



**CITY COUNCIL
REGULAR SESSION MINUTES
AUGUST 20, 2025**

**This meeting was live-streamed on Manor's Webpage.
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1 (Absent)
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6 (Arrived at 8:36 p.m.)

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Ryan Phipps, Chief of Police
Scott Jones, Economic Development Director
Michael Burrell, Development Services Director
Mathew Woodard, Public Works Director
Tracey Vasquez, HR Director
Veronica Rivera, Assistant City Attorney
Christine Lane, Finance Consultant
Gregory Miller, Bond Counsel

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:12 p.m. on Wednesday, August 20, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Mayor Harvey gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATIONS

A. Declaring the month of August 2025, as *“Emergency Management Awareness and Appreciation Month”*

Mayor Harvey read and presented the Proclamation to Robbie L. Barrera, Emergency Management Coordinator.

PUBLIC COMMENTS

HR Director Vasquez introduced Ashlynn Taylor, the city’s Marketing and Communications Coordinator.

No one appeared at this time.

PUBLIC HEARINGS

- 1. Conduct the public hearing on an Ordinance annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.**

The city staff recommended that the City Council hold a public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Burrell discussed the proposed annexation request.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to close the Public Hearing.

There was no further discussion.

Motion to close carried 5-0

- 2. Conduct a public hearing on a Rezoning Application for one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. Applicant: Luis Granillo; Owner: Luis Granillo**

The city staff recommended that the City Council hold a public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director, Burrell, discussed the request for a proposed rezoning request.

Luis Granillo submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to close the Public Hearing.

There was no further discussion.

Motion to close carried 5-0

- 3. Conduct a public hearing on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX. Applicant: Luis Granillo; Owner: Luis Granillo**

The city staff recommended that the City Council hold a public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Burrell requested that the Public Hearing remain open until the Regular Council Meeting on September 3, 2025, as the zoning process must be completed first.

Luis Granillo submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to leave the Public Hearing open until September 3, 2025, Regular Council Meeting.

There was no further discussion.

Motion for the Public Hearing to remain open carried 5-0

REPORTS

A. 2025 Manor Community 5K Update Report

Derrick White, the Founder and Executive Director of Evolution of Health, Corp., provided an after-action report on the 2025 Manor Community 5K.

CONSENT AGENDA

4. Consideration, discussion, and possible action to approve the City Council Minutes.

- August 2, 2025, City Council Workshop
- August 5, 2025, City Council Budget Workshop
- August 6, 2025, City Council Regular Meeting

5. Consideration, discussion, and possible action on accepting the July 2025 City Council Monthly Reports.

6. Consideration, discussion, and possible action on accepting the July 2025 Departmental Reports.

- Finance – Belen Peña, Finance Director
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Chris McKenzie, Interim Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Michael Burrell, Development Services Director
- Municipal Court – Sofi Duran, Court Administrator
- Public Works – Matt Woodard, Director of Public Works
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

7. Consideration, discussion, and possible action on a Resolution declaring the estimated population of permanent residents of the local municipality as of December 31, 2024.

8. Consideration, discussion, and possible action regarding an Interlocal Agreement between Travis County, Texas, and the City of Manor, Texas, for Emergency Law Enforcement Dispatch Services.

9. Consideration, discussion, and possible action on a Resolution for Participation in the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) and Home Investment Partnerships (Home) Programs; Approving and Ratifying the Cooperative Agreement for the city.

Mikaela Manio with CDBG Travis County submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve the consent agenda as presented.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

10. First Reading: Consideration, discussion, and possible action on an Ordinance annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.

The city staff recommended that the City Council approve the first reading of an Ordinance annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.

Ordinance: An Ordinance of The City Of Manor, Texas Annexing 2.274 Acres of Land, More or Less Located in Travis County, Texas, Including the Abutting Streets, Roadways, and Rights-of-Way Into the Corporate Limits of the City, at the Request of the Property Owner; Approving an Agreement for the Provision of Services for the Annexed Area; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve the first reading of an Ordinance annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.

There was no further discussion.

Motion to approve carried 5-0

11. First Reading: Consideration, discussion, and possible action on an Ordinance Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. Applicant: Luis Granillo; Owner: Luis Granillo

The city staff recommended that the City Council approve the first reading of an ordinance Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Luis Granillo submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the first reading of an ordinance Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

There was no further discussion.

Motion to approve carried 4-1 (Council Member Weir voted against)

12. Consideration, Discussion, and possible action on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX. Applicant: Luis Granillo; Owner: Luis Granillo

The city staff recommended that the City Council postpone item until September 3, 2025, Regular Council meeting.

Luis Granillo submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to postpone item until September 3, 2025, Regular Council meeting.

There was no further discussion.

Motion to postpone carried 5-0

13. Consideration, discussion, and possible action on a license agreement for Manor Commons SE Commercial, lot 8A, with Greenview Development 973 LP.

The city staff recommended that the City Council City Council approve a license agreement as to form and authorize the City Manager to execute once finalized for Manor Commons SE Commercial, lot 8A, with Greenview Development 973 LP.

Development Services Director Burrell discussed the proposed license agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a license agreement as to form and authorize the City Manager to execute once finalized for Manor Commons SE Commercial, lot 8A, with Greenview Development 973 LP.

There was no further discussion.

