



## City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 01, 2026, at 5:30 PM

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# AGENDA

## CALL TO ORDER & ROLL CALL

### City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Ana Grace Husted

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Utilities Director Gray Lahrman

Planning Director Tory Carpenter

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

## PLEDGE OF ALLEGIANCE

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations*

*will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## **PROCLAMATIONS & PRESENTATIONS**

*Proclamations and Presentations are for discussion purposes only and no action shall be taken.*

- 1. Proclamation of the City of Dripping Springs proclaiming the months of September - November 2026 and March - May 2026, as "Lights Out Migratory Months" in the City of Dripping Springs, Texas. Sponsor: Council Member Taline Manassian**

## **BUDGET WORKSHOP**

- 2. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027. Deputy City Administrator, Shawn Cox**

## **CONSENT AGENDA**

*The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.*

- 3. Approval of the July 7, 2026 City Council regular meeting minutes.**
- 4. Approval of the July 14, 2026 City Council special meeting minutes.**
- 5. Approval of the July 2026 Treasurer's Report. Deputy City Administrator, Shawn Cox**
- 6. Approval of authorizing the Mayor to cast the City's votes in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election for Places 1, 2, 3, and 4.**
- 7. Approval of an ordinance approving the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, including updated assessment rolls; authorizing required filing and posting; making findings; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.**

## **BUSINESS AGENDA**

- 8. Discussion and possible action to award RFB 2026-05 Wayfinding and Signage Improvements Project, for the construction and installation of twenty (20) Wayfinding Signs and three (3) Gateway Monument Signs, to Fazzone Builders, Inc. dba Southwest Monument and Sign in the amount of \$260,200, and to authorize the City Administrator**



**to finalize and execute an agreement with the selected bidder.** *Sponsor: Mayor Pro Tem Taline Manassian*

- 9. Discussion and possible action on selecting a provider for Strategic Planning Services and approving the corresponding Professional Services Agreement with either Berkley Group, LLC, in an amount not to exceed \$15,000.00, or Civic Collaboration LLC, in an amount not to exceed \$18,150.00, and authorizing the City Administrator to finalize and execute the selected Agreement.** *Sponsor: Mayor Bill Foulds, Jr.*
- 10. Update, discussion, and possible action regarding The Stephenson and Downtown Parking Lot construction and operations budgets.** *Sponsor: Mayor Pro Tem Taline Manassian*
- 11. Public hearing regarding the proposed 2026 ad valorem tax rate and levy of \$0.2729 per \$100 of taxable value of all taxable property within the City of Dripping Springs, consisting of a \$0.0461 debt-service tax rate and a \$0.2268 maintenance-and-operations tax rate.**
- 12. Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2026-2027 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**
  - a. Staff Report
  - b. Public Hearing
  - c. Budget Ordinance

## **REPORTS**

*Reports listed are on file and available for review upon request. The City Council may provide staff direction; however, no action shall be taken.*

- 13. Comprehensive Plan Presentation.** *Planning Director Tory Carpenter*

## **CLOSED SESSION**

*The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 14. Consultation with attorney related to legal issues pertaining to a Professional Services Agreement for Strategic Planning Services.** *(Consultation with Attorney, 551.071).*

15. **Discussion with attorney regarding legal issues and requirements pertaining to competitive procurement of goods and services.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*)
16. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** (*Consultation with Attorney, 551.071*)
17. **Consultation with Attorney regarding legal issues related to potential amendments to the City's land development regulations applicable to industrialized housing.** (*Consultation with Attorney, 551.071*)

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

September 15, 2026 at 5:30 p.m.

October 6, 2026 at 6:00 p.m.

October 20, 2026 at 6:00 p.m.

November 3, 2026 at 6:00 p.m.

November 17, 2026 at 6:00 p.m.

### Board, Commission, & Committee Meetings

Historic Preservation Commission, September 3, 2026 at 4:00 p.m.

DSRP Board, September 9, 2026 at 11:00 a.m.

TIRZ No.1 & No.2 Board, September 14, 2026 at 4:00 p.m.

Founders Day Committee, September 14, 2026 at 6:30 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on August 26, 2026 at 2:30 p.m.*

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*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



**PROCLAMATION  
OF THE CITY OF DRIPPING SPRINGS  
PROCLAIMING SEPTEMBER – NOVEMBER 2026  
AND MARCH – MAY 2027, AS**

**“Lights Out Migratory Months”**

- WHEREAS,** the Audubon National Lights Out Program, established in 1999 in Chicago, Illinois, was organized to protect birds from light pollution; and,
- WHEREAS,** the City of Dripping Springs has acknowledged the importance of preserving the night sky for birds and people; and,
- WHEREAS,** Texas is a major corridor for birds migrating across the United States each year, seeing approximately one billion birds travel through the state annually; and,
- WHEREAS,** it is important to recognize this massive migration occurs mostly at night; and,
- WHEREAS,** birds and other pollinators are essential to our planet’s ecology, act as benchmarks for environmental health, increase livability, and connect people of all ages and abilities to the natural world; and,
- WHEREAS,** studies show birds support local economies in Texas through Nature Tourism, which is dominated by birding; and,
- WHEREAS,** the Lights Out Program encourages businesses and community members to turn off exterior lights from 11:00 p.m. to 6:00 a.m. during migratory months to reduce light pollution, providing safe and natural migration routes for birds; and,
- WHEREAS,** participation in the Lights Out Program supports other Dripping Springs city initiatives such as the International Dark Sky Community designation, Bird City designation, the Dripping Springs Birding Club, Jr. Birding Club, and will support Nature Tourism in Dripping Springs; and,
- WHEREAS,** the Lights Out Dripping Springs Program, once proclaimed, will be listed as an official partner program on the Audubon website alongside other cities offering the program.

**NOW, THEREFORE, BE IT PROCLAIMED by the City Council of Dripping Springs, Texas:**

1. September through November of 2026 and March through May of 2027 shall hereafter be known as “Lights Out Migratory Months” in Dripping Springs, Hays County Texas.
2. Community members, business owners, and government officials are encouraged to extinguish exterior lights from 11:00 p.m. to 6:00 a.m. during these Lights Out Migratory Months.

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Bill Foulds, Jr., Mayor



## City Council Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Tuesday, July 07, 2026, at 6:00 PM*

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### **DRAFT MINUTES**

#### **CALL TO ORDER & ROLL CALL**

With a quorum of council members present, Mayor Foulds called the meeting to order at 6:01 p.m.

##### **City Council Members**

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian (*arrived at 6:49*)

Council Member Place 2 Ana Grace Husted

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

##### **Staff, Consultants, & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Deputy City Attorney Laura Mueller

Finance Manager Glori Rivas

Accounting Clerk Penny Appleman

DSRP Ranch Hand Sheri Kapanka

Aquatics Manager Drew Hughes

Recreation Program Manager Alisha Osborne

Farmers Market Manager Charlie Reed

Community Events Coordinator Johnna Krantz

Park Maintenance Manager Patrick Baglietto

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

People & Communications Director Lisa Sullivan

Emergency Preparedness & Homeland Security Director Roman Baligad

TIRZ Project Manager Keenan Smith, AIA

HDR Engineer Leslie Pollack, PE, PTOE

#### **PLEDGE OF ALLEGIANCE**

Mayor Foulds led the Pledge of Allegiance.

## PRESENTATION OF CITIZENS

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Daniel Syptak spoke against Business Agenda item 7 concerning the temporary pump and haul service option.

## PROCLAMATIONS & PRESENTATIONS

*Proclamations and Presentations are for discussion purposes only and no action shall be taken.*

1. **A Proclamation of the City of Dripping Springs Proclaiming July 2026 as "Parks and Recreation Month". Sponsor: Mayor Pro Tem Taline Manassian**

Council Member Parks read and presented the proclamation. Several staff members were present to receive, including Parks & Community Services Director Andy Binz, Emily Nelson, Johnna Krantz, Patrick Baglietto, Sheri Kapanka, Charlie Reed, Drew Hughes, and Alisha Osborne.

2. **Presentation and Approval of a Resolution of the City of Dripping Springs celebrating ten years of dedicated service by Sheri Kapanka for the City of Dripping Springs.**

**Council Member Parks read and presented the signed resolution to Sheri Kapanka.**

A motion was made by Council Member Crow and seconded by Council Member Husted, to approve the resolution. The motion carried unanimously 4 to 0.

A motion was made by Council Member Husted and seconded by Council Member Parks, to move the Budget Workshop to follow the Business Agenda. The motion carried unanimously 4 to 0.

## CONSENT AGENDA

*The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.*

4. **Approval of the May 19, 2026 City Council regular meeting minutes.**
5. **Approval of the May 27, 2026 City Council Sign Ordinance Workshop Special meeting minutes.**

A motion was made by Council Member Crow and seconded by Council Member Parks, to approve Consent Agenda items 4 and 5. The motion carried unanimously 4 to 0.

## **BUSINESS AGENDA**

6. **Discussion and possible action regarding a Second Amendment to the Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 between the City of Dripping Springs, and DSP, LLC (Village Grove), North DSP, LLC (Gateway Village), and Dripping Springs Municipal Utility District No. 1. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the Second Amendment for the creation and operation of Dripping Springs Municipal Utility District No. 1 between the City of Dripping Springs and DSP, LLC and North DSP, LLC.

The motion carried unanimously 4 to 0.

7. **Discussion and possible action regarding a Wastewater Utility Service and Fee Agreement between the City of Dripping Springs and Tri Pointe Homes Texas, Inc. for wastewater service to approximately 14 acres of land within the Cypress Fork Ranch property, including allocation of 18 wastewater LUEs and temporary pump and haul service. Sponsor: Mayor Bill Foulds, Jr.**

Applicant Pat Helgeson with Tri Pointe Homes Texas, Inc. presented; and Bruce Endendyk, representing the Fellers read a letter in support on behalf of the Fellers.

A motion was made by Council Member Crow, to approve the pump and haul for Tri Pointe Homes. Council Member Tahuahua amended the motion to include that they be required to take access for pump and haul through Roger Hanks Road and not Creek Road. The motion was seconded by Council Member Parks.

The motion carried unanimously 4 to 0.

8. **Discussion and possible action to approve and authorize the City Administrator to finalize and execute a contract related to the reconstruction of Old Fitzhugh Road between Mercer Street and RM 12, including asphalt pavement, drainage, waterline, pedestrian amenities, illumination, pavement marking, signing, hardscaping, and landscaping, between the City of Dripping Springs and Lone Star Sitework, LLC, in the amount of \$5,028,674.00. Sponsor: Mayor Pro Tem Taline Manassian**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve and authorize the City Administrator to finalize and execute a contract related to the reconstruction of Old Fitzhugh Road and award it to Lone Star Sitework, LLC in the amount of \$5,028,674.00.

The motion carried unanimously 4 to 0.

9. **Discussion and possible action to approve an Agreement between the City of Dripping Springs and Ice Rink Events to provide the equipment, installation, and removal of a temporary, holiday season ice skating rink at Dripping Springs Ranch Park to operate from November 27, 2026 - January 5, 2027. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian arrived during the presentation of this item.

Mayor Foulds permitted a brief comment from audience member Lindsey Hoglan who spoke in support of this item and suggested increasing advertising efforts to promote attendance.

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the agreement between the City of Dripping Springs and Ice Rink Events.

The motion carried unanimously 5 to 0.

Staff was directed to return to council to discuss and consider ticket prices and the prospect of adding bumper cars.

10. **Discussion and possible action to award RFB #PARKS-2026-01 for the Dripping Springs Ranch Park Improvements to S&D Constructors, Inc. in the amount of \$189,278.00, and authorize the City Administrator to finalize and execute the agreement with the selected bidder. Sponsor: Council Member Sherrie Parks**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to award the Ranch Park improvements to S&D Constructors, Inc. in the amount of \$189,278.00 and authorize the City Administrator to finalize and execute the agreement with the selected bidder.

The motion carried unanimously 4 to 0. Council Member Tahuahua stepped out briefly and was not present during voting.

11. **Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02, Division 5, Section 24.02.262 of the Code of Ordinances of the City of Dripping Springs, relating to a local amendment to Section 1303 of the International Plumbing Code for standalone irrigation-only rainwater harvesting systems. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Husted, to approve an ordinance amending Chapter 24 of the Code of Ordinances relating to local amendment to Section 1303 of the International Plumbing Code related to standalone irrigation-only rainwater harvesting.

The motion carried unanimously 5 to 0.

12. **Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02 of the Code of Ordinances of the City of Dripping Springs, relating to the 2026 National Electric Code. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Husted, to approve an ordinance amending Chapter 24 of the Code of Ordinances related to the 2026 National Electric Code with local amendments recommended by staff and with an effective date of September 1, 2026.

The motion carried unanimously 5 to 0.

