <\$630K	Homes Sold	48	46	63	48	57	40	31	37	23	33	4	16	3	5
	Average Sales Price	\$344,696	\$352,422	\$391,353	\$426,687	\$417,154	\$456,457	\$459,236	\$490,767	\$506,363	\$526,773	\$556,500	\$350,056	\$585,667	\$577,050
	Avg \$/Sq/Ft	\$126	\$132	\$142	\$149	\$164	\$166	\$174	\$181	\$201	\$222	\$276	\$183	\$297	\$311
	ADOM	44	36	23	26	23	25	23	21	13	15	7	14	45	35
	Annual Appreciation	1.2%	2.2%	11.0%	9.0%	-2.2%	9.4%	0.6%	6.9%	3.2%	4.0%	5.6%	-37.1%	67.3%	-1.5%
Lake Pointe >\$630K	Homes Sold	12	12	10	14	17	16	14	14	14	25	35	37	33	25
	Average Sales Price	\$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	\$1,045,292	\$1,011,944
	Avg \$/Sq/Ft	\$205	\$196	\$210	\$217	\$220	\$209	\$215	\$217	\$232	\$235	\$315	\$355	\$320	\$346
	ADOM	123	89	40	65	67	61	86	37	19	28	9	16	34	21
	Annual Appreciation	5.3%	-2.5%	3.6%	3.7%	0.0%	1.4%	2.0%	10.9%	-9.6%	-2.5%	-0.9%	15.8%	0.8%	-3.2%
Uplands	Homes Sold	10	12	12	9	9	7	14	8	13	8	5	4	2	3
	Average Sales Price	\$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	\$2,140,000	\$1,470,000
	Avg \$/Sq/Ft	\$175	\$180	\$179	\$176	\$190	\$196	\$204	\$228	\$237	\$252	\$377	\$463	\$464	\$331
	ADOM	61	73	41	78	48	34	44	24	37	8	15	8	31	57
	Annual Appreciation	16.7%	-1.2%	-1.2%	-2.0%	9.9%	2.4%	0.8%	25.7%	-7.1%	3.0%	68.3%	6.4%	25.3%	-31.3%
Cardinal Hills	Homes Sold	36	34	49	49	47	59	46	45	29	36	44	30	23	23
	Average Sales Price	\$274,019	\$304,358	\$316,288	\$387,081	\$354,351	\$439,999	\$439,365	\$431,970	\$497,455	\$540,196	\$790,898	\$853,727	\$765,978	\$796,109
	Avg \$/Sq/Ft	\$118	\$127	\$139	\$152	\$152	\$170	\$176	\$182	\$192	\$219	\$366	\$349	\$308	\$301
	ADOM	84	58	74	45	63	65	50	55	55	31	25	28	61	57
	Annual Appreciation	-10.7%	11.1%	3.9%	22.4%	-8.5%	24.2%	-0.1%	-1.7%	15.2%	8.6%	46.4%	7.9%	-10.3%	3.9%
Apache Shores	Homes Sold	49	58	64	70	78	83	67	76	73	76	71	61	42	39
	Average Sales Price	\$269,528	\$252,215	\$274,893	\$320,408	\$315,282	\$372,215	\$410,921	\$419,658	\$411,712	\$443,212	\$636,513	\$708,387	\$756,814	\$713,484
	Avg \$/Sq/Ft	\$145	\$137	\$181	\$163	\$172	\$189	\$207	\$236	\$212	\$245	\$354	\$375	\$376	\$367
	ADOM	76	78	60	42	55	53	61	54	46	41	20	20	77	75
	Annual Appreciation	15.1%	-6.4%	9.0%	16.6%	-1.6%	18.1%	10.4%	2.1%	-1.9%	7.7%	43.6%	11.3%	6.8%	-5.7%
Briarcliff	Homes Sold	29	38	47	54	64	61	58	55	72	58	66	47	31	30
	Average Sales Price	\$300,876	\$259,636	\$261,440	\$258,188	\$325,479	\$342,830	\$383,508	\$366,538	\$445,939	\$488,087	\$631,655	\$694,491	\$573,989	\$562,443
	Avg \$/Sq/Ft	\$116	\$122	\$126	\$130	\$150	\$155	\$168	\$170	\$190	\$203	\$271	\$320	\$268	\$266
	ADOM	94	71	42	46	47	51	57	59	63	46	16	18	62	61
	Annual Appreciation	12.2%	-13.7%	0.7%	-1.2%	26.1%	5.3%	11.9%	-4.4%	21.7%	9.5%	29.4%	9.9%	-17.4%	-2.0%
Ridge at Alta Vista	Homes Sold	10	34	37	24	22	35	12	21	17	17	18	13	10	6
	Average Sales Price	\$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	\$1,289,970	\$1,099,167
	Avg \$/Sq/Ft	\$130	\$152	\$173	\$158	\$157	\$193	\$162	\$153	\$170	\$166	\$260	\$316	\$270	\$252
	ADOM	101	58	50	53	51	50	55	70	39	53	9	14	95	67
	Annual Appreciation	-5.2%	10.0%	4.6%	21.9%	-5.7%	1.3%	2.0%	-2.1%	42.5%	-22.8%	61.3%	26.6%	-8.1%	-14.8%