Motion to approve carried 5-0

14. Consideration, discussion, and possible action regarding a waiver request to the City of Manor's Public Improvement District (PID) Policy for the Lagos PID Improvement Area No. 1.

The city staff recommended that the City Council provide City Staff direction on the waiver proposal provided by the Developer.

Christian Villarreal from DPFG presented the attached PowerPoint presentation on the historical timeline of the PID, MIA installments, annual installments, MIA annual installments, tax rate equivalents, summary of impact, and the developer's waiver request.

The Council decided that the fee would remain at \$65 for the duration of the PID, with no increase in tax increments as staff had previously recommended.

15. Consideration and discussion regarding a waiver request to the City of Manor's Public Improvement District (PID) Policy for the Newhaven PID Improvement Area No. 1.

The city staff recommended that the City Council direct them on the developer's waiver proposal.

Christian Villarreal from DPFG discussed the request for a waiver regarding the PID Administration fees.

Talley Williams from Metcalfe Wolff Stuart & Williams, LLP discussed the PID process and the causes of delays. She is requesting a waiver of the administration fees since the PID has already started, and they would need to recalculate the amounts.

A discussion was held about historical components, including how city government has functioned in the past within our city, which has been quite costly.

The Council decided that the fee would remain at \$65 for the duration of the PID, with no increase in tax increments as staff had previously recommended.

16. Consideration, discussion, and possible action on the selection of a developer for the Manor Town Square Project based on the City of Manor Request for Qualifications and Proposals: Manor Town Square Project Development Services, originally issued March 28, 2025.

The city staff recommended that the City Council approve and select Hunt Development Group as the developer for the Manor Town Square Project, approve the Exclusive Negotiation Agreement as to form, and authorize the City Manager to execute the final negotiated agreement.

Economic Development Director Jones discussed the Manor Town Square Project and the Request for Proposal (RFP) process.

Daniel Woodroffe with DWG submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions from the City Council.

Rodney Moss with Hunt Development Group submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions from the City Council.

It was clarified that the RFP is only for the development of City Hall, the Library, and Public Parking.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno to approve and select Hunt Development Group as the developer for the Manor Town Square Project, approve the Exclusive Negotiation Agreement as to form, and authorize the City Manager to execute the final negotiated agreement.

There was no further discussion.

Motion to approve carried 5-0

17. Consideration, discussion, and possible action on a Fourth Amendment to the Letter of Intent for the purchase of approximately 8.43 acres of land out of an 84.30-acre tract of land situated in the A.C. Caldwell Survey, Abstract 154, in Travis County.

The city staff recommended that the City Council approve the Fourth Amendment to the Letter of Intent as to form for the purchase of approximately 8.43 acres of land out of an 84.30-acre tract of land situated in the A.C. Caldwell Survey, Abstract 154, in Travis County and authorize the City Manager to execute the amendment once finalized.

Economic Development Director Jones discussed the proposed amendment.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve the Fourth Amendment to the Letter of Intent as to form for the purchase of approximately 8.43 acres of land out of an 84.30-acre tract of land situated in the A.C. Caldwell Survey, Abstract 154, in Travis County and authorize the City Manager to execute the amendment once finalized.

There was no further discussion.

Motion to approve carried 5-0

At Mayor Harvey's request, Item No. 19 was discussed next.

19. Consideration, discussion, and possible action on the acceptance of the City of Manor, Texas Annual Financial Report and Independent Auditors' Report Year ended September 30, 2024.

**City Council Regular Session Minutes
August 20, 2025**

The city staff recommended that the City Council approve and accept the City of Manor, Texas Annual Financial Report and Independent Auditors' Report Year ended September 30, 2024.

Jeremy Myers from Atchley & Associates presented the city's Annual Financial Report and the Independent Auditors' Report.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve and accept the City of Manor, Texas Annual Financial Report and Independent Auditors' Report Year ended September 30, 2024.

There was no further discussion.

Motion to approve carried 5-0

20. Consideration, discussion, and possible action on adopting an Ordinance of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District including the collection of the 2025 Annual Installments.

The city staff recommended that the City Council approve and adopt Ordinance No. 794 of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District including the collection of the 2025 Annual Installments.

Ordinance No. 794: An Ordinance of the City Council of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2024 Annual Installments.

Andrea Barnes with P3 Works submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve and adopt Ordinance No. 794 of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District including the collection of the 2025 Annual Installments.

There was no further discussion.

Motion to approve carried 5-0

21. Consideration, discussion, and possible action on adopting an Ordinance of the City of Manor, Texas, Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Manor Heights Public Improvement District Including the Collection of the 2025 Annual Installments.

The city staff recommended that the City Council approve and adopt Ordinance No. 795 of the City of Manor, Texas, Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Manor Heights Public Improvement District Including the Collection of the 2025 Annual Installments.

Ordinance No. 795: An Ordinance of the City Council of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Manor Heights Public Improvement District Including the Collection of the 2025 Annual Installments.

Andrea Barnes with P3 Works submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions from the City Council.

A clarification was provided stating that there were no significant changes.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve and adopt Ordinance No. 795 of the City of Manor, Texas, Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Manor Heights Public Improvement District Including the Collection of the 2025 Annual Installments.

There was no further discussion.

Motion to approve carried 5-0

22. Consideration, discussion, and possible action on adopting an Ordinance of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2025 Annual Installments.