**13. Mayoral Appointment of Council Member to the Hays County Mental Health Coordinating Committee**

This item was postponed.

**14. Mayoral Appointment of Council Members to Council Areas of Oversight.**

Mayor Foulds appointed the following Council Members:

- a. Parks – Mayor Pro Tem Manassian & Council Member Parks (DSRP)
- b. Public Health and Safety – Council Member Tahuahua
- c. Utilities – Mayor Foulds & Council Member Husted
- d. Finance – Mayor Pro Tem Manassian & Council Member Parks
- e. Transportation and Streets – Council Member Crow
- f. Community Events & Services - Mayor Pro Tem Manassian & Council Member Parks (includes Tourism)
- g. Tourism – Same as Community Events & Services

**15. Discussion and possible action regarding the appointment of Daniel Graf to the Transportation Committee for a two (2) year term ending June 30, 2028.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the appointment of Daniel Graf to the Transportation Committee for a two (2) year term ending June 30, 2028.

The motion carried unanimously 5 to 0.

**16. Discussion and possible action regarding the reappointment of Charles Busbey and the appointment of John McIntosh to the Board of Adjustment as Board Member Alternates for a term ending May 2028.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to reappoint Charles Busbey and appoint John McIntosh to the Board of Adjustment as board member alternates for a term ending May 2028.

The motion carried 4 to 1, with Council Member Tahuahua voting nay.

## **BUDGET WORKSHOP**

*Presentation and discussion only. No action shall be taken.*

**3. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027. Deputy City Administrator, Shawn Cox**



The Budget Workshop presentation was moved to be discussed after the Business Agenda.

No action was taken. Presentation is on file.

## CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for items 17 & 18, under Section 551.071.

The motion carried unanimously 5 to 0.

Closed Session began at 8:10 a.m.

*The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 17. Consultation with City Attorney and possible action regarding legal issues related to municipal governance, conflicts of interest, disclosure obligations, recusal, and compliance with applicable state and local law** (*Consultation with Attorney, 551.071*).
- 18. Consultation with City Attorney and possible action regarding legal requirements for approval of appraisal district property acquisition** (*Consultation with Attorney, 551.071*).

Closed Session ended at 9:21 a.m.

## ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 9:22 p.m.

**APPROVED ON:**    *Month, XX, 202X*

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*Bill Foulds, Jr., Mayor*

***ATTEST:***

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*Diana Boone, City Secretary*



## City Council Special Meeting & Budget Workshop

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Tuesday, July 14, 2026, at 5:30 PM*

### **DRAFT MINUTES**

#### **CALL TO ORDER & ROLL CALL**

With a quorum of council members present, Mayor Foulds called the meeting to order at 5:39 p.m.

##### **City Council Members**

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Ana Grace Husted

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

##### **Staff, Consultants, & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

DSRP Manager Lily Sellers

Planning Director Tory Carpenter

Finance Manager Glori Rivas

DSVB Manager Pam King

Tourism Marketing Coordinator Reagan Van Coutren

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

Parks & Community Services Assistant Director Emily Nelson

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Tahuahua.

#### **PRESENTATION OF CITIZENS**

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*agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

No one spoke during the Presentation of Citizens.

## **BUDGET WORKSHOP**

*Presentation and discussion only. No action shall be taken.*

- 1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027. Deputy City Administrator, Shawn Cox**

Presentation and discussion only. No action was taken. Presentation is on file.

## **BUSINESS AGENDA**

- 2. Discussion and possible action regarding a Change Order to the Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson School Building and Downtown Parking Lot Project. Sponsor: Mayor Bill Foulds, Jr.**

This item was removed from the agenda. No action was taken.

## **CLOSED SESSION**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for item 3, under section 551.071. The motion carried unanimously 5 to 0.

Closed Session began at 6:23 p.m.

*The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

Closed Session ended at 6:38 p.m.

**3. Consultation with City Attorney and possible action regarding legal requirements for approval of appraisal district property acquisition** (*Consultation with Attorney, 551.071*).

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to pull item 3 out of Closed Session.

The motion carried unanimously 5 to 0.

A motion was made by Council Member Tahuahua and seconded by Council Member Husted, to approve a resolution that disapproves the Hays County Appraisal Districts' proposed acquisition of real property and direct staff to prepare a letter to accompany that, and forward to all the taxing entities in Hays County as discussed in Closed Session.

The motion carried unanimously 5 to 0.

**ADJOURN**

A motion was made by Council Member Parks and seconded by Council Member Husted, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 6:40 p.m.

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on July 8, 2026 at 4:00 p.m.*

**APPROVED ON:**     *Month, XX, 202X*

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*Bill Foulds, Jr., Mayor*

**ATTEST:**

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*Diana Boone, City Secretary*



**DRIPPING SPRINGS**  
Texas

Item # 5.

**To:** Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

**From:** Shawn Cox, Deputy City Administrator 

**Date:** September 1, 2026

**RE:** July 2026 City Treasurer's Report

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**General Fund:**

The General Fund received **\$647,346** in revenues for July.

General Fund revenues are in line with the adopted/projected budget. Line items of note include:

- 100-000-40000: Ad Valorem Tax – With the collection of \$84,773 in July, \$4,916,339 (99.65%) has been collected in property taxes.
- 100-000-40001: Sales Tax Revenue – \$415,179 was received in July, of which \$313,853 is considered City Revenues and is not allocated to either the Utility Fund or through agreements. This is a 1.09% increase from June 2025 receivables.
- 100-201-43031: Building Code Fees – Through July, \$1,898,464 has been collected in Building Code Fees. This is \$398,464 (26.56%) more than originally budgeted.
- 100-402-44003: Aquatic Fees – An additional \$5,422 was collected in Aquatic Fees, bringing the fiscal year total to \$40,054, \$7,304 (22.30%) more than budgeted.

General Fund expenditures are in line with the adopted/projected budget. Line items of note include:

- 100-106-64001: Office IT Equipment & Support – In July, \$67,484 was spent from this line item. The primary reason was the purchase of the new Incode server for \$62,349.

**Utility Fund:**

The Utility Fund received **\$349,213** in revenues for July.

Utility Fund revenues are in line with the adopted/projected budget. Line items of note include:

- 400-300-43018: Wastewater Service Fees – The Utility Fund collected \$87,913 in Wastewater Service Fees in July.
- 400-300-43047: Reclaimed Water Use Fee – In July, the Utility Department collected \$13,603 in reclaimed water fees. Collections for the year total \$50,547.
- 400-301-43040: Water Base Rate – Base rate collections for July total \$170,047, \$45,047 (36.04%) more than budgeted.
- 400-301-43041: Water Usage – Through July, \$792,300 has been collected. This is \$517,300 (188.11%) more than budgeted.
- 400-320-47009: Sales Tax – The Utility Fund sales tax allocation for July totaled \$83,036.

Utility Fund expenditures are in line with the adopted/projected budget.



## DRIPPING SPRINGS Texas

Item # 5.

### Dripping Springs Ranch Park (DSRP):

The Ranch Park received **\$39,013** in July.

DSRP revenues are in line with the adopted/projected budget. Line items of note include:

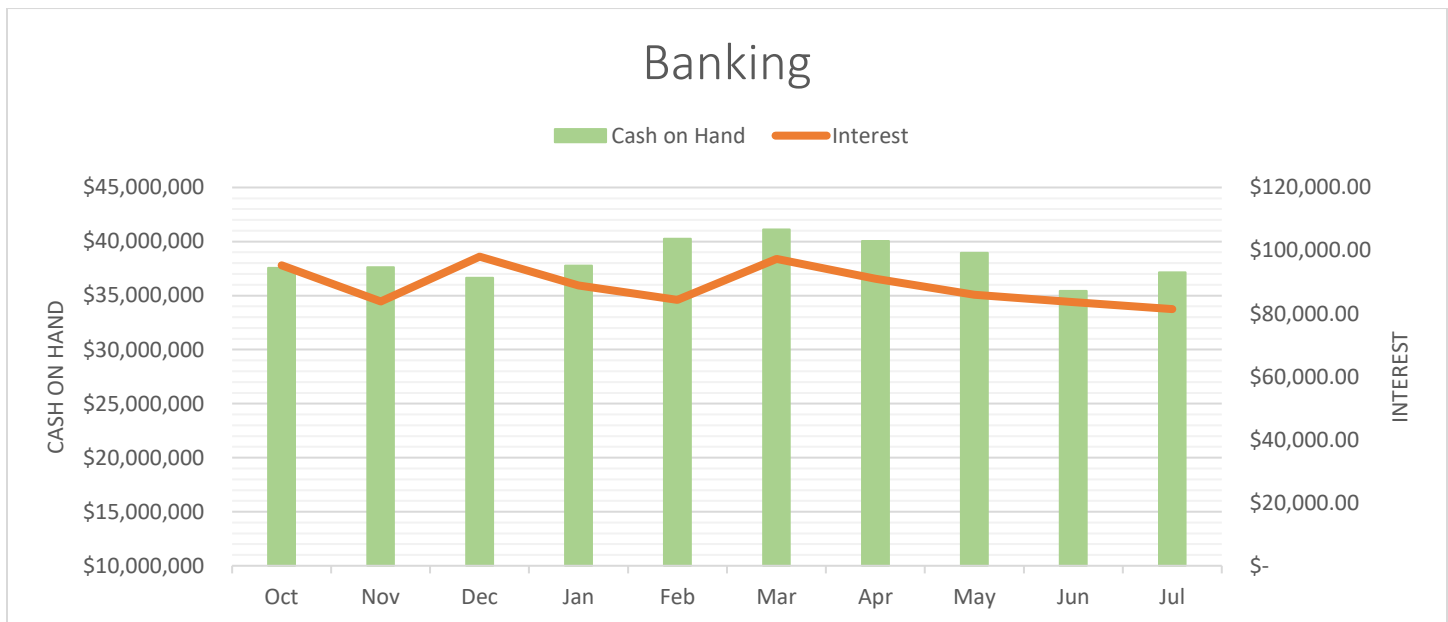
- 200-401-43012: Facility Rental Fees – In July, the DSRP collected \$13,143 in rental fees, bringing the total for the fiscal year to \$118,647 (90.92%).
- 200-401-44005: Coyote Camp – With the collection of \$4,515 in July, the DSRP has collected \$144,803 for the year. This is \$4,803 (3.43%) more than budgeted.

DSRP expenditures are in line with the adopted/projected budget. Line items of note include:

- 200-401-64038: Ice Rink – The first half of the rink deposit \$42,846 was paid in July. The second half will be shown in the August Treasurer's report.

### Banking:

On July 31<sup>st</sup>, the City's cash balance was **\$37.16 Million**. This is a 4.92% increase from the previous month's cash balance. A total of **\$81,422.01** was collected in interest revenues in July.



### Journal Entries:

There were no Journal Entries for the month of July 2026.