Subdivision		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Flintrock	Homes Sold	28	41	51	43	45	31	33	24	29	42	16	16	11	11
	Average Sales Price	\$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	\$1,487,464	\$1,146,545
	Avg \$/Sq/Ft	\$190	\$183	\$191	\$197	\$206	\$210	\$220	\$229	\$232	\$246	\$350	\$380	\$392	\$316
	ADOM	106	100	96	114	108	92	86	82	38	43	14	18	36	90
	Annual Appreciation	-11.5%	-1.2%	0.4%	3.8%	11.8%	-2.0%	25.9%	-3.1%	8.5%	-4.3%	46.7%	2.1%	9.5%	-22.9%
Spanish Oaks	Homes Sold	13	19	23	20	26	26	47	32	28	41	18	11	19	12
	Average Sales Price	\$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	\$3,211,316	\$3,423,958
	Avg \$/Sq/Ft	\$238	\$271	\$274	\$303	\$315	\$291	\$339	\$335	\$362	\$389	\$546	\$716	\$586	\$661
	ADOM	188	127	160	98	109	152	137	183	102	76	57	39	89	85
	Annual Appreciation	-7.4%	-1.8%	15.2%	8.1%	5.1%	-11.1%	10.0%	-0.9%	18.2%	7.5%	75.2%	18.8%	-24.8%	6.6%
Falconhead/ Spillman Ranch	Homes Sold	78	95	72	78	75	77	77	67	80	11	72	48	32	30
	Average Sales Price	\$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	\$958,130	\$880,291
	Avg \$/Sq/Ft	\$130	\$136	\$147	\$154	\$157	\$162	\$172	\$169	\$179	\$228	\$277	\$317	\$316	\$275
	ADOM	75	70	53	52	49	48	52	54	39	104	10	26	32	46
	Annual Appreciation	-0.8%	6.8%	12.2%	0.6%	-0.2%	1.0%	1.1%	4.6%	2.6%	3.8%	48.1%	15.6%	-10.0%	-8.1%
Rough Hollow	Homes Sold	20	36	49	75	60	102	110	86	102	149	94	75	112	98
	Average Sales Price	\$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	\$1,064,395	\$1,173,624
	Avg \$/Sq/Ft	\$177	\$172	\$171	\$173	\$171	\$175	\$178	\$182	\$196	\$211	\$302	\$346	\$289	\$299
	ADOM	173	121	95	127	177	148	116	119	114	86	39	32	119	172
	Annual Appreciation	11.6%	-14.2%	-6.8%	4.1%	-5.7%	4.9%	3.1%	0.7%	3.5%	16.3%	37.0%	14.2%	-13.4%	10.3%
Sweetwater	Homes Sold	NA	3	34	41	57	65	89	104	128	146	133	102	130	154
	Average Sales Price	NA	\$399,600	\$434,600	\$452,119	\$458,380	\$444,538	\$432,060	\$457,470	\$487,468	\$524,071	\$755,459	\$887,774	\$804,385	\$760,815
	Avg \$/Sq/Ft	NA	\$128	\$134,486	\$151	\$152	\$150	\$160	\$165	\$172	\$192	\$271	\$306	\$282	\$268
	ADOM	NA	140	135	109	150	127	98	95	71	52	16	32	79	93
	Annual Appreciation	NA	NA	8.8%	4.0%	1.4%	-3.0%	-2.8%	5.9%	6.6%	7.5%	44.2%	17.5%	-9.4%	-5.4%
Serene Hills	Homes Sold	NA	NA	2	8	7	15	23	28	45	33	18	22	26	
	Average Sales Price	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	\$1,449,845	\$1,453,983
	Avg \$/Sq/Ft	NA	NA	\$126	\$180	\$202	\$203	\$221	\$226	\$258	\$284	\$397	\$446	\$390	\$405