The city staff recommended that the City Council adopt Ordinance No. 796 of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2025 Annual Installments.

Ordinance No. 796: An Ordinance of the City Council of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2025 Annual Installments.

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Andrea Barnes with P3 Works submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to adopt Ordinance No. 796 of the City of Manor, Texas Approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2025 Annual Installments.

There was no further discussion.

Motion to approve carried 5-0

23. Consideration, discussion, and possible action on setting a public hearing for the FY 2025-2026 Proposed Annual Budget.

The city staff recommended that the City Council hold a public hearing on the FY 2025-2026 Proposed Annual Budget on September 3, 2025.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to hold a public hearing on the FY 2025-2026 Proposed Annual Budget on September 3, 2025.

There was no further discussion.

Motion to approve carried 5-0

24. Consideration, discussion, and possible action on setting a public hearing for the FY 2025-2026 Proposed Property Tax Rate.

The city staff recommended that the City Council hold a public hearing on the FY 2025-2026 Proposed Property Tax Rate.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to hold a public hearing on the FY 2025-2026 Proposed Annual Budget on September 3, 2025.

There was no further discussion.

Motion to approve carried 5-0

Mayor Harvey announced that Item No. 18 would be discussed following the Executive Session.

**City Council Regular Session Minutes
August 20, 2025**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:30 p.m. on Wednesday, August 20, 2025, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.074 Personnel Matters – Discussion of City Manager’s Employment and Duties; Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen Public Improvement District; Sections 551.071, 551.072 and 551.087 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and deliberation of economic development negotiations* at 8:30 p.m. on Wednesday, August 20, 2025.

The Executive Session was adjourned at 10:20 p.m. on Wednesday, August 20, 2025.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 10:20 p.m. on Wednesday, August 20, 2025.

Council Member Deja Hill arrived at 8:36 p.m. and was present after the Executive Session.

18. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Authorizing the Issuance of Tax Notes, Series 2025; and Enacting Provisions Incident and Related to the Issuance of Said Notes.

The city staff recommended that the City Council approve Ordinance No. 793 of the City of Manor, Texas Authorizing the Issuance of Tax Notes, Series 2025; and Enacting Provisions Incident and Related to the Issuance of Said Notes.

Ordinance No. 793: An Ordinance Authorizing the Issuance of \$8,820,000 “City of Manor, Texas Tax Notes, Series 2025”; and Enacting Provisions Incident and Related to the Issuance of Said Notes.

Finance Counsel Lane discussed the proposed Issuance of Tax Notes, Series 2025 and process.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Ordinance No. 793 of the City of Manor, Texas Authorizing the Issuance of Tax Notes, Series 2025; and Enacting Provisions Incident and Related to the Issuance of Said Notes.

Motion to approve carried 6-0

26. Consideration, discussion, and possible action on the Amendment to the Contract for City Manager Services.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve the Amendment to the Contract for City Manager Services.

There was no further discussion.

Motion to approve carried 6-0

25. Consideration, discussion, and possible action on the Third Amendment to the Development Agreement (EntradaGlen).

Blake Ellis from Armbrust & Brown PLLC discussed the proposed amendment.

A discussion took place regarding the project's timeline.

There was no additional discussion, and no action was taken.

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 10:34 p.m. on Wednesday, August 20, 2025.

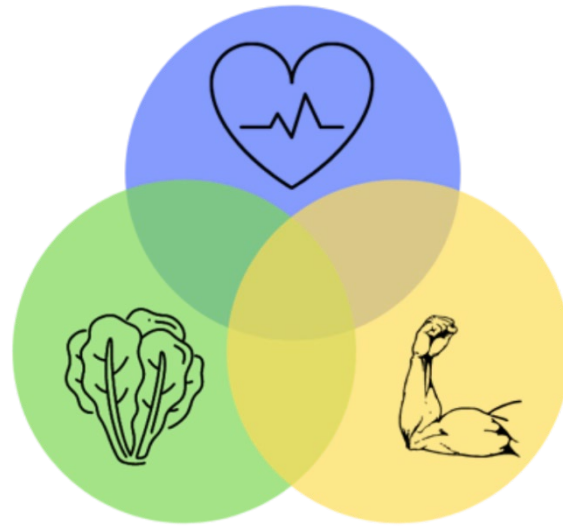
The Manor City Council approved these minutes on the 17th day of September 2025.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



EOH
Evolution of Health

2025 Manor Community Day & 5K

After Action Report

Total Registrations

- 5K – 41
- Kids 1K – 0 – We did not host the Kids 1K this year

Financials

Expenses

- Austin Bounce House Rentals - \$738.61 | Paid for by Evolution of Health
- Event Shirts - \$1618.00 | Paid for by Evolution of Health
- Finisher Medals - \$1392.50 | Paid for by Evolution of Health
- Facebook Ads: \$250.00 | Paid for by Evolution of Health
- Off Duty Police Officers & Vehicles – \$960.00 | Paid for by Evolution of Health
- Total Paid by Evolution of Health: \$4,959.11

Revenue

- Total Revenue - \$1406 | Registrations - \$1326 Donations - \$80
- # of T-Shirts purchased – 101
- Vendors were not charged a fee

Amount Due to Evolution of Health: \$1,999.55 | This represents 50% of expenses, excluding the costs for Off-Duty Police Officers.