DRIPPING SPRINGS  
Texas

|                                                            |                                   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|------------------------------------------------------------|-----------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|----------------------|
| <b>Fund: 100 - General Fund</b>                            |                                   |                          |                         |                    |                     |                                        |                      |
| <b>Revenue</b>                                             |                                   |                          |                         |                    |                     |                                        |                      |
| <b>Department: 000 - Undesignated</b>                      |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-000-40000</a>                              | Ad Valorem Tax                    | 4,933,596.36             | 4,933,596.36            | 84,772.64          | 4,916,338.99        | -17,257.37                             | 0.35 %               |
| <a href="#">100-000-40001</a>                              | Sales Tax Revenue                 | 4,600,000.00             | 4,600,000.00            | 415,178.67         | 4,156,332.62        | -443,667.38                            | 9.64 %               |
| <a href="#">100-000-40006</a>                              | Ad Valorem Tax Penalty/Interest   | 4,000.00                 | 4,000.00                | 11,607.69          | 24,296.13           | 20,296.13                              | 607.40 %             |
| <a href="#">100-000-41000</a>                              | Solid Waste Franchise Fee         | 60,000.00                | 60,000.00               | 0.00               | 37,524.97           | -22,475.03                             | 37.46 %              |
| <a href="#">100-000-42000</a>                              | Alcohol Permit Fees               | 5,000.00                 | 5,000.00                | 0.00               | 2,942.50            | -2,057.50                              | 41.15 %              |
| <a href="#">100-000-46000</a>                              | FEMA                              | 0.00                     | 0.00                    | 0.00               | 7,549.79            | 7,549.79                               | 0.00 %               |
| <a href="#">100-000-46001</a>                              | Other Revenues                    | 40,000.00                | 40,000.00               | -153,244.00        | 294,751.01          | 254,751.01                             | 736.88 %             |
| <a href="#">100-000-46002</a>                              | Interest                          | 175,000.00               | 175,000.00              | 13,253.94          | 139,873.96          | -35,126.04                             | 20.07 %              |
| <a href="#">100-000-46013</a>                              | Opioid Abatement                  | 0.00                     | 0.00                    | 0.00               | 62.68               | 62.68                                  | 0.00 %               |
| <a href="#">100-000-46014</a>                              | Transportation Improvements Reim  | 1,850,000.00             | 1,850,000.00            | 0.00               | 190,623.58          | -1,659,376.42                          | 89.70 %              |
| <a href="#">100-000-47005</a>                              | Transfer from HOT Fund            | 3,496.00                 | 3,496.00                | 0.00               | 0.00                | -3,496.00                              | 100.00 %             |
| <a href="#">100-000-47010</a>                              | Transfer from Wastewater Fund     | 281,199.17               | 281,199.17              | 0.00               | 0.00                | -281,199.17                            | 100.00 %             |
| <a href="#">100-000-47019</a>                              | Transfer from Series 2025         | 690,948.00               | 690,948.00              | 0.00               | 0.00                | -690,948.00                            | 100.00 %             |
| <b>Department: 000 - Undesignated Total:</b>               |                                   | <b>12,643,239.53</b>     | <b>12,643,239.53</b>    | <b>371,568.94</b>  | <b>9,770,296.23</b> | <b>-2,872,943.30</b>                   | <b>22.72 %</b>       |
| <b>Department: 105 - Communications</b>                    |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-105-46006</a>                              | Merchandise                       | 0.00                     | 0.00                    | 33.68              | 2,497.54            | 2,497.54                               | 0.00 %               |
| <b>Department: 105 - Communications Total:</b>             |                                   | <b>0.00</b>              | <b>0.00</b>             | <b>33.68</b>       | <b>2,497.54</b>     | <b>2,497.54</b>                        | <b>0.00 %</b>        |
| <b>Department: 200 - Planning &amp; Development</b>        |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-200-42001</a>                              | Health Permits/Inspections        | 60,000.00                | 60,000.00               | 2,430.00           | 48,440.00           | -11,560.00                             | 19.27 %              |
| <a href="#">100-200-43000</a>                              | Site Development Fees             | 50,000.00                | 50,000.00               | 72,848.19          | 285,766.76          | 235,766.76                             | 571.53 %             |
| <a href="#">100-200-43002</a>                              | Zoning Fees                       | 65,000.00                | 65,000.00               | 0.00               | 0.00                | -65,000.00                             | 100.00 %             |
| <a href="#">100-200-43030</a>                              | Subdivision Fees                  | 459,825.00               | 459,825.00              | 1,700.00           | 600,080.61          | 140,255.61                             | 130.50 %             |
| <b>Department: 200 - Planning &amp; Development Total:</b> |                                   | <b>634,825.00</b>        | <b>634,825.00</b>       | <b>76,978.19</b>   | <b>934,287.37</b>   | <b>299,462.37</b>                      | <b>47.17 %</b>       |
| <b>Department: 201 - Building</b>                          |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-201-42001</a>                              | Health Permit                     | 0.00                     | 0.00                    | 0.00               | -350.00             | -350.00                                | 0.00 %               |
| <a href="#">100-201-42007</a>                              | Sign Permits                      | 0.00                     | 0.00                    | 4,631.83           | 130,424.86          | 130,424.86                             | 0.00 %               |
| <a href="#">100-201-43029</a>                              | Fire Inspections                  | 40,000.00                | 40,000.00               | 2,010.00           | 232,987.70          | 192,987.70                             | 582.47 %             |
| <a href="#">100-201-43031</a>                              | Building Code Fees                | 1,500,000.00             | 1,500,000.00            | 181,601.00         | 1,898,463.63        | 398,463.63                             | 126.56 %             |
| <b>Department: 201 - Building Total:</b>                   |                                   | <b>1,540,000.00</b>      | <b>1,540,000.00</b>     | <b>188,242.83</b>  | <b>2,261,526.19</b> | <b>721,526.19</b>                      | <b>46.85 %</b>       |
| <b>Department: 304 - Maintenance</b>                       |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-304-43050</a>                              | Street/ROW Fee                    | 0.00                     | 0.00                    | 0.00               | 100.00              | 100.00                                 | 0.00 %               |
| <b>Department: 304 - Maintenance Total:</b>                |                                   | <b>0.00</b>              | <b>0.00</b>             | <b>0.00</b>        | <b>100.00</b>       | <b>100.00</b>                          | <b>0.00 %</b>        |
| <b>Department: 400 - Parks &amp; Recreation</b>            |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-400-44000</a>                              | Sponsorships & Donations          | 6,000.00                 | 6,000.00                | 0.00               | 1,250.00            | -4,750.00                              | 79.17 %              |
| <a href="#">100-400-44001</a>                              | Community Service Fees            | 1,375.00                 | 1,375.00                | 0.00               | 2,825.00            | 1,450.00                               | 205.45 %             |
| <a href="#">100-400-44002</a>                              | Program & Event Fees              | 8,800.00                 | 8,800.00                | 0.00               | 5,750.00            | -3,050.00                              | 34.66 %              |
| <a href="#">100-400-44004</a>                              | Park Rental Income                | 19,000.00                | 19,000.00               | -320.00            | 17,487.00           | -1,513.00                              | 7.96 %               |
| <a href="#">100-400-47002</a>                              | Transfer from Parkland Dedication | 116,610.00               | 116,610.00              | 0.00               | 0.00                | -116,610.00                            | 100.00 %             |
| <a href="#">100-400-47003</a>                              | Transfer from Landscaping Fund    | 60,000.00                | 60,000.00               | 0.00               | 0.00                | -60,000.00                             | 100.00 %             |
| <a href="#">100-400-47005</a>                              | Transfer from HOT Fund            | 16,500.00                | 16,500.00               | 0.00               | 0.00                | -16,500.00                             | 100.00 %             |
| <a href="#">100-400-47014</a>                              | Transfer from Parkland Developme  | 392,690.61               | 392,690.61              | 0.00               | 0.00                | -392,690.61                            | 100.00 %             |
| <b>Department: 400 - Parks &amp; Recreation Total:</b>     |                                   | <b>620,975.61</b>        | <b>620,975.61</b>       | <b>-320.00</b>     | <b>27,312.00</b>    | <b>-593,663.61</b>                     | <b>95.60 %</b>       |
| <b>Department: 402 - Aquatics</b>                          |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-402-44003</a>                              | Aquatic Fees                      | 32,750.00                | 32,750.00               | 5,422.00           | 40,053.50           | 7,303.50                               | 122.30 %             |
| <a href="#">100-402-44004</a>                              | Park Rental Income                | 22,238.75                | 22,238.75               | 1,420.00           | 4,490.00            | -17,748.75                             | 79.81 %              |
| <a href="#">100-402-46006</a>                              | Merchandise Sales                 | 0.00                     | 0.00                    | 0.00               | 341.46              | 341.46                                 | 0.00 %               |



## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                               |                                                                       | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|-------------------------------|-----------------------------------------------------------------------|--------------------------|-------------------------|--------------------|----------------------|----------------------------------------|----------------------|
| <a href="#">100-402-46012</a> | Reimbursement of Utility Costs                                        | 0.00                     | 0.00                    | 0.00               | 2,170.00             | 2,170.00                               | 0.00 %               |
|                               | <b>Department: 402 - Aquatics Total:</b>                              | <b>54,988.75</b>         | <b>54,988.75</b>        | <b>6,842.00</b>    | <b>47,054.96</b>     | <b>-7,933.79</b>                       | <b>14.43%</b>        |
|                               | <b>Department: 404 - Founders Day</b>                                 |                          |                         |                    |                      |                                        |                      |
| <a href="#">100-404-43012</a> | FD Facility Rental                                                    | 10,000.00                | 10,000.00               | 0.00               | 8,888.68             | -1,111.32                              | 11.11 %              |
| <a href="#">100-404-45000</a> | FD Craft/Business Booths                                              | 12,150.00                | 12,150.00               | 0.00               | 18,025.50            | 5,875.50                               | 148.36 %             |
| <a href="#">100-404-45001</a> | FD Food Booths                                                        | 1,612.50                 | 1,612.50                | 0.00               | 1,612.50             | 0.00                                   | 0.00 %               |
| <a href="#">100-404-45002</a> | FD BBQ Cooker Registration Fees                                       | 6,650.00                 | 6,650.00                | 0.00               | 6,700.00             | 50.00                                  | 100.75 %             |
| <a href="#">100-404-45003</a> | FD Carnival                                                           | 20,000.00                | 20,000.00               | 0.00               | 20,796.43            | 796.43                                 | 103.98 %             |
| <a href="#">100-404-45004</a> | FD Parade Registration Fees                                           | 0.00                     | 0.00                    | 0.00               | 1,960.00             | 1,960.00                               | 0.00 %               |
| <a href="#">100-404-45005</a> | FD Sponsorships                                                       | 120,000.00               | 120,000.00              | 4,000.00           | 120,069.00           | 69.00                                  | 100.06 %             |
| <a href="#">100-404-45006</a> | FD Parking Fees                                                       | 0.00                     | 0.00                    | 0.00               | 1,446.65             | 1,446.65                               | 0.00 %               |
| <a href="#">100-404-45007</a> | FD Electric Fees                                                      | 3,300.00                 | 3,300.00                | 0.00               | 3,210.00             | -90.00                                 | 2.73 %               |
|                               | <b>Department: 404 - Founders Day Total:</b>                          | <b>173,712.50</b>        | <b>173,712.50</b>       | <b>4,000.00</b>    | <b>182,708.76</b>    | <b>8,996.26</b>                        | <b>5.18%</b>         |
|                               | <b>Revenue Total:</b>                                                 | <b>15,667,741.39</b>     | <b>15,667,741.39</b>    | <b>647,345.64</b>  | <b>13,225,783.05</b> | <b>-2,441,958.34</b>                   | <b>15.59%</b>        |
|                               | <b>Expense</b>                                                        |                          |                         |                    |                      |                                        |                      |
|                               | <b>Department: 000 - Undesignated</b>                                 |                          |                         |                    |                      |                                        |                      |
| <a href="#">100-000-60000</a> | Salaries                                                              | 4,248,369.20             | 4,248,369.20            | 0.00               | 0.00                 | 4,248,369.20                           | 100.00 %             |
| <a href="#">100-000-61000</a> | Health Insurance                                                      | 394,103.32               | 394,103.32              | 15,025.34          | 72,337.62            | 321,765.70                             | 81.65 %              |
| <a href="#">100-000-61001</a> | Dental Insurance                                                      | 0.00                     | 0.00                    | 0.00               | 1.52                 | -1.52                                  | 0.00 %               |
| <a href="#">100-000-61002</a> | Medicare                                                              | 0.00                     | 0.00                    | 0.00               | 4.18                 | -4.18                                  | 0.00 %               |
| <a href="#">100-000-61003</a> | Social Security                                                       | 0.00                     | 0.00                    | 0.00               | 17.88                | -17.88                                 | 0.00 %               |
| <a href="#">100-000-61005</a> | Federal Withholding                                                   | 333,759.29               | 333,759.29              | 0.00               | 0.00                 | 333,759.29                             | 100.00 %             |
| <a href="#">100-000-61006</a> | TMRS                                                                  | 239,938.88               | 239,938.88              | 0.00               | 17.56                | 239,921.32                             | 99.99 %              |
| <a href="#">100-000-62009</a> | Human Resources Consultant                                            | 32,000.00                | 32,000.00               | 1,851.67           | 33,891.06            | -1,891.06                              | -5.91 %              |
| <a href="#">100-000-62015</a> | Law Enforcement                                                       | 10,000.00                | 10,000.00               | 0.00               | 0.00                 | 10,000.00                              | 100.00 %             |
| <a href="#">100-000-63004</a> | Dues, Fees & Subscriptions                                            | 104,047.85               | 104,047.85              | 19,451.27          | 112,654.60           | -8,606.75                              | -8.27 %              |
| <a href="#">100-000-63005</a> | Training/Continuing Education                                         | 100,000.00               | 100,000.00              | 3,369.73           | 44,612.48            | 55,387.52                              | 55.39 %              |
| <a href="#">100-000-64000</a> | Office Supplies                                                       | 30,000.00                | 30,000.00               | 3,810.73           | 29,882.79            | 117.21                                 | 0.39 %               |
| <a href="#">100-000-64004</a> | Office Furniture and Equipment                                        | 10,016.00                | 10,016.00               | 0.00               | 0.00                 | 10,016.00                              | 100.00 %             |
| <a href="#">100-000-66002</a> | Postage & Shipping                                                    | 4,500.00                 | 4,500.00                | 104.80             | 2,576.39             | 1,923.61                               | 42.75 %              |
| <a href="#">100-000-68004</a> | Animal Control                                                        | 3,400.00                 | 6,800.00                | 0.00               | 6,800.00             | 0.00                                   | 0.00 %               |
| <a href="#">100-000-69002</a> | Economic Development                                                  | 5,000.00                 | 5,000.00                | 0.00               | 0.00                 | 5,000.00                               | 100.00 %             |
| <a href="#">100-000-70001</a> | Mileage                                                               | 2,000.00                 | 2,000.00                | 0.00               | 125.43               | 1,874.57                               | 93.73 %              |
| <a href="#">100-000-70002</a> | Contingencies/Emergency Fund                                          | 50,000.00                | 50,000.00               | 0.00               | 1,995.05             | 48,004.95                              | 96.01 %              |
| <a href="#">100-000-70003</a> | Other Expenses                                                        | 10,000.00                | 10,000.00               | 3,318.13           | 3,534.38             | 6,465.62                               | 64.66 %              |
| <a href="#">100-000-90000</a> | Transfer to Reserve Fund                                              | 300,000.00               | 300,000.00              | 0.00               | 0.00                 | 300,000.00                             | 100.00 %             |
| <a href="#">100-000-90002</a> | Transfer to TIRZ                                                      | 705,585.10               | 705,585.10              | 0.00               | 0.00                 | 705,585.10                             | 100.00 %             |
| <a href="#">100-000-90011</a> | Transfer to Capital Improvements                                      | 300,000.00               | 300,000.00              | 0.00               | 0.00                 | 300,000.00                             | 100.00 %             |
| <a href="#">100-000-90013</a> | Transfer to Vehicle Replacement Fu                                    | 162,679.00               | 162,679.00              | 0.00               | 0.00                 | 162,679.00                             | 100.00 %             |
| <a href="#">100-000-90015</a> | Transfer to Farmers Marke                                             | 17,765.75                | 17,765.75               | 0.00               | 0.00                 | 17,765.75                              | 100.00 %             |
|                               | <b>Department: 000 - Undesignated Total:</b>                          | <b>7,063,164.39</b>      | <b>7,066,564.39</b>     | <b>46,931.67</b>   | <b>308,450.94</b>    | <b>6,758,113.45</b>                    | <b>95.64%</b>        |
|                               | <b>Department: 100 - City Council/Boards &amp; Commissions</b>        |                          |                         |                    |                      |                                        |                      |
| <a href="#">100-100-63004</a> | Dues, Fees & Subscriptions                                            | 0.00                     | 0.00                    | 0.00               | 7,450.00             | -7,450.00                              | 0.00 %               |
| <a href="#">100-100-64004</a> | Office Furniture and Equipment                                        | 0.00                     | 0.00                    | 0.00               | 1,160.50             | -1,160.50                              | 0.00 %               |
| <a href="#">100-100-69000</a> | Family Violence Center                                                | 7,000.00                 | 7,000.00                | 0.00               | 0.00                 | 7,000.00                               | 100.00 %             |
| <a href="#">100-100-69008</a> | Land Acquisition                                                      | 10,000.00                | 10,000.00               | 0.00               | 0.00                 | 10,000.00                              | 100.00 %             |
|                               | <b>Department: 100 - City Council/Boards &amp; Commissions Total:</b> | <b>17,000.00</b>         | <b>17,000.00</b>        | <b>0.00</b>        | <b>8,610.50</b>      | <b>8,389.50</b>                        | <b>49.35%</b>        |
|                               | <b>Department: 101 - City Administrators Office</b>                   |                          |                         |                    |                      |                                        |                      |
| <a href="#">100-101-60000</a> | Regular Employees                                                     | 0.00                     | 0.00                    | 57,625.46          | 667,586.36           | -667,586.36                            | 0.00 %               |
| <a href="#">100-101-60002</a> | Overtime                                                              | 0.00                     | 0.00                    | 137.15             | 1,685.90             | -1,685.90                              | 0.00 %               |
| <a href="#">100-101-60003</a> | On Call Pay                                                           | 0.00                     | 0.00                    | 0.00               | 200.00               | -200.00                                | 0.00 %               |
| <a href="#">100-101-61000</a> | Health Insurance                                                      | 0.00                     | 0.00                    | 2,136.48           | 27,550.75            | -27,550.75                             | 0.00 %               |
| <a href="#">100-101-61001</a> | Dental Insurance                                                      | 0.00                     | 0.00                    | 121.72             | 1,752.02             | -1,752.02                              | 0.00 %               |
| <a href="#">100-101-61002</a> | Medicare                                                              | 0.00                     | 0.00                    | 787.96             | 9,113.11             | -9,113.11                              | 0.00 %               |
| <a href="#">100-101-61003</a> | Social Security                                                       | 0.00                     | 0.00                    | 3,369.20           | 35,161.54            | -35,161.54                             | 0.00 %               |
| <a href="#">100-101-61004</a> | Unemployment                                                          | 0.00                     | 0.00                    | 42.85              | 1,040.15             | -1,040.15                              | 0.00 %               |

## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                            |                                 | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|------------------------------------------------------------|---------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|----------------------|
| <a href="#">100-101-61006</a>                              | TMRS                            | 0.00                     | 0.00                    | 3,379.11           | 38,235.67          | -38,235.67                             | 0.00 %               |
| <b>Department: 101 - City Administrators Office Total:</b> |                                 | <b>0.00</b>              | <b>0.00</b>             | <b>67,599.93</b>   | <b>782,325.50</b>  | <b>-782,325.50</b>                     | <b>0.00%</b>         |
| <b>Department: 102 - City Secretary</b>                    |                                 |                          |                         |                    |                    |                                        |                      |
| <a href="#">100-102-60000</a>                              | Regular Employees               | 0.00                     | 0.00                    | 11,064.82          | 114,129.17         | -114,129.17                            | 0.00 %               |
| <a href="#">100-102-60001</a>                              | Part-time Employees             | 0.00                     | 0.00                    | 1,449.00           | 17,692.40          | -17,692.40                             | 0.00 %               |
| <a href="#">100-102-60002</a>                              | Overtime                        | 0.00                     | 0.00                    | 0.00               | 73.85              | -73.85                                 | 0.00 %               |
| <a href="#">100-102-61000</a>                              | Health Insurance                | 0.00                     | 0.00                    | 1,042.84           | 10,692.47          | -10,692.47                             | 0.00 %               |
| <a href="#">100-102-61001</a>                              | Dental Insurance                | 0.00                     | 0.00                    | 80.20              | 822.05             | -822.05                                | 0.00 %               |
| <a href="#">100-102-61002</a>                              | Medicare                        | 0.00                     | 0.00                    | 174.04             | 1,857.21           | -1,857.21                              | 0.00 %               |
| <a href="#">100-102-61003</a>                              | Social Security                 | 0.00                     | 0.00                    | 744.14             | 7,941.43           | -7,941.43                              | 0.00 %               |
| <a href="#">100-102-61004</a>                              | Unemployment                    | 0.00                     | 0.00                    | 0.00               | 584.19             | -584.19                                | 0.00 %               |
| <a href="#">100-102-61006</a>                              | TMRS                            | 0.00                     | 0.00                    | 647.30             | 6,655.96           | -6,655.96                              | 0.00 %               |
| <a href="#">100-102-62000</a>                              | Municipal Election              | 8,000.00                 | 8,000.00                | 4,144.63           | 4,148.62           | 3,851.38                               | 48.14 %              |
| <a href="#">100-102-62018</a>                              | Code Publication                | 6,500.00                 | 6,500.00                | 0.00               | 0.00               | 6,500.00                               | 100.00 %             |
| <a href="#">100-102-64032</a>                              | Meeting Supplies                | 9,360.00                 | 9,360.00                | 1,361.64           | 9,178.76           | 181.24                                 | 1.94 %               |
| <a href="#">100-102-66003</a>                              | Public Notices                  | 4,200.00                 | 4,200.00                | 0.00               | 1,736.75           | 2,463.25                               | 58.65 %              |
| <a href="#">100-102-69003</a>                              | Records Management              | 2,500.00                 | 2,500.00                | 263.75             | 2,484.26           | 15.74                                  | 0.63 %               |
| <b>Department: 102 - City Secretary Total:</b>             |                                 | <b>30,560.00</b>         | <b>30,560.00</b>        | <b>20,972.36</b>   | <b>177,997.12</b>  | <b>-147,437.12</b>                     | <b>-482.45%</b>      |
| <b>Department: 103 - Courts</b>                            |                                 |                          |                         |                    |                    |                                        |                      |
| <a href="#">100-103-62003</a>                              | Muni Court Attorney/ Judge      | 15,500.00                | 15,500.00               | 1,000.00           | 4,500.00           | 11,000.00                              | 70.97 %              |
| <b>Department: 103 - Courts Total:</b>                     |                                 | <b>15,500.00</b>         | <b>15,500.00</b>        | <b>1,000.00</b>    | <b>4,500.00</b>    | <b>11,000.00</b>                       | <b>70.97%</b>        |
| <b>Department: 104 - City Attorney</b>                     |                                 |                          |                         |                    |                    |                                        |                      |
| <a href="#">100-104-60000</a>                              | Regular Employees               | 0.00                     | 0.00                    | 13,122.94          | 169,957.40         | -169,957.40                            | 0.00 %               |
| <a href="#">100-104-61000</a>                              | Health Insurance                | 0.00                     | 0.00                    | 566.64             | 7,457.04           | -7,457.04                              | 0.00 %               |
| <a href="#">100-104-61001</a>                              | Dental Insurance                | 0.00                     | 0.00                    | 40.10              | 541.35             | -541.35                                | 0.00 %               |
| <a href="#">100-104-61002</a>                              | Medicare                        | 0.00                     | 0.00                    | 154.36             | 2,112.83           | -2,112.83                              | 0.00 %               |
| <a href="#">100-104-61003</a>                              | Social Security                 | 0.00                     | 0.00                    | 660.04             | 9,034.24           | -9,034.24                              | 0.00 %               |
| <a href="#">100-104-61004</a>                              | Unemployment                    | 0.00                     | 0.00                    | 0.00               | 144.00             | -144.00                                | 0.00 %               |
| <a href="#">100-104-61006</a>                              | TMRS                            | 0.00                     | 0.00                    | 767.70             | 9,885.32           | -9,885.32                              | 0.00 %               |
| <a href="#">100-104-62003</a>                              | Special Counsel and Consultants | 12,000.00                | 12,000.00               | 4,209.70           | 9,246.86           | 2,753.14                               | 22.94 %              |
| <b>Department: 104 - City Attorney Total:</b>              |                                 | <b>12,000.00</b>         | <b>12,000.00</b>        | <b>19,521.48</b>   | <b>208,379.04</b>  | <b>-196,379.04</b>                     | <b>-1,636.49%</b>    |
| <b>Department: 105 - Communications</b>                    |                                 |                          |                         |                    |                    |                                        |                      |
| <a href="#">100-105-60000</a>                              | Regular Employees               | 0.00                     | 0.00                    | 19,298.19          | 212,898.13         | -212,898.13                            | 0.00 %               |
| <a href="#">100-105-60002</a>                              | Overtime                        | 0.00                     | 0.00                    | 65.34              | 1,680.76           | -1,680.76                              | 0.00 %               |
| <a href="#">100-105-61000</a>                              | Health Insurance                | 0.00                     | 0.00                    | 1,587.72           | 17,455.76          | -17,455.76                             | 0.00 %               |
| <a href="#">100-105-61001</a>                              | Dental Insurance                | 0.00                     | 0.00                    | 120.30             | 1,323.30           | -1,323.30                              | 0.00 %               |
| <a href="#">100-105-61002</a>                              | Medicare                        | 0.00                     | 0.00                    | 277.13             | 3,071.33           | -3,071.33                              | 0.00 %               |
| <a href="#">100-105-61003</a>                              | Social Security                 | 0.00                     | 0.00                    | 1,184.96           | 13,132.55          | -13,132.55                             | 0.00 %               |
| <a href="#">100-105-61004</a>                              | Unemployment                    | 0.00                     | 0.00                    | 0.00               | 431.98             | -431.98                                | 0.00 %               |
| <a href="#">100-105-61006</a>                              | TMRS                            | 0.00                     | 0.00                    | 1,132.77           | 12,497.93          | -12,497.93                             | 0.00 %               |
| <a href="#">100-105-63039</a>                              | Employee Engagement             | 5,000.00                 | 5,000.00                | 343.25             | 5,731.79           | -731.79                                | -14.64 %             |
| <a href="#">100-105-66000</a>                              | Website                         | 11,930.00                | 11,930.00               | 2,844.83           | 13,207.83          | -1,277.83                              | -10.71 %             |
| <a href="#">100-105-66005</a>                              | Public Relations                | 15,000.00                | 15,000.00               | 181.36             | 12,680.48          | 2,319.52                               | 15.46 %              |
| <b>Department: 105 - Communications Total:</b>             |                                 | <b>31,930.00</b>         | <b>31,930.00</b>        | <b>27,035.85</b>   | <b>294,111.84</b>  | <b>-262,181.84</b>                     | <b>-821.11%</b>      |
| <b>Department: 106 - IT</b>                                |                                 |                          |                         |                    |                    |                                        |                      |
| <a href="#">100-106-60000</a>                              | Regular Employees               | 0.00                     | 0.00                    | 7,117.79           | 78,502.21          | -78,502.21                             | 0.00 %               |
| <a href="#">100-106-61000</a>                              | Health Insurance                | 0.00                     | 0.00                    | 540.24             | 5,940.34           | -5,940.34                              | 0.00 %               |
| <a href="#">100-106-61001</a>                              | Dental Insurance                | 0.00                     | 0.00                    | 40.10              | 441.10             | -441.10                                | 0.00 %               |
| <a href="#">100-106-61002</a>                              | Medicare                        | 0.00                     | 0.00                    | 103.02             | 1,136.22           | -1,136.22                              | 0.00 %               |
| <a href="#">100-106-61003</a>                              | Social Security                 | 0.00                     | 0.00                    | 440.52             | 4,858.52           | -4,858.52                              | 0.00 %               |
| <a href="#">100-106-61004</a>                              | Unemployment                    | 0.00                     | 0.00                    | 0.00               | 144.00             | -144.00                                | 0.00 %               |
| <a href="#">100-106-61006</a>                              | TMRS                            | 0.00                     | 0.00                    | 416.40             | 4,572.36           | -4,572.36                              | 0.00 %               |
| <a href="#">100-106-64001</a>                              | Office IT Equipment & Support   | 154,150.00               | 216,490.48              | 67,484.14          | 123,246.68         | 93,243.80                              | 43.07 %              |
| <a href="#">100-106-64002</a>                              | Software                        | 315,899.93               | 315,899.93              | 8,643.98           | 205,471.38         | 110,428.55                             | 34.96 %              |
| <a href="#">100-106-65000</a>                              | Network/Phone                   | 97,000.00                | 97,000.00               | 8,907.34           | 77,380.80          | 19,619.20                              | 20.23 %              |
| <b>Department: 106 - IT Total:</b>                         |                                 | <b>567,049.93</b>        | <b>629,390.41</b>       | <b>93,693.53</b>   | <b>501,693.61</b>  | <b>127,696.80</b>                      | <b>20.29%</b>        |