	ADOM	NA	NA	147	82	73	106	87	84	127	85	21	32	62	68
	Annual Appreciation	NA	NA	NA	18.1%	24.3%	11.9%	-6.9%	-0.8%	15.7%	13.9%	44.0%	9.5%	-16.9%	0.3%
West Cypress	Homes Sold	25	28	48	47	49	52	43	56	42	50	38	36	19	37
	Average Sales Price	\$294,008	\$299,346	\$338,075	\$380,817	\$379,604	\$393,668	\$401,637	\$427,685	\$438,289	\$475,486	\$645,690	\$714,099	\$649,998	\$601,501
	Avg \$/Sq/Ft	\$98	\$113	\$114	\$123	\$133	\$136	\$144	\$142	\$144	\$163	\$238	\$265	\$223	\$221
	ADOM	131	110	75	99	96	99	68	85	64	34	17	33	71	111
	Annual Appreciation	2.4%	1.8%	12.9%	12.6%	-0.3%	3.7%	2.0%	6.5%	2.5%	8.5%	35.8%	10.6%	-9.0%	-7.5%
Bella Colinas	Homes Sold	NA	NA	NA	12	28	22	23	28	26	22	22	10	9	6
	Average Sales Price	NA	NA	NA	\$468,218	\$495,288	\$510,688	\$463,603	\$501,932	\$520,422	\$571,139	\$853,830	\$978,100	\$819,667	\$895,667
	Avg \$/Sq/Ft	NA	NA	NA	\$147	\$148	\$144	\$154	\$151	\$160	\$176	\$269	\$276	\$251	\$251
	ADOM	NA	NA	NA	77	108	111	129	87	64	18	14	24	40	9
	Annual Appreciation	NA	NA	NA	NA	5.8%	3.1%	-9.2%	8.3%	3.7%	9.7%	49.5%	14.6%	-16.2%	9.3%
Terra Colinas	Homes Sold	NA	NA	NA	NA	NA	8	30	35	19	13	18	7	4	10
	Average Sales Price	NA	NA	NA	NA	NA	\$432,475	\$455,652	\$472,169	\$455,894	\$522,461	\$697,278	\$917,857	\$864,000	\$733,223
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	\$157	\$157	\$161	\$174	\$190	\$241	\$328	\$272	\$250
	ADOM	NA	NA	NA	NA	NA	84	134	107	74	17	13	29	40	56
	Annual Appreciation	NA	NA	NA	NA	NA	NA	5.4%	3.6%	-3.4%	14.6%	33.5%	31.6%	-5.9%	-15.1%
Austin MLS Lake South	Homes Sold	814	1036	1206	1298	1349	1480	1490	1512	1587	1770	1567	1136	994	1052
	Average Sales Price	\$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	\$1,052,754	\$994,832
	Avg \$/Sq/Ft	\$147	\$148	\$155	\$165	\$174	\$182	\$192	\$194	\$208	\$235	\$317	\$359	\$324	\$313
	ADOM	99	88	75	72	79	82	80	78	69	57	25	28	72	107
	Annual Appreciation	3.4%	2.3%	2.6%	7.1%	4.9%	6.2%	6.9%	-0.1%	8.0%	16.9%	29.5%	9.1%	-3.2%	-5.5%
Austin MLS	Homes Sold	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+
	Average Sales Price	\$254,535	\$273,461	\$306,599	\$333,273	\$371,319	\$390,796	\$423,749	\$440,912	\$418,166	\$437,498	\$521,616	\$605,268	\$572,273	\$567,416
	Avg \$/Sq/Ft	\$107	\$110	\$119	\$133	\$144	\$155	\$166	\$170	\$171	\$178	\$219	\$272	\$244	\$251
	ADOM	137	146	126	115	131	134	141	153	160	142	46	33	150	77
	Annual Appreciation	-1.3%	7.4%	12.1%	8.7%	11.4%	5.2%	8.4%	4.1%	-5.2%	4.6%	19.2%	16.0%	-5.5%	-0.8%