Sponsor List & Contributions

The Black Men's Health Clinic provided support with promotional efforts and vendor procurement.

Vendors

- Black Men's Health Clinic
- Central Health

Marketing Plan

- The event was promoted through multiple channels:
- Emails were sent to previous attendees via the RunSignUp platform.
- Paid advertisements were placed on Facebook and Instagram.
- Manor leadership promoted the event on their social media networks.

Safety Plan

- The initial safety plan included the presence of Travis County ESD #12 and hired off-duty officers to manage emergencies. Travis County ESD #12 planned to attend, contingent on no other emergencies arising.

Things to Improve for Next Year

- Reserve Saturday, June 6, 2026, for the next Manor Community Day & 5K, and begin promotional activities as early as possible to maximize community awareness and participation.
- Adjust the event schedule as follows: start the 5K at 8:00 a.m. and the Kids 1K at 10:00 a.m. This timing will give families ample opportunity to visit vendors, enjoy the inflatables, and take advantage of activities provided by the police department's community trailer.
- A primary goal of this event is to encourage community engagement with vendors offering health and wellness services and resources. Evolution of Health will oversee all aspects of the run, and we kindly request the City's support in promoting vendor visits among residents. Shifting the Kids 1K to 10:00 a.m. and providing additional attractions like inflatables are strategies intended to boost attendance and vendor interaction. However, increased participation in the "community day" activities is essential. Any assistance from the City to encourage greater turnout for this portion of the event would be greatly appreciated.

My Feedback

The primary factor contributing to lower participation this year was the limited timeframe available for planning and promotion. Successfully organizing an event of this scale requires several months of preparation. While the event was still successful, we are committed to ongoing improvement.

Drawing from feedback provided by last year's participants, adjustments were made—including starting the 5K earlier and providing clearer instructions for the race route. If we are able to secure next year's date within the coming weeks, we anticipate significantly higher participation for the 2026 event, potentially surpassing the turnout of our inaugural year, which saw 160 participants.



Running Awards & Apparel
A National Engravers Inc. Company
1901 South St
Elgin, IL 60123 | 877-818-4929

Invoice: 17214

Date Ordered: 4/21/25

Date Invoiced:

Date Due:

Ordered By	Phone	Fax	Email
Derrick White			

EVOLUTION OF HEALTH
DERRICK WHITE

SHIP TO:
DERRICK WHITE

Customer #	PO Number	Terms	Salesperson	Ship Method
19932			Matthew Wilhite	7) FedEx International Economy

Qty	Part Number	Color	Description	Unit Price	Total Price
1	ART FEE		Art Fee	50.00	50.00
150	Custom Medal		Custom 3.5" Antique Gold 3mm Medal with 3 Colors and a Satin Sublimated Ribbon - Package Priced with Shirts	8.75	1,312.50

151

Subtotal	1,362.50
Sales Tax	
Shipping	30.00
Total	1,392.50
Paid	
Balance	1,392.50

Note:



Running Awards & Apparel
A National Engravers Inc. Company
1901 South St
Elgin, IL 60123 | 877-818-4929

Invoice: 17239

Date Ordered: 4/30/25

Date Invoiced:

Date Due:

Ordered By	Phone	Fax	Email
Derrick White			

EVOLUTION OF HEALTH
DERRICK WHITE

SHIP TO:
EVOLUTION OF HEALTH
DERRICK WHITE

Customer #	PO Number	Terms	Salesperson	Ship Method
19932			Matthew Wilhite	5) FedEx Standard Ground

Qty	Part Number	Color	Description	XS	Small	Med.	Lg.	XL	2-XL	Unit Price	Total Price
1	ART FEE		Art Fee	1						50.00	50.00
98	254		Heather Tri-BlendTultex - Tri-Blend T-Shirt - 254 with a 3 Color Front and 1 Color Back - Package Priced with Medals		17	30	30	21		15.05	1,474.90
2	254		Heather Tri-BlendTultex - Tri-Blend T-Shirt - 254 with a 3 Color Front and 1 Color Back - Package Priced with Medals						2	16.55	33.10

101

Subtotal	1,558.00
Sales Tax	
Shipping	60.00
Total	1,618.00
Paid	
Balance	1,618.00

Note:



Derrick White [REDACTED]

Your Updated Receipt from Austin Bounce House Rentals - Order #186010

1 message

Austin Bounce House Rentals <receipt@ers-mail.com>

Tue, Jun 17, 2025 at 12:25 PM

Reply-To: austinbouncehouserentals@gmail.com

To: derrick [REDACTED]

Invoice #186010



Austin Bounce House Rentals

402 W. Palm Valley Blvd.

Round Rock, TX 78664

512-765-6071

www.AustinBounceHouse.Rentals**Important Information - Please Read Below!**




06/14/2025 08:00am, 06/14/2025 12:00pm

Derrick White

[REDACTED]
Manor, TX 78653

Order Created by: Customer

Customer Comments: No del b4 6:30am.