|                                                            |                                     | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|----------------------|
| <b>Department: 107 - Finance</b>                           |                                     |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-107-60000</a>                              | Regular Employees                   | 0.00                     | 0.00                    | 28,896.50          | 291,689.29          | -291,689.29                            | 0.00 %               |
| <a href="#">100-107-60002</a>                              | Overtime                            | 0.00                     | 0.00                    | 32.63              | 409.56              | -409.56                                | 0.00 %               |
| <a href="#">100-107-61000</a>                              | Health Insurance                    | 0.00                     | 0.00                    | 2,086.09           | 22,950.98           | -22,950.98                             | 0.00 %               |
| <a href="#">100-107-61001</a>                              | Dental Insurance                    | 0.00                     | 0.00                    | 158.98             | 1,748.75            | -1,748.75                              | 0.00 %               |
| <a href="#">100-107-61002</a>                              | Medicare                            | 0.00                     | 0.00                    | 392.83             | 3,987.30            | -3,987.30                              | 0.00 %               |
| <a href="#">100-107-61003</a>                              | Social Security                     | 0.00                     | 0.00                    | 1,679.73           | 17,049.06           | -17,049.06                             | 0.00 %               |
| <a href="#">100-107-61004</a>                              | Unemployment                        | 0.00                     | 0.00                    | 37.70              | 608.63              | -608.63                                | 0.00 %               |
| <a href="#">100-107-61006</a>                              | TMRS                                | 0.00                     | 0.00                    | 1,692.34           | 17,014.03           | -17,014.03                             | 0.00 %               |
| <a href="#">100-107-62001</a>                              | Financial Services                  | 55,000.00                | 55,000.00               | 0.00               | 56,760.00           | -1,760.00                              | -3.20 %              |
| <a href="#">100-107-64003</a>                              | Uniforms                            | 0.00                     | 0.00                    | 0.00               | 327.00              | -327.00                                | 0.00 %               |
| <a href="#">100-107-67000</a>                              | TML Liability Insurance             | 30,000.00                | 30,000.00               | 0.00               | 24,451.50           | 5,548.50                               | 18.50 %              |
| <a href="#">100-107-67001</a>                              | TML Property Insurance              | 95,988.75                | 95,988.75               | 0.00               | 73,830.00           | 22,158.75                              | 23.08 %              |
| <a href="#">100-107-67002</a>                              | TML Workmen's Comp Insurance        | 68,004.20                | 68,004.20               | 0.00               | 60,503.25           | 7,500.95                               | 11.03 %              |
| <a href="#">100-107-70001</a>                              | Mileage                             | 0.00                     | 0.00                    | 0.00               | 397.45              | -397.45                                | 0.00 %               |
| <a href="#">100-107-80004</a>                              | Series 2024                         | 485,238.00               | 485,238.00              | 0.00               | 437,619.00          | 47,619.00                              | 9.81 %               |
| <a href="#">100-107-80005</a>                              | Series 2025                         | 424,392.65               | 424,392.65              | 0.00               | 367,419.00          | 56,973.65                              | 13.42 %              |
| <a href="#">100-107-90003</a>                              | Transfer to Wastewater Utility Fund | 920,000.00               | 920,000.00              | 83,035.73          | 831,267.52          | 88,732.48                              | 9.64 %               |
| <a href="#">100-107-90004</a>                              | SPA & ECO D Transfers               | 225,000.00               | 225,000.00              | 18,289.87          | 235,245.32          | -10,245.32                             | -4.55 %              |
| <b>Department: 107 - Finance Total:</b>                    |                                     | <b>2,303,623.60</b>      | <b>2,303,623.60</b>     | <b>136,302.40</b>  | <b>2,443,277.64</b> | <b>-139,654.04</b>                     | <b>-6.06%</b>        |
| <b>Department: 200 - Planning &amp; Development</b>        |                                     |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-200-60000</a>                              | Regular Employees                   | 0.00                     | 0.00                    | 20,185.61          | 222,489.70          | -222,489.70                            | 0.00 %               |
| <a href="#">100-200-60002</a>                              | Overtime                            | 0.00                     | 0.00                    | 0.00               | 154.10              | -154.10                                | 0.00 %               |
| <a href="#">100-200-61000</a>                              | Health Insurance                    | 0.00                     | 0.00                    | 1,592.76           | 17,507.85           | -17,507.85                             | 0.00 %               |
| <a href="#">100-200-61001</a>                              | Dental Insurance                    | 0.00                     | 0.00                    | 120.30             | 1,323.30            | -1,323.30                              | 0.00 %               |
| <a href="#">100-200-61002</a>                              | Medicare                            | 0.00                     | 0.00                    | 265.98             | 2,935.22            | -2,935.22                              | 0.00 %               |
| <a href="#">100-200-61003</a>                              | Social Security                     | 0.00                     | 0.00                    | 1,137.32           | 12,550.66           | -12,550.66                             | 0.00 %               |
| <a href="#">100-200-61004</a>                              | Unemployment                        | 0.00                     | 0.00                    | 0.00               | 432.00              | -432.00                                | 0.00 %               |
| <a href="#">100-200-61006</a>                              | TMRS                                | 0.00                     | 0.00                    | 1,180.85           | 12,967.68           | -12,967.68                             | 0.00 %               |
| <a href="#">100-200-62002</a>                              | Engineering & Surveying             | 70,000.00                | 70,000.00               | 1,940.00           | 64,015.85           | 5,984.15                               | 8.55 %               |
| <a href="#">100-200-62005</a>                              | Health Inspector                    | 15,000.00                | 15,000.00               | 0.00               | 3,450.00            | 11,550.00                              | 77.00 %              |
| <a href="#">100-200-62006</a>                              | Architectural & Landscape Consulta  | 5,000.00                 | 5,000.00                | 0.00               | 0.00                | 5,000.00                               | 100.00 %             |
| <a href="#">100-200-62007</a>                              | Historic District Consultant        | 0.00                     | 0.00                    | 0.00               | 75.00               | -75.00                                 | 0.00 %               |
| <b>Department: 200 - Planning &amp; Development Total:</b> |                                     | <b>90,000.00</b>         | <b>90,000.00</b>        | <b>26,422.82</b>   | <b>337,901.36</b>   | <b>-247,901.36</b>                     | <b>-275.45%</b>      |
| <b>Department: 201 - Building</b>                          |                                     |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-201-60000</a>                              | Regular Employees                   | 0.00                     | 0.00                    | 40,275.79          | 442,098.91          | -442,098.91                            | 0.00 %               |
| <a href="#">100-201-60002</a>                              | Overtime                            | 0.00                     | 0.00                    | 161.17             | 1,875.59            | -1,875.59                              | 0.00 %               |
| <a href="#">100-201-61000</a>                              | Health Insurance                    | 0.00                     | 0.00                    | 3,662.39           | 45,379.90           | -45,379.90                             | 0.00 %               |
| <a href="#">100-201-61001</a>                              | Dental Insurance                    | 0.00                     | 0.00                    | 280.70             | 3,487.18            | -3,487.18                              | 0.00 %               |
| <a href="#">100-201-61002</a>                              | Medicare                            | 0.00                     | 0.00                    | 561.21             | 6,116.77            | -6,116.77                              | 0.00 %               |
| <a href="#">100-201-61003</a>                              | Social Security                     | 0.00                     | 0.00                    | 2,399.63           | 26,154.52           | -26,154.52                             | 0.00 %               |
| <a href="#">100-201-61004</a>                              | Unemployment                        | 0.00                     | 0.00                    | 0.00               | 1,152.02            | -1,152.02                              | 0.00 %               |
| <a href="#">100-201-61006</a>                              | TMRS                                | 0.00                     | 0.00                    | 2,365.57           | 25,861.18           | -25,861.18                             | 0.00 %               |
| <a href="#">100-201-62004</a>                              | Bldg. Inspector                     | 750,000.00               | 750,000.00              | 0.00               | 420,360.00          | 329,640.00                             | 43.95 %              |
| <a href="#">100-201-62008</a>                              | Lighting Consultant                 | 2,000.00                 | 2,000.00                | 0.00               | 5,043.00            | -3,043.00                              | -152.15 %            |
| <a href="#">100-201-62014</a>                              | FireInspector                       | 40,000.00                | 40,000.00               | 0.00               | 0.00                | 40,000.00                              | 100.00 %             |
| <a href="#">100-201-64003</a>                              | Uniforms                            | 0.00                     | 0.00                    | 105.00             | 1,659.57            | -1,659.57                              | 0.00 %               |
| <b>Department: 201 - Building Total:</b>                   |                                     | <b>792,000.00</b>        | <b>792,000.00</b>       | <b>49,811.46</b>   | <b>979,188.64</b>   | <b>-187,188.64</b>                     | <b>-23.63%</b>       |
| <b>Department: 300 - Wastewater</b>                        |                                     |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-300-71001</a>                              | Transportation Improvement Proje    | 2,655,000.00             | 2,655,000.00            | 2,970.83           | 517,159.68          | 2,137,840.32                           | 80.52 %              |
| <b>Department: 300 - Wastewater Total:</b>                 |                                     | <b>2,655,000.00</b>      | <b>2,655,000.00</b>     | <b>2,970.83</b>    | <b>517,159.68</b>   | <b>2,137,840.32</b>                    | <b>80.52%</b>        |
| <b>Department: 304 - Maintenance</b>                       |                                     |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-304-60000</a>                              | Regular Employees                   | 0.00                     | 0.00                    | 43,209.56          | 449,705.40          | -449,705.40                            | 0.00 %               |
| <a href="#">100-304-60002</a>                              | Overtime                            | 0.00                     | 0.00                    | 1,907.40           | 16,050.62           | -16,050.62                             | 0.00 %               |
| <a href="#">100-304-60003</a>                              | On Call Pay                         | 0.00                     | 0.00                    | 800.00             | 8,800.00            | -8,800.00                              | 0.00 %               |
| <a href="#">100-304-61000</a>                              | Health Insurance                    | 0.00                     | 0.00                    | 4,656.32           | 50,573.93           | -50,573.93                             | 0.00 %               |
| <a href="#">100-304-61001</a>                              | Dental Insurance                    | 0.00                     | 0.00                    | 320.80             | 3,700.30            | -3,700.30                              | 0.00 %               |

## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5.