Demographic Update


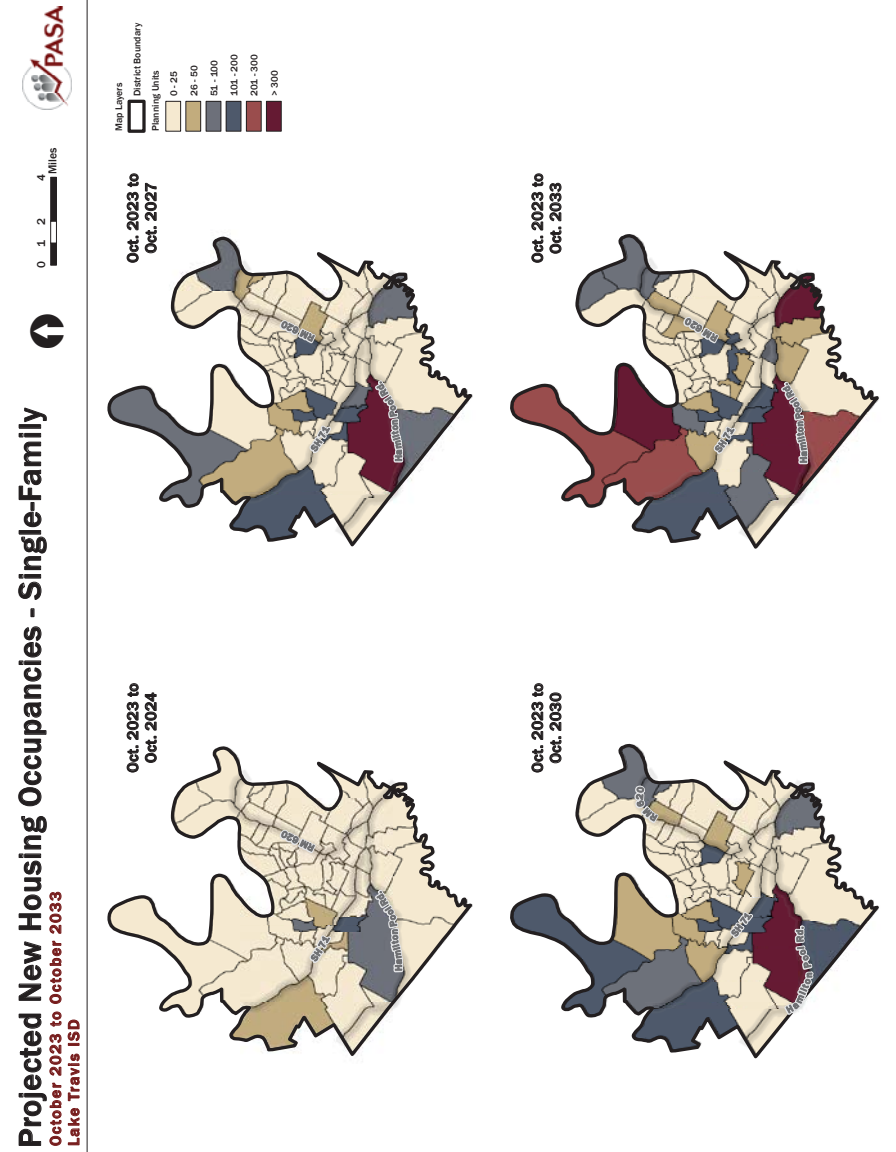


PASA
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303 Anderson Street
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LAKE TRAVIS ISD

Demographic Study

2023-24

Demographic Update

LEANDER ISD

DEMOGRAPHIC STUDY 2024-25

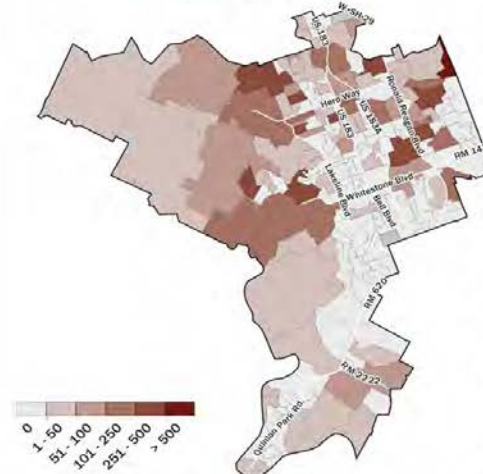


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New Single-Family Occupancies by Neighborhood Code



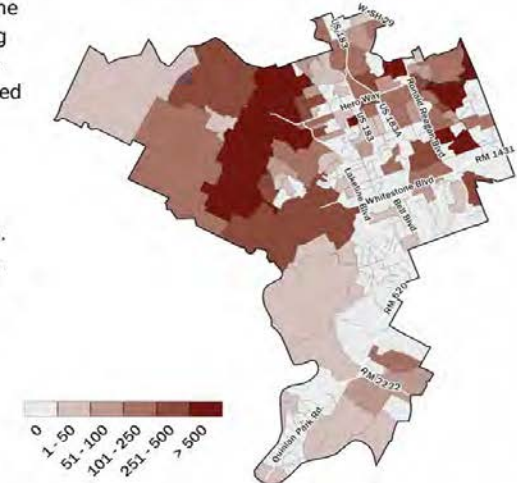
Oct 2024 through Oct 2029



These maps reflect the aggregate total of single-family projections for the first five years (left) and for the entire projection period. Appendix 03 includes additional information.

Over the ten-year period, new single-family residential occupancies are projected to continue intensifying in the northern and eastern portions of the District. The first half of the projection period includes increasing occupancies in developments along CR 175 along with the build-out of Travisso and Parkside on the River. This first half also includes projections for single-family build-to-rent (BTR) projects, including nearly 800 new occupancies across eight different developments by year six. These BTR developments are all located in the north-central part of the District.

Oct 2024 through Oct 2034



As projections approach the end of the forecast period, there is an increasing concentration of potential new home occupancies in previously undeveloped areas in the western portion of the District. This trend highlights the likelihood of future development in these less populated regions, contributing to overall district growth. Unless there are significant changes, these upcoming developments are expected to be less dense and more expensive than the currently active ones.

LTFR

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