Sat, Jun 14 8:00 am → 12:00 pm				
	Finish Line Arch (Inflatable Arch)	\$299.00	x 1	= \$299.00
	HD Generator	\$199.00	x 1	= \$199.00
	Water Bag (80lbs)	\$8.00	x 12	= \$96.00

SubTotal		\$594.00
Park - Yes	\$80.00	\$674.00
Tax: 8.25%	\$55.61	\$729.61
Fuel Surcharge: 9	\$9.00	\$738.61

Total \$738.61

Customer - 05/30/2025 08:07am Credit Card (Visa, MC, Disc, Amex) with ERSPay Payment (1001) \$634.69

admin - 06/17/2025 12:25pm Card on File Payment (1001) \$103.92

Due \$0.00

[Click here to Read and Sign your Contract](#)

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash and most credit cards (in advance). If paying with cash, please note that our drivers don't carry change. Cash payment is due at time of set up. Due to the number of returned checks we no longer accept personal checks as a form of payment. If paying by credit card, please use the link below to pay by the evening before your event at the latest. Thank you.
- 2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.
- 3) We can set up on most surfaces but **not large rocks, sand or sticker patches of any kind**. If this type of topography is all you have, please call our office.
- 4) All inflatable units MUST be staked into the ground for safety. If this is not possible, you will need to select unit placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. The unit must be secured on at least 3 corners. Sandbags and Water Bags are available at an additional cost and can be requested in advance (reply to this email with written request).
- 5) On delivery day, we sometimes have to arrive very early to get all of the deliveries out on time but we do not charge for the extra time. If delivery will be outside of the normal 3-4 hour window (EXAMPLE: event start time on contract is 2pm, delivery window is between 10am and 1:40pm in order to be setup and running by/before 2pm), then we may reach out in advance. If you have ANY time limitations such as "no delivery before Xam", then please reply to this email with those details prior to your rental date.
- 6) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not allow cancellations for any reason including weather. Please see the FAQ and Policies pages on our web site.
- 7) If your event will be at a park, please tell us. It affects our scheduling and your pricing. You will need to either provide electricity within 100' or rent a generator which we can provide at an additional cost of \$199.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!

[\(Click here to View and/or Pay your Balance\)](#)



Gender	XS	S	M	L	XL	2XL	3XL
Men (Unisex)	0	0	0	0	0	0	0
Women	0	0	0	0	0	0	
Youth	0	0	0	0	0	0	

There is an upcharge of \$.75 per shirt for specialty ink (glitter, metallic, glow, and shimmer)



Order #
17239

Product # 254	Apparel Type TULTEX	Total Qty TBD
Material:	TRIBLEND	
Type:	T-SHIRT	
Apparel Color:	HEATHER	
Print Color on Front:	ROYAL BLUE, LIME GREEN, WHITE / UB	
Print Color on Back:	WHITE / UB	
Print Color on Sleeve:		
Special Instructions:		

PLEASE NOTE: Immediate Approval Required

1. Carefully review all spelling, punctuation and grammar.
2. Respond to this email with approval or any changes.
3. More than three(3) rounds of revisions may incur additional art time fees and affect lead time for your order.
4. Once approved, your order will proceed into production.
5. Changes after approval will incur additional charges and may affect lead time.

VER 1: 14.8.20



SIZE: 11" WIDE X 10.6" HIGH



EOH
Evolution of Health



MANOR
EST. **TEXAS** 1872

People. Principles.
Purpose. Partnerships.

SIZE: 3.6" WIDE X 9" HIGH





Lagos Manor Public Improvement District Manor, Texas

August 20, 2025

Historical Timeline

- October 2019 – Council approves levy of Assessments on Major Improvement Area
- April 2022 – Council approves levy of Assessment on IA #1
- March 2025 – Developer submits Bond Issuance Request for IA #1
- July 2025 – Manor PID Policy Amendment is approved by Manor City Council

SAP V2 7/16/25 – MIA Annual Installments

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2026	\$ 70,000.00	\$ 121,318.76	\$ 13,450.00	\$ 29,547	\$ 234,315.40
2027	\$ 70,000.00	\$ 118,431.26	\$ 13,100.00	\$ 27,047	\$ 228,577.90
2028	\$ 75,000.00	\$ 115,543.76	\$ 12,750.00	\$ 27,588	\$ 230,881.33
2029	\$ 75,000.00	\$ 112,450.00	\$ 12,375.00	\$ 28,139	\$ 227,964.32
2030	\$ 80,000.00	\$ 109,356.26	\$ 12,000.00	\$ 28,702	\$ 230,058.37
2031	\$ 80,000.00	\$ 106,056.26	\$ 11,600.00	\$ 29,276	\$ 226,932.41
2032	\$ 85,000.00	\$ 102,456.26	\$ 11,200.00	\$ 29,862	\$ 228,517.94
2033	\$ 90,000.00	\$ 98,631.26	\$ 10,775.00	\$ 30,459	\$ 229,865.17
2034	\$ 95,000.00	\$ 94,581.26	\$ 10,325.00	\$ 31,068	\$ 230,974.35
2035	\$ 95,000.00	\$ 90,306.26	\$ 9,850.00	\$ 31,689	\$ 226,845.71
2036	\$ 100,000.00	\$ 86,031.26	\$ 9,375.00	\$ 32,323	\$ 227,729.50
2037	\$ 105,000.00	\$ 81,531.26	\$ 8,875.00	\$ 32,970	\$ 228,375.96
2038	\$ 110,000.00	\$ 76,806.26	\$ 8,350.00	\$ 33,629	\$ 228,785.36
2039	\$ 115,000.00	\$ 71,856.26	\$ 7,800.00	\$ 34,302	\$ 228,957.94
2040	\$ 120,000.00	\$ 66,681.26	\$ 7,225.00	\$ 34,988	\$ 228,893.97
2041	\$ 125,000.00	\$ 61,281.26	\$ 6,625.00	\$ 35,687	\$ 228,593.73
2042	\$ 130,000.00	\$ 55,500.00	\$ 6,000.00	\$ 36,401	\$ 227,901.22
2043	\$ 135,000.00	\$ 49,487.50	\$ 5,350.00	\$ 37,129	\$ 226,966.74
2044	\$ 140,000.00	\$ 43,243.76	\$ 4,675.00	\$ 37,872	\$ 225,790.59
2045	\$ 145,000.00	\$ 36,768.76	\$ 3,975.00	\$ 38,629	\$ 224,373.02
2046	\$ 150,000.00	\$ 30,062.50	\$ 3,250.00	\$ 39,402	\$ 222,714.35
2047	\$ 160,000.00	\$ 23,125.00	\$ 2,500.00	\$ 40,190	\$ 225,814.88
2048	\$ 165,000.00	\$ 15,725.00	\$ 1,700.00	\$ 40,994	\$ 223,418.68
2049	\$ 175,000.00	\$ 8,093.76	\$ 875.00	\$ 41,814	\$ 225,782.32
Total	\$ 2,690,000.00	\$ 1,775,325.18	\$ 194,000.00	\$ 809,705.98	\$ 5,469,031.16

Key Figures:

- Outstanding Principal = \$2,690,000
- Total Annual Collection Costs = \$809,705.98

Notes:

[a] Interest is calculated at the actual interest rate for the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SAP V2 7/16/25 – IA #1 Annual Installments

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2026	\$ 61,000.00	\$ 231,900.00	\$ 19,325.00	\$ 59,522.74	\$ 371,747.74
2027	\$ 65,000.00	\$ 228,240.00	\$ 19,020.00	\$ 43,295.28	\$ 355,555.28
2028	\$ 67,000.00	\$ 224,340.00	\$ 18,695.00	\$ 44,161.18	\$ 354,196.18
2029	\$ 71,000.00	\$ 220,320.00	\$ 18,360.00	\$ 45,044.41	\$ 354,724.41
2030	\$ 73,000.00	\$ 216,060.00	\$ 18,005.00	\$ 45,945.29	\$ 353,010.29
2031	\$ 79,000.00	\$ 211,680.00	\$ 17,640.00	\$ 46,864.20	\$ 355,184.20
2032	\$ 82,000.00	\$ 206,940.00	\$ 17,245.00	\$ 47,801.48	\$ 353,986.48
2033	\$ 85,000.00	\$ 202,020.00	\$ 16,835.00	\$ 48,757.51	\$ 352,612.51
2034	\$ 88,000.00	\$ 196,920.00	\$ 16,410.00	\$ 49,732.66	\$ 351,062.66
2035	\$ 95,000.00	\$ 191,640.00	\$ 15,970.00	\$ 50,727.32	\$ 353,337.32
2036	\$ 99,000.00	\$ 185,940.00	\$ 15,495.00	\$ 51,741.86	\$ 352,176.86
2037	\$ 104,000.00	\$ 180,000.00	\$ 15,000.00	\$ 52,776.70	\$ 351,776.70
2038	\$ 108,000.00	\$ 173,760.00	\$ 14,480.00	\$ 53,832.24	\$ 350,072.24
2039	\$ 114,000.00	\$ 167,280.00	\$ 13,940.00	\$ 54,908.88	\$ 350,128.88
2040	\$ 120,000.00	\$ 160,440.00	\$ 13,370.00	\$ 56,007.06	\$ 349,817.06
2041	\$ 126,000.00	\$ 153,240.00	\$ 12,770.00	\$ 57,127.20	\$ 349,137.20
2042	\$ 133,000.00	\$ 145,680.00	\$ 12,140.00	\$ 58,269.74	\$ 349,089.74
2043	\$ 140,000.00	\$ 137,700.00	\$ 11,475.00	\$ 59,435.14	\$ 348,610.14
2044	\$ 149,000.00	\$ 129,300.00	\$ 10,775.00	\$ 60,623.84	\$ 349,698.84
2045	\$ 157,000.00	\$ 120,360.00	\$ 10,030.00	\$ 61,836.32	\$ 349,226.32
2046	\$ 167,000.00	\$ 110,940.00	\$ 9,245.00	\$ 63,073.04	\$ 350,258.04
2047	\$ 174,000.00	\$ 100,920.00	\$ 8,410.00	\$ 64,334.50	\$ 347,664.50
2048	\$ 185,000.00	\$ 90,480.00	\$ 7,540.00	\$ 65,621.19	\$ 348,641.19
2049	\$ 193,000.00	\$ 79,380.00	\$ 6,615.00	\$ 66,933.62	\$ 345,928.62
2050	\$ 355,000.00	\$ 67,800.00	\$ 5,650.00	\$ 68,272.29	\$ 496,722.29
2051	\$ 376,000.00	\$ 46,500.00	\$ 3,875.00	\$ 69,637.74	\$ 496,012.74
2052	\$ 399,000.00	\$ 23,940.00	\$ 1,995.00	\$ 71,030.49	\$ 495,965.49
Total	\$ 3,865,000.00	\$ 4,203,720.00	\$ 350,310.00	\$ 1,517,313.93	\$ 9,936,343.93

Key Figures:

- Outstanding Principal = \$3,865,000
- Total Annual Collection Costs = \$1,517,313.93

Notes:

[a] Interest is calculated at a rate of 6.00% for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

PSAP V3.1 8/6/25 – MIA Annual Installments

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2026	\$ 70,000.00	\$ 121,318.76	\$ 13,450.00	\$ 66,922	\$ 271,690.40
2027	\$ 70,000.00	\$ 118,431.26	\$ 13,100.00	\$ 64,422	\$ 265,952.90
2028	\$ 75,000.00	\$ 115,543.76	\$ 12,750.00	\$ 65,710	\$ 269,003.83
2029	\$ 75,000.00	\$ 112,450.00	\$ 12,375.00	\$ 67,024	\$ 266,849.27
2030	\$ 80,000.00	\$ 109,356.26	\$ 12,000.00	\$ 68,365	\$ 269,721.02
2031	\$ 80,000.00	\$ 106,056.26	\$ 11,600.00	\$ 69,732	\$ 267,388.31
2032	\$ 85,000.00	\$ 102,456.26	\$ 11,200.00	\$ 71,127	\$ 269,782.96
2033	\$ 90,000.00	\$ 98,631.26	\$ 10,775.00	\$ 72,549	\$ 271,955.49
2034	\$ 95,000.00	\$ 94,581.26	\$ 10,325.00	\$ 74,000	\$ 273,906.47
2035	\$ 95,000.00	\$ 90,306.26	\$ 9,850.00	\$ 75,480	\$ 270,636.48
2036	\$ 100,000.00	\$ 86,031.26	\$ 9,375.00	\$ 76,990	\$ 272,396.08
2037	\$ 105,000.00	\$ 81,531.26	\$ 8,875.00	\$ 78,530	\$ 273,935.88
2038	\$ 110,000.00	\$ 76,806.26	\$ 8,350.00	\$ 80,100	\$ 275,256.47
2039	\$ 115,000.00	\$ 71,856.26	\$ 7,800.00	\$ 81,702	\$ 276,358.48
2040	\$ 120,000.00	\$ 66,681.26	\$ 7,225.00	\$ 83,336	\$ 277,242.52
2041	\$ 125,000.00	\$ 61,281.26	\$ 6,625.00	\$ 85,003	\$ 277,909.25
2042	\$ 130,000.00	\$ 55,500.00	\$ 6,000.00	\$ 86,703	\$ 278,203.05
2043	\$ 135,000.00	\$ 49,487.50	\$ 5,350.00	\$ 88,437	\$ 278,274.61
2044	\$ 140,000.00	\$ 43,243.76	\$ 4,675.00	\$ 90,206	\$ 278,124.61
2045	\$ 145,000.00	\$ 36,768.76	\$ 3,975.00	\$ 92,010	\$ 277,753.73
2046	\$ 150,000.00	\$ 30,062.50	\$ 3,250.00	\$ 93,850	\$ 277,162.66
2047	\$ 160,000.00	\$ 23,125.00	\$ 2,500.00	\$ 95,727	\$ 281,352.17
2048	\$ 165,000.00	\$ 15,725.00	\$ 1,700.00	\$ 97,642	\$ 280,066.71
2049	\$ 175,000.00	\$ 8,093.76	\$ 875.00	\$ 99,595	\$ 283,563.31
Total	\$ 2,690,000.00	\$ 1,775,325.18	\$ 194,000.00	\$ 1,925,161.48	\$ 6,584,486.66

Key Figures:

- Outstanding Principal = \$2,690,000
- Total Annual Collection Costs = \$1,925,161.48

Notes:

[a] Interest is calculated at the actual interest rate for the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

PSAP V3.1 8/6/25 – IA #1 Annual Installments

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2026	\$ 37,000.00	\$ 227,500.00	\$ 18,200.00	\$ 59,522.74	\$ 342,222.74
2027	\$ 59,000.00	\$ 225,187.50	\$ 18,015.00	\$ 43,295.28	\$ 345,497.78
2028	\$ 60,000.00	\$ 221,500.00	\$ 17,720.00	\$ 44,161.18	\$ 343,381.18
2029	\$ 65,000.00	\$ 217,750.00	\$ 17,420.00	\$ 45,044.41	\$ 345,214.41
2030	\$ 66,000.00	\$ 213,687.50	\$ 17,095.00	\$ 45,945.29	\$ 342,727.79
2031	\$ 72,000.00	\$ 209,562.50	\$ 16,765.00	\$ 46,864.20	\$ 345,191.70
2032	\$ 74,000.00	\$ 205,062.50	\$ 16,405.00	\$ 47,801.48	\$ 343,268.98
2033	\$ 76,000.00	\$ 200,437.50	\$ 16,035.00	\$ 48,757.51	\$ 341,230.01
2034	\$ 79,000.00	\$ 195,687.50	\$ 15,655.00	\$ 49,732.66	\$ 340,075.16
2035	\$ 86,000.00	\$ 190,750.00	\$ 15,260.00	\$ 50,727.32	\$ 342,737.32
2036	\$ 89,000.00	\$ 185,375.00	\$ 14,830.00	\$ 51,741.86	\$ 340,946.86
2037	\$ 93,000.00	\$ 179,812.50	\$ 14,385.00	\$ 52,776.70	\$ 339,974.20
2038	\$ 97,000.00	\$ 174,000.00	\$ 13,920.00	\$ 53,832.24	\$ 338,752.24
2039	\$ 102,000.00	\$ 167,937.50	\$ 13,435.00	\$ 54,908.88	\$ 338,281.38
2040	\$ 107,000.00	\$ 161,562.50	\$ 12,925.00	\$ 56,007.06	\$ 337,494.56
2041	\$ 113,000.00	\$ 154,875.00	\$ 12,390.00	\$ 57,127.20	\$ 337,392.20
2042	\$ 119,000.00	\$ 147,812.50	\$ 11,825.00	\$ 58,269.74	\$ 336,907.24
2043	\$ 126,000.00	\$ 140,375.00	\$ 11,230.00	\$ 59,435.14	\$ 337,040.14
2044	\$ 133,000.00	\$ 132,500.00	\$ 10,600.00	\$ 60,623.84	\$ 336,723.84
2045	\$ 141,000.00	\$ 124,187.50	\$ 9,935.00	\$ 61,836.32	\$ 336,958.82
2046	\$ 150,000.00	\$ 115,375.00	\$ 9,230.00	\$ 63,073.04	\$ 337,678.04
2047	\$ 156,000.00	\$ 106,000.00	\$ 8,480.00	\$ 64,334.50	\$ 334,814.50
2048	\$ 166,000.00	\$ 96,250.00	\$ 7,700.00	\$ 65,621.19	\$ 335,571.19
2049	\$ 173,000.00	\$ 85,875.00	\$ 6,870.00	\$ 66,933.62	\$ 332,678.62
2050	\$ 375,000.00	\$ 75,062.50	\$ 6,005.00	\$ 68,272.29	\$ 524,339.79
2051	\$ 400,000.00	\$ 51,625.00	\$ 4,130.00	\$ 69,637.74	\$ 525,392.74
2052	\$ 426,000.00	\$ 26,625.00	\$ 2,130.00	\$ 71,030.49	\$ 525,785.49
Total	\$ 3,640,000.00	\$ 4,232,375.00	\$ 338,590.00	\$ 1,517,313.93	\$ 9,728,278.93

Key Figures:

- Outstanding Principal = \$3,640,000
- Total Annual Collection Costs = \$1,517,313.93

Footnotes:

[a] Interest is calculated at a rate of 6.25% for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

PSAP V3.1 8/6/25 – Tax Rate Equivalents

		Maximum MIA Assessment ^{1,2} Per		Maximum Improvement Area #1 Assessment ^{1,2} per			Maximum Total Assessment ^{1,2} per		
Lot Type	Land Use	Unit/SF	MIA Tax Rate Equivalent	Unit/SF	Improvement Area #1 Tax Rate Equivalent	Unit/SF	District Total Tax Rate Equivalent		
Phase 1									
1	50' Lot	\$ 3,096.54	\$ 0.11859	\$ -	\$ -	\$ 3,096.54	\$ 0.11859		
2	60' Lot	\$ 3,268.57	\$ 0.11859	\$ -	\$ -	\$ 3,268.57	\$ 0.11859		
3	Village Cluster	\$ 2,590.41	\$ 0.11621	\$ -	\$ -	\$ 2,590.41	\$ 0.11621		
4	Phase 1 Commercial	\$ 2.26	\$ 0.11859	\$ -	\$ -	\$ 2.26	\$ 0.11859		
Improvement Area #1									
5	50' Lot	\$ 4,152.49	\$ 0.09883	\$ 9,532.72	\$ 0.20837	\$ 13,685.21	\$ 0.30720		
6	Phase 2 Commercial	\$ 2.14	\$ 0.09851	\$ 4.94	\$ 0.20869	\$ 7.08	\$ 0.30720		
7	50' Lot	\$ 2,861.29	\$ 0.06810	\$ -	\$ -	\$ 2,861.29	\$ 0.06810		
8	50' Lot	\$ 4,139.10	\$ 0.09851	\$ 4,038.24	\$ 0.08631	\$ 8,177.34	\$ 0.18482		
9	50' Lot	\$ 3,055.13	\$ 0.07272	\$ -	\$ -	\$ 3,055.13	\$ 0.07272		
10	Commercial	\$ 2.15	\$ 0.09883	\$ 4.94	\$ 0.20836	\$ 7.09	\$ 0.30719		
11	Village Cluster	\$ 4,300.99	\$ 0.09883	\$ 9,873.62	\$ 0.20837	\$ 14,174.62	\$ 0.30720		

¹ Amount outstanding following 1/31/25 Annual Installment.

² Amounts to be reduced each year to account for principal payments made as part of the Annual Installment. Maximum Assessment will be calculated at the time a final plat is approved or a building permit is issued for retail, office, or restaurant uses.

Summary of Impact

- MIA total Annual Collection Costs increased by \$1,115,455
 - This is an increase of 138% and is an additional burden passed directly to homeowners
- Gross Principal for IA #1 decreased by \$225,000

Developer Request

- **Limit additional administrative cost to \$65/Single Family Lot for 5 Years**
 - This will alleviate the cost for potential additional staff time during the first five years when draw reviews and continuing disclosure processes are active.
- **Allow for a waiver of the \$0.30 TRE up to \$0.31 to recapture Gross Principal lost from this admin increase**

Questions?



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