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|                                                 |                                   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|-------------------------------------------------|-----------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|----------------------|
| <a href="#">100-304-61002</a>                   | Medicare                          | 0.00                     | 0.00                    | 661.39             | 6,818.07            | -6,818.07                              | 0.00 %               |
| <a href="#">100-304-61003</a>                   | Social Security                   | 0.00                     | 0.00                    | 2,828.04           | 29,153.16           | -29,153.16                             | 0.00 %               |
| <a href="#">100-304-61004</a>                   | Unemployment                      | 0.00                     | 0.00                    | 0.00               | 1,346.97            | -1,346.97                              | 0.00 %               |
| <a href="#">100-304-61006</a>                   | TMRS                              | 0.00                     | 0.00                    | 2,686.13           | 27,637.54           | -27,637.54                             | 0.00 %               |
| <a href="#">100-304-63000</a>                   | Office Maintenance/Repairs        | 94,200.00                | 94,200.00               | 4,807.05           | 82,762.10           | 11,437.90                              | 12.14 %              |
| <a href="#">100-304-63001</a>                   | Equipment Maintenance             | 49,500.00                | 49,500.00               | 773.05             | 12,808.34           | 36,691.66                              | 74.12 %              |
| <a href="#">100-304-63002</a>                   | Fleet Maintenance                 | 130,000.00               | 130,000.00              | 1,688.22           | 61,924.84           | 68,075.16                              | 52.37 %              |
| <a href="#">100-304-63008</a>                   | Stephenson Building & Lawn Maint  | 0.00                     | 0.00                    | 0.00               | -206.76             | 206.76                                 | 0.00 %               |
| <a href="#">100-304-63009</a>                   | Street/ROW Maintenance            | 272,000.00               | 272,000.00              | 9,936.26           | 68,011.06           | 203,988.94                             | 75.00 %              |
| <a href="#">100-304-63018</a>                   | Triangle/Veterans Park Maintenanc | 0.00                     | 0.00                    | 0.00               | 14.88               | -14.88                                 | 0.00 %               |
| <a href="#">100-304-64003</a>                   | Uniforms                          | 18,310.00                | 18,310.00               | 242.25             | 8,779.89            | 9,530.11                               | 52.05 %              |
| <a href="#">100-304-64008</a>                   | Fuel                              | 0.00                     | 0.00                    | 0.00               | 394.14              | -394.14                                | 0.00 %               |
| <a href="#">100-304-64009</a>                   | Maintenance Equipment             | 24,500.00                | 24,500.00               | 1,428.61           | 7,602.62            | 16,897.38                              | 68.97 %              |
| <a href="#">100-304-64010</a>                   | Maintenance Supplies              | 10,000.00                | 10,000.00               | 538.88             | 4,386.65            | 5,613.35                               | 56.13 %              |
| <a href="#">100-304-65001</a>                   | Street Electricity                | 20,000.00                | 20,000.00               | 2,301.05           | 17,989.57           | 2,010.43                               | 10.05 %              |
| <a href="#">100-304-65002</a>                   | City Streets Water                | 4,000.00                 | 4,000.00                | 0.00               | 2,975.18            | 1,024.82                               | 25.62 %              |
| <a href="#">100-304-65003</a>                   | Office Electricity                | 15,000.00                | 15,000.00               | 1,230.74           | 9,807.00            | 5,193.00                               | 34.62 %              |
| <a href="#">100-304-65004</a>                   | Office Water                      | 3,000.00                 | 3,000.00                | 78.49              | 718.59              | 2,281.41                               | 76.05 %              |
| <a href="#">100-304-65005</a>                   | Stephenson Bldg Electric          | 1,500.00                 | 1,500.00                | 118.76             | 826.59              | 673.41                                 | 44.89 %              |
| <a href="#">100-304-65006</a>                   | Stephenson Water                  | 1,500.00                 | 1,500.00                | 88.39              | 372.10              | 1,127.90                               | 75.19 %              |
| <a href="#">100-304-65009</a>                   | Triangle Electric                 | 0.00                     | 0.00                    | 38.25              | 306.00              | -306.00                                | 0.00 %               |
| <a href="#">100-304-65015</a>                   | Downtown Restroom Electric        | 2,000.00                 | 2,000.00                | 78.65              | 594.60              | 1,405.40                               | 70.27 %              |
| <a href="#">100-304-65021</a>                   | Downtown Restroom Water           | 2,000.00                 | 2,000.00                | 91.33              | 857.10              | 1,142.90                               | 57.15 %              |
| <a href="#">100-304-65024</a>                   | Office Wastewater                 | 0.00                     | 0.00                    | 99.74              | 886.11              | -886.11                                | 0.00 %               |
| <a href="#">100-304-69001</a>                   | Lighting Compliance               | 2,000.00                 | 2,000.00                | 0.00               | 0.00                | 2,000.00                               | 100.00 %             |
| <a href="#">100-304-71002</a>                   | Street Improvements               | 690,948.00               | 1,220,626.00            | 0.00               | 585,626.40          | 634,999.60                             | 52.02 %              |
| <a href="#">100-304-71003</a>                   | City Hall Improvements            | 0.00                     | 0.00                    | 0.00               | 17.98               | -17.98                                 | 0.00 %               |
| <a href="#">100-304-71014</a>                   | Maintenance Yard Improvements     | 0.00                     | 0.00                    | 0.00               | 7,590.00            | -7,590.00                              | 0.00 %               |
| <b>Department: 304 - Maintenance Total:</b>     |                                   | <b>1,340,458.00</b>      | <b>1,870,136.00</b>     | <b>80,609.36</b>   | <b>1,468,830.97</b> | <b>401,305.03</b>                      | <b>21.46%</b>        |
| <b>Department: 400 - Parks &amp; Recreation</b> |                                   |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-400-60000</a>                   | Regular Employees                 | 0.00                     | 0.00                    | 50,513.24          | 553,135.41          | -553,135.41                            | 0.00 %               |
| <a href="#">100-400-60001</a>                   | Part-time Employees               | 3,000.00                 | 3,000.00                | 2,189.27           | 9,847.01            | -6,847.01                              | -228.23 %            |
| <a href="#">100-400-60002</a>                   | Overtime                          | 0.00                     | 0.00                    | 496.81             | 8,515.83            | -8,515.83                              | 0.00 %               |
| <a href="#">100-400-60003</a>                   | On Call Pay                       | 0.00                     | 0.00                    | 800.00             | 8,800.00            | -8,800.00                              | 0.00 %               |
| <a href="#">100-400-60005</a>                   | Camp Staff                        | 0.00                     | 0.00                    | 29,040.86          | 99,551.10           | -99,551.10                             | 0.00 %               |
| <a href="#">100-400-60006</a>                   | Camp Staff OT                     | 0.00                     | 0.00                    | 144.69             | 474.14              | -474.14                                | 0.00 %               |
| <a href="#">100-400-61000</a>                   | Health Insurance                  | 0.00                     | 0.00                    | 3,691.78           | 38,177.05           | -38,177.05                             | 0.00 %               |
| <a href="#">100-400-61001</a>                   | Dental Insurance                  | 0.00                     | 0.00                    | 282.28             | 2,796.22            | -2,796.22                              | 0.00 %               |
| <a href="#">100-400-61002</a>                   | Medicare                          | 0.00                     | 0.00                    | 1,192.29           | 9,679.17            | -9,679.17                              | 0.00 %               |
| <a href="#">100-400-61003</a>                   | Social Security                   | 0.00                     | 0.00                    | 5,098.07           | 41,386.83           | -41,386.83                             | 0.00 %               |
| <a href="#">100-400-61004</a>                   | Unemployment                      | 0.00                     | 0.00                    | 611.01             | 3,554.52            | -3,554.52                              | 0.00 %               |
| <a href="#">100-400-61006</a>                   | TMRS                              | 0.00                     | 0.00                    | 3,028.03           | 32,455.10           | -32,455.10                             | 0.00 %               |
| <a href="#">100-400-62011</a>                   | Park Consultant                   | 35,000.00                | 35,000.00               | 0.00               | 1,027.50            | 33,972.50                              | 97.06 %              |
| <a href="#">100-400-63004</a>                   | Dues, Fees & Subscriptions        | 3,225.00                 | 3,225.00                | 137.50             | 5,343.52            | -2,118.52                              | -65.69 %             |
| <a href="#">100-400-63010</a>                   | Sports & Rec Park Lawn Mainten    | 0.00                     | 0.00                    | 0.00               | 3,030.00            | -3,030.00                              | 0.00 %               |
| <a href="#">100-400-63011</a>                   | Founders Park Lawn Maintenance    | 0.00                     | 0.00                    | 0.00               | 3,130.00            | -3,130.00                              | 0.00 %               |
| <a href="#">100-400-63012</a>                   | Charro Ranch Landscaping          | 0.00                     | 0.00                    | 0.00               | 10,640.00           | -10,640.00                             | 0.00 %               |
| <a href="#">100-400-63013</a>                   | General Parks Maintenance         | 25,000.00                | 25,000.00               | 1,366.40           | 29,780.97           | -4,780.97                              | -19.12 %             |
| <a href="#">100-400-63015</a>                   | Founders Park/Pool Maintenance    | 44,000.00                | 44,000.00               | 10,247.55          | 16,435.33           | 27,564.67                              | 62.65 %              |
| <a href="#">100-400-63016</a>                   | Sports & Rec Park Maintenance     | 43,500.00                | 43,500.00               | 1,428.54           | 4,502.11            | 38,997.89                              | 89.65 %              |
| <a href="#">100-400-63017</a>                   | Charro Ranch Park Maintenance     | 25,700.00                | 25,700.00               | 620.00             | 1,880.00            | 23,820.00                              | 92.68 %              |
| <a href="#">100-400-63018</a>                   | Triangle/Veterans Park Maintenanc | 5,700.00                 | 5,700.00                | 0.00               | 1,104.93            | 4,595.07                               | 80.62 %              |
| <a href="#">100-400-63036</a>                   | Skate Park Maintenance            | 500.00                   | 500.00                  | 0.00               | 0.00                | 500.00                                 | 100.00 %             |
| <a href="#">100-400-63045</a>                   | Trail Maintenance & Repair        | 25,000.00                | 25,000.00               | 0.00               | 909.79              | 24,090.21                              | 96.36 %              |
| <a href="#">100-400-64003</a>                   | Uniforms                          | 0.00                     | 0.00                    | 0.00               | 443.34              | -443.34                                | 0.00 %               |
| <a href="#">100-400-64005</a>                   | Equipment Rental                  | 5,000.00                 | 5,000.00                | 2,617.68           | 8,907.26            | -3,907.26                              | -78.15 %             |
| <a href="#">100-400-64011</a>                   | Park Supplies                     | 27,000.00                | 27,000.00               | 505.22             | 13,789.66           | 13,210.34                              | 48.93 %              |
| <a href="#">100-400-64012</a>                   | Charro Ranch Supplies             | 1,500.00                 | 1,500.00                | 0.00               | 109.18              | 1,390.82                               | 92.72 %              |

## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                        |                                | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|--------------------------------------------------------|--------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|----------------------|
| <a href="#">100-400-64013</a>                          | Founders Park Supplies         | 0.00                     | 0.00                    | 0.00               | 11,458.73           | -11,458.73                             | 0.00 %               |
| <a href="#">100-400-64014</a>                          | Sports & Rec Park Supplies     | 400.00                   | 400.00                  | 0.00               | 0.00                | 400.00                                 | 100.00 %             |
| <a href="#">100-400-64015</a>                          | Park Program & Event Supplies  | 11,250.00                | 11,250.00               | 1,023.56           | 5,146.52            | 6,103.48                               | 54.25 %              |
| <a href="#">100-400-64033</a>                          | Rathgeber Supplies             | 1,504.00                 | 1,504.00                | 0.00               | 611.82              | 892.18                                 | 59.32 %              |
| <a href="#">100-400-65000</a>                          | Network/Phone                  | 8,568.00                 | 8,568.00                | 0.00               | 0.00                | 8,568.00                               | 100.00 %             |
| <a href="#">100-400-65007</a>                          | Portable Toilets               | 10,000.00                | 10,000.00               | 560.00             | -7,033.00           | 17,033.00                              | 170.33 %             |
| <a href="#">100-400-65009</a>                          | Triangle Electric              | 500.00                   | 500.00                  | 0.00               | 0.00                | 500.00                                 | 100.00 %             |
| <a href="#">100-400-65010</a>                          | Triangle Water                 | 500.00                   | 500.00                  | 35.18              | 281.67              | 218.33                                 | 43.67 %              |
| <a href="#">100-400-65011</a>                          | Sports & Rec Park Water        | 13,000.00                | 13,000.00               | 178.14             | 2,266.18            | 10,733.82                              | 82.57 %              |
| <a href="#">100-400-65012</a>                          | Sports & Rec Park Electricity  | 2,500.00                 | 2,500.00                | 337.34             | 4,948.63            | -2,448.63                              | -97.95 %             |
| <a href="#">100-400-65023</a>                          | Sports & Rec Park Wastewater   | 0.00                     | 0.00                    | 92.18              | 839.72              | -839.72                                | 0.00 %               |
| <a href="#">100-400-65026</a>                          | Stephenson Wastewater          | 0.00                     | 0.00                    | 29.96              | 252.50              | -252.50                                | 0.00 %               |
| <a href="#">100-400-66001</a>                          | Advertising                    | 17,020.00                | 17,020.00               | 416.00             | 6,063.60            | 10,956.40                              | 64.37 %              |
| <a href="#">100-400-70003</a>                          | Other Expenses                 | 6,500.00                 | 6,500.00                | 1,048.48           | 1,048.48            | 5,451.52                               | 83.87 %              |
| <a href="#">100-400-70007</a>                          | Sponsored Events               | 0.00                     | 0.00                    | 0.00               | 3,709.34            | -3,709.34                              | 0.00 %               |
| <a href="#">100-400-71004</a>                          | All Parks Improvements         | 445,500.00               | 445,500.00              | 0.00               | 24,260.83           | 421,239.17                             | 94.55 %              |
| <a href="#">100-400-71005</a>                          | Founders Park Improvements     | 3,000.00                 | 136,783.75              | 0.00               | 129,776.32          | 7,007.43                               | 5.12 %               |
| <a href="#">100-400-71006</a>                          | Sports & Rec Park Improvements | 15,000.00                | 37,885.00               | 0.00               | 37,805.99           | 79.01                                  | 0.21 %               |
| <a href="#">100-400-71010</a>                          | Rathgeber Improvements         | 0.00                     | 0.00                    | 0.00               | 3,602.50            | -3,602.50                              | 0.00 %               |
| <a href="#">100-400-71012</a>                          | Skate Park Improvements        | 25,000.00                | 25,000.00               | 0.00               | 0.00                | 25,000.00                              | 100.00 %             |
| <b>Department: 400 - Parks &amp; Recreation Total:</b> |                                | <b>804,367.00</b>        | <b>961,035.75</b>       | <b>117,732.06</b>  | <b>1,134,445.80</b> | <b>-173,410.05</b>                     | <b>-18.04%</b>       |
| <b>Department: 401 - DSRP</b>                          |                                |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-401-60000</a>                          | Regular Employees              | 306,909.40               | 306,909.40              | 27,686.89          | 299,982.05          | 6,927.35                               | 2.26 %               |
| <a href="#">100-401-60002</a>                          | Overtime                       | 0.00                     | 0.00                    | 95.29              | 1,677.29            | -1,677.29                              | 0.00 %               |
| <a href="#">100-401-61000</a>                          | Health Insurance               | 36,409.53                | 36,409.53               | 3,106.32           | 33,725.49           | 2,684.04                               | 7.37 %               |
| <a href="#">100-401-61001</a>                          | Dental Insurance               | 0.00                     | 0.00                    | 239.02             | 2,597.23            | -2,597.23                              | 0.00 %               |
| <a href="#">100-401-61002</a>                          | Medicare                       | 0.00                     | 0.00                    | 377.24             | 4,272.25            | -4,272.25                              | 0.00 %               |
| <a href="#">100-401-61003</a>                          | Social Security                | 0.00                     | 0.00                    | 1,613.07           | 18,267.63           | -18,267.63                             | 0.00 %               |
| <a href="#">100-401-61004</a>                          | Unemployment                   | 0.00                     | 0.00                    | 0.00               | 986.89              | -986.89                                | 0.00 %               |
| <a href="#">100-401-61005</a>                          | Federal Withholding            | 42,731.13                | 42,731.13               | 0.00               | 0.00                | 42,731.13                              | 100.00 %             |
| <a href="#">100-401-61006</a>                          | TMRS                           | 0.00                     | 0.00                    | 1,625.26           | 17,569.68           | -17,569.68                             | 0.00 %               |
| <a href="#">100-401-63023</a>                          | General Maintenance            | 22,000.00                | 22,000.00               | 0.00               | 0.00                | 22,000.00                              | 100.00 %             |
| <b>Department: 401 - DSRP Total:</b>                   |                                | <b>408,050.06</b>        | <b>408,050.06</b>       | <b>34,743.09</b>   | <b>379,078.51</b>   | <b>28,971.55</b>                       | <b>7.10%</b>         |
| <b>Department: 402 - Aquatics</b>                      |                                |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-402-60000</a>                          | Regular Employees              | 0.00                     | 0.00                    | 4,846.80           | 53,299.41           | -53,299.41                             | 0.00 %               |
| <a href="#">100-402-60002</a>                          | Overtime                       | 0.00                     | 0.00                    | 8.40               | 8.40                | -8.40                                  | 0.00 %               |
| <a href="#">100-402-60007</a>                          | Aquatic Staff                  | 118,013.00               | 118,013.00              | 18,873.88          | 51,206.82           | 66,806.18                              | 56.61 %              |
| <a href="#">100-402-61000</a>                          | Health Insurance               | 0.00                     | 0.00                    | 519.48             | 5,707.16            | -5,707.16                              | 0.00 %               |
| <a href="#">100-402-61001</a>                          | Dental Insurance               | 0.00                     | 0.00                    | 40.10              | 441.10              | -441.10                                | 0.00 %               |
| <a href="#">100-402-61002</a>                          | Medicare                       | 0.00                     | 0.00                    | 351.21             | 1,520.80            | -1,520.80                              | 0.00 %               |
| <a href="#">100-402-61003</a>                          | Social Security                | 0.00                     | 0.00                    | 1,501.68           | 6,502.57            | -6,502.57                              | 0.00 %               |
| <a href="#">100-402-61004</a>                          | Unemployment                   | 0.00                     | 0.00                    | 368.36             | 1,097.20            | -1,097.20                              | 0.00 %               |
| <a href="#">100-402-61006</a>                          | TMRS                           | 0.00                     | 0.00                    | 283.54             | 3,104.47            | -3,104.47                              | 0.00 %               |
| <a href="#">100-402-63015</a>                          | Founders Park Maintenance      | 7,500.00                 | 7,500.00                | 351.00             | 507.52              | 6,992.48                               | 93.23 %              |
| <a href="#">100-402-64013</a>                          | Pool Supplies                  | 26,200.00                | 26,200.00               | 6,110.04           | 13,921.69           | 12,278.31                              | 46.86 %              |
| <a href="#">100-402-65000</a>                          | Network/Phone                  | 7,500.00                 | 7,500.00                | 180.93             | 1,809.30            | 5,690.70                               | 75.88 %              |
| <a href="#">100-402-65013</a>                          | FMP Pool/Pavilion Water        | 5,300.00                 | 5,300.00                | 175.80             | 6,010.10            | -710.10                                | -13.40 %             |
| <a href="#">100-402-65014</a>                          | FMP Pool/Pavilion Electric     | 6,000.00                 | 6,000.00                | 760.93             | 6,205.55            | -205.55                                | -3.43 %              |
| <a href="#">100-402-65019</a>                          | Propane/Natural Gas            | 6,000.00                 | 6,000.00                | 151.53             | 151.53              | 5,848.47                               | 97.47 %              |
| <a href="#">100-402-71011</a>                          | Founders Pool Improvements     | 50,000.00                | 50,000.00               | 0.00               | 43,579.83           | 6,420.17                               | 12.84 %              |
| <b>Department: 402 - Aquatics Total:</b>               |                                | <b>226,513.00</b>        | <b>226,513.00</b>       | <b>34,523.68</b>   | <b>195,073.45</b>   | <b>31,439.55</b>                       | <b>13.88%</b>        |
| <b>Department: 404 - Founders Day</b>                  |                                |                          |                         |                    |                     |                                        |                      |
| <a href="#">100-404-63019</a>                          | FD Clean Up                    | 19,200.00                | 19,200.00               | 0.00               | 21,100.00           | -1,900.00                              | -9.90 %              |
| <a href="#">100-404-63038</a>                          | FD Transportation              | 19,303.30                | 19,303.30               | 0.00               | 9,800.00            | 9,503.30                               | 49.23 %              |
| <a href="#">100-404-64016</a>                          | FD Event Supplies              | 5,000.00                 | 5,000.00                | 0.00               | 6,966.60            | -1,966.60                              | -39.33 %             |
| <a href="#">100-404-64017</a>                          | FD Event Tent, Table, & Chairs | 15,000.00                | 15,000.00               | 0.00               | 16,746.00           | -1,746.00                              | -11.64 %             |
| <a href="#">100-404-64018</a>                          | FD Barricades                  | 12,650.00                | 12,650.00               | 0.00               | 23,613.50           | -10,963.50                             | -86.67 %             |



## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                        |                                    | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|--------------------------------------------------------|------------------------------------|--------------------------|-------------------------|--------------------|----------------------|----------------------------------------|----------------------|
| <a href="#">100-404-65007</a>                          | Portable Toilets                   | 10,500.00                | 10,500.00               | 0.00               | 12,198.00            | -1,698.00                              | -16.17 %             |
| <a href="#">100-404-65016</a>                          | FD Electricity                     | 30,000.00                | 30,000.00               | 0.00               | 24,420.72            | 5,579.28                               | 18.60 %              |
| <a href="#">100-404-66008</a>                          | FD Parade                          | 0.00                     | 0.00                    | 0.00               | 77.94                | -77.94                                 | 0.00 %               |
| <a href="#">100-404-66009</a>                          | FD Publicity                       | 3,450.00                 | 3,450.00                | 0.00               | 2,580.02             | 869.98                                 | 25.22 %              |
| <a href="#">100-404-66010</a>                          | Events, Entertainment & Activities | 26,000.00                | 26,000.00               | 0.00               | 27,650.00            | -1,650.00                              | -6.35 %              |
| <a href="#">100-404-66012</a>                          | FD Sponsorship                     | 9,800.00                 | 9,800.00                | 0.00               | 2,225.79             | 7,574.21                               | 77.29 %              |
| <a href="#">100-404-68005</a>                          | FD Security                        | 46,837.00                | 46,837.00               | 0.00               | 44,156.50            | 2,680.50                               | 5.72 %               |
| <a href="#">100-404-68006</a>                          | FD Health, Safety & Lighting       | 20,861.50                | 20,861.50               | 0.00               | 19,730.00            | 1,131.50                               | 5.42 %               |
| <a href="#">100-404-70002</a>                          | FD Contingencies                   | 5,000.00                 | 5,000.00                | 0.00               | 6,500.00             | -1,500.00                              | -30.00 %             |
| <b>Department: 404 - Founders Day Total:</b>           |                                    | <b>223,601.80</b>        | <b>223,601.80</b>       | <b>0.00</b>        | <b>217,765.07</b>    | <b>5,836.73</b>                        | <b>2.61%</b>         |
| <b>Department: 500 - Emergency Management</b>          |                                    |                          |                         |                    |                      |                                        |                      |
| <a href="#">100-500-60000</a>                          | Regular Employees                  | 0.00                     | 0.00                    | 6,760.71           | 74,827.24            | -74,827.24                             | 0.00 %               |
| <a href="#">100-500-61000</a>                          | Health Insurance                   | 0.00                     | 0.00                    | 18.98              | 207.37               | -207.37                                | 0.00 %               |
| <a href="#">100-500-61001</a>                          | Dental Insurance                   | 0.00                     | 0.00                    | 40.10              | 441.10               | -441.10                                | 0.00 %               |
| <a href="#">100-500-61002</a>                          | Medicare                           | 0.00                     | 0.00                    | 97.12              | 1,074.98             | -1,074.98                              | 0.00 %               |
| <a href="#">100-500-61003</a>                          | Social Security                    | 0.00                     | 0.00                    | 415.26             | 4,596.35             | -4,596.35                              | 0.00 %               |
| <a href="#">100-500-61004</a>                          | Unemployment                       | 0.00                     | 0.00                    | 0.00               | 144.01               | -144.01                                | 0.00 %               |
| <a href="#">100-500-61006</a>                          | TMRS                               | 0.00                     | 0.00                    | 395.50             | 4,358.10             | -4,358.10                              | 0.00 %               |
| <a href="#">100-500-64008</a>                          | Fuel                               | 0.00                     | 0.00                    | 0.00               | 52.11                | -52.11                                 | 0.00 %               |
| <a href="#">100-500-68000</a>                          | Emergency Management Equip         | 6,800.00                 | 6,800.00                | 12.63              | 309.81               | 6,490.19                               | 95.44 %              |
| <a href="#">100-500-68001</a>                          | Emergency Fire& Safety             | 13,000.00                | 13,000.00               | 276.81             | 4,492.61             | 8,507.39                               | 65.44 %              |
| <a href="#">100-500-68002</a>                          | Emergency Management PR            | 3,000.00                 | 3,000.00                | 0.00               | 0.00                 | 3,000.00                               | 100.00 %             |
| <a href="#">100-500-68003</a>                          | Emergency Equipment Maint          | 12,910.00                | 12,910.00               | 1,449.13           | 33,283.37            | -20,373.37                             | -157.81 %            |
| <b>Department: 500 - Emergency Management Total:</b>   |                                    | <b>35,710.00</b>         | <b>35,710.00</b>        | <b>9,466.24</b>    | <b>123,787.05</b>    | <b>-88,077.05</b>                      | <b>-246.65%</b>      |
| <b>Expense Total:</b>                                  |                                    | <b>16,616,527.78</b>     | <b>17,368,615.01</b>    | <b>769,336.76</b>  | <b>10,082,576.72</b> | <b>7,286,038.29</b>                    | <b>41.95%</b>        |
| <b>Fund: 100 - General Fund Surplus (Deficit):</b>     |                                    | <b>-948,786.39</b>       | <b>-1,700,873.62</b>    | <b>-121,991.12</b> | <b>3,143,206.33</b>  | <b>4,844,079.95</b>                    | <b>284.80%</b>       |
| <b>Fund: 200 - Dripping Springs Ranch Park</b>         |                                    |                          |                         |                    |                      |                                        |                      |
| <b>Revenue</b>                                         |                                    |                          |                         |                    |                      |                                        |                      |
| <b>Department: 401 - DSRP</b>                          |                                    |                          |                         |                    |                      |                                        |                      |
| <a href="#">200-401-42008</a>                          | Riding Permit Fees                 | 10,000.00                | 10,000.00               | 1,080.00           | 8,990.00             | -1,010.00                              | 10.10 %              |
| <a href="#">200-401-43010</a>                          | Stall Rental Fees                  | 35,500.00                | 35,500.00               | 1,655.00           | 42,849.25            | 7,349.25                               | 120.70 %             |
| <a href="#">200-401-43011</a>                          | RV Site Rental Fees                | 21,000.00                | 21,000.00               | 310.00             | 24,524.00            | 3,524.00                               | 116.78 %             |
| <a href="#">200-401-43012</a>                          | Facility Rental Fees               | 130,500.00               | 130,500.00              | 13,142.50          | 118,646.74           | -11,853.26                             | 9.08 %               |
| <a href="#">200-401-43013</a>                          | Equipment Rental Fees              | 10,000.00                | 10,000.00               | 1,475.00           | 28,575.06            | 18,575.06                              | 285.75 %             |
| <a href="#">200-401-43014</a>                          | Staff & Miscellaneous Fees         | 4,700.00                 | 4,700.00                | 300.00             | 3,714.16             | -985.84                                | 20.98 %              |
| <a href="#">200-401-43015</a>                          | Cleaning Fees                      | 20,000.00                | 20,000.00               | 2,275.00           | 22,266.89            | 2,266.89                               | 111.33 %             |
| <a href="#">200-401-44000</a>                          | Sponsorships & Donations           | 51,775.00                | 51,775.00               | 0.00               | 10,183.00            | -41,592.00                             | 80.33 %              |
| <a href="#">200-401-44005</a>                          | Coyote Camp                        | 140,000.00               | 140,000.00              | 4,515.00           | 144,802.50           | 4,802.50                               | 103.43 %             |
| <a href="#">200-401-44006</a>                          | Riding Series                      | 38,000.00                | 38,000.00               | 2,002.00           | 41,102.50            | 3,102.50                               | 108.16 %             |
| <a href="#">200-401-44007</a>                          | Miscellaneous Events               | 12,000.00                | 12,000.00               | 660.00             | 105,061.00           | 93,061.00                              | 875.51 %             |
| <a href="#">200-401-44008</a>                          | Program Fees                       | 62,500.00                | 62,500.00               | 5,360.00           | 70,723.98            | 8,223.98                               | 113.16 %             |
| <a href="#">200-401-44009</a>                          | Ice Rink                           | 190,800.00               | 190,800.00              | 0.00               | 143,648.00           | -47,152.00                             | 24.71 %              |
| <a href="#">200-401-44012</a>                          | Rink Merchandise                   | 2,000.00                 | 2,000.00                | 0.00               | 3,137.36             | 1,137.36                               | 156.87 %             |
| <a href="#">200-401-46001</a>                          | Other Revenues                     | 500.00                   | 500.00                  | 3,453.30           | 1,206.60             | 706.60                                 | 241.32 %             |
| <a href="#">200-401-46002</a>                          | Interest                           | 4,500.00                 | 4,500.00                | 1,349.86           | 8,675.30             | 4,175.30                               | 192.78 %             |
| <a href="#">200-401-46004</a>                          | Grant Revenues                     | 100,000.00               | 100,000.00              | 0.00               | 0.00                 | -100,000.00                            | 100.00 %             |
| <a href="#">200-401-46006</a>                          | Merchandise Sales                  | 22,500.00                | 22,500.00               | 1,435.00           | 29,123.29            | 6,623.29                               | 129.44 %             |
| <a href="#">200-401-46015</a>                          | Concessions                        | 1,500.00                 | 1,500.00                | 0.00               | 5,026.70             | 3,526.70                               | 335.11 %             |
| <a href="#">200-401-47005</a>                          | Transfer from HOT Fund             | 747,050.00               | 747,050.00              | 0.00               | 454,400.00           | -292,650.00                            | 39.17 %              |
| <b>Department: 401 - DSRP Total:</b>                   |                                    | <b>1,604,825.00</b>      | <b>1,604,825.00</b>     | <b>39,012.66</b>   | <b>1,266,656.33</b>  | <b>-338,168.67</b>                     | <b>21.07%</b>        |
| <b>Revenue Total:</b>                                  |                                    | <b>1,604,825.00</b>      | <b>1,604,825.00</b>     | <b>39,012.66</b>   | <b>1,266,656.33</b>  | <b>-338,168.67</b>                     | <b>21.07%</b>        |
| <b>Expense</b>                                         |                                    |                          |                         |                    |                      |                                        |                      |
| <b>Department: 400 - Parks &amp; Recreation</b>        |                                    |                          |                         |                    |                      |                                        |                      |
| <a href="#">200-400-63035</a>                          | Ranch House Maintenance            | 10,000.00                | 10,000.00               | 645.47             | 4,842.35             | 5,157.65                               | 51.58 %              |
| <a href="#">200-400-64024</a>                          | Ranch House Supplies               | 1,000.00                 | 1,000.00                | 544.80             | 1,518.52             | -518.52                                | -51.85 %             |
| <b>Department: 400 - Parks &amp; Recreation Total:</b> |                                    | <b>11,000.00</b>         | <b>11,000.00</b>        | <b>1,190.27</b>    | <b>6,360.87</b>      | <b>4,639.13</b>                        | <b>42.17%</b>        |

## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                                   | Original<br>Total Budget           | Current<br>Total Budget | Period<br>Activity  | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining      |
|-------------------------------------------------------------------|------------------------------------|-------------------------|---------------------|--------------------|----------------------------------------|---------------------------|
| <b>Department: 401 - DSRP</b>                                     |                                    |                         |                     |                    |                                        |                           |
| <a href="#">200-401-60005</a>                                     | Camp Staff                         | 138,246.48              | 138,246.48          | 0.00               | 0.00                                   | 138,246.48 100.00 %       |
| <a href="#">200-401-63000</a>                                     | Building/Office Maintenance        | 0.00                    | 0.00                | 7,455.47           | 22,640.49                              | -22,640.49 0.00 %         |
| <a href="#">200-401-63001</a>                                     | Equipment Maintenance              | 25,000.00               | 25,000.00           | 6,772.85           | 20,351.31                              | 4,648.69 18.59 %          |
| <a href="#">200-401-63002</a>                                     | Fleet Maintenance                  | 5,500.00                | 5,500.00            | 0.00               | 0.00                                   | 5,500.00 100.00 %         |
| <a href="#">200-401-63003</a>                                     | Lawn Maintenance                   | 0.00                    | 0.00                | 2,395.00           | 2,395.00                               | -2,395.00 0.00 %          |
| <a href="#">200-401-63004</a>                                     | Dues, Fees & Subscriptions         | 5,000.00                | 5,000.00            | 54.68              | 1,246.56                               | 3,753.44 75.07 %          |
| <a href="#">200-401-63005</a>                                     | Training/Continuing Education      | 0.00                    | 0.00                | 0.00               | 74.00                                  | -74.00 0.00 %             |
| <a href="#">200-401-63023</a>                                     | General Maintenance                | 146,272.00              | 146,272.00          | 0.00               | 81,972.19                              | 64,299.81 43.96 %         |
| <a href="#">200-401-63024</a>                                     | Stall Cleaning & Repair            | 4,000.00                | 4,000.00            | 0.00               | 0.00                                   | 4,000.00 100.00 %         |
| <a href="#">200-401-63028</a>                                     | Lift Station Maintenance           | 5,000.00                | 5,000.00            | 0.00               | 0.00                                   | 5,000.00 100.00 %         |
| <a href="#">200-401-64000</a>                                     | Office Supplies                    | 10,000.00               | 10,000.00           | 0.00               | 822.40                                 | 9,177.60 91.78 %          |
| <a href="#">200-401-64001</a>                                     | IT Equipment                       | 3,700.00                | 3,700.00            | 16.44              | 641.44                                 | 3,058.56 82.66 %          |
| <a href="#">200-401-64003</a>                                     | Uniforms                           | 1,000.00                | 1,000.00            | 0.00               | 159.84                                 | 840.16 84.02 %            |
| <a href="#">200-401-64005</a>                                     | Equipment Rental                   | 3,000.00                | 5,000.00            | 0.00               | 4,268.76                               | 731.24 14.62 %            |
| <a href="#">200-401-64008</a>                                     | Fuel                               | 0.00                    | 0.00                | 0.00               | 3,711.47                               | -3,711.47 0.00 %          |
| <a href="#">200-401-64009</a>                                     | Maintenance Equipment              | 0.00                    | 0.00                | 0.00               | 32.79                                  | -32.79 0.00 %             |
| <a href="#">200-401-64010</a>                                     | Maintenance Supplies               | 0.00                    | 0.00                | 1,100.00           | 1,988.75                               | -1,988.75 0.00 %          |
| <a href="#">200-401-64015</a>                                     | Park Program & Event Supplies      | 0.00                    | 0.00                | 0.00               | 27.99                                  | -27.99 0.00 %             |
| <a href="#">200-401-64020</a>                                     | Building Supplies                  | 0.00                    | 0.00                | 0.00               | 44.91                                  | -44.91 0.00 %             |
| <a href="#">200-401-64021</a>                                     | Merchandise                        | 15,500.00               | 15,500.00           | 0.00               | 14,036.00                              | 1,464.00 9.45 %           |
| <a href="#">200-401-64023</a>                                     | Equipment                          | 33,578.37               | 33,578.37           | 0.00               | 0.00                                   | 33,578.37 100.00 %        |
| <a href="#">200-401-64026</a>                                     | Sponsorship Expenses               | 2,100.00                | 2,100.00            | 0.00               | 35.96                                  | 2,064.04 98.29 %          |
| <a href="#">200-401-64027</a>                                     | Coyote Camp                        | 16,000.00               | 16,000.00           | 2,463.32           | 11,501.69                              | 4,498.31 28.11 %          |
| <a href="#">200-401-64028</a>                                     | Riding Series                      | 28,000.00               | 28,000.00           | 0.00               | 26,339.82                              | 1,660.18 5.93 %           |
| <a href="#">200-401-64029</a>                                     | Miscellaneous Events               | 1,500.00                | 1,500.00            | 0.00               | 22,764.90                              | -21,264.90 -1,417.66 %    |
| <a href="#">200-401-64030</a>                                     | Programing                         | 13,000.00               | 13,000.00           | 9,976.16           | 20,748.48                              | -7,748.48 -59.60 %        |
| <a href="#">200-401-64031</a>                                     | Concert Series                     | 229,169.00              | 0.00                | 0.00               | 0.00                                   | 0.00 0.00 %               |
| <a href="#">200-401-64038</a>                                     | Ice Rink                           | 0.00                    | 229,169.00          | 42,846.25          | 158,962.68                             | 70,206.32 30.64 %         |
| <a href="#">200-401-65000</a>                                     | Network/Phone                      | 8,912.40                | 8,912.40            | 965.65             | 11,274.10                              | -2,361.70 -26.50 %        |
| <a href="#">200-401-65005</a>                                     | Water                              | 15,000.00               | 15,000.00           | 0.00               | 11,337.72                              | 3,662.28 24.42 %          |
| <a href="#">200-401-65007</a>                                     | Portable Toilets                   | 2,500.00                | 2,500.00            | 0.00               | 0.00                                   | 2,500.00 100.00 %         |
| <a href="#">200-401-65008</a>                                     | Alarm                              | 13,317.24               | 13,317.24           | 1,025.80           | 3,590.30                               | 9,726.94 73.04 %          |
| <a href="#">200-401-65017</a>                                     | Electricity                        | 90,000.00               | 90,000.00           | 9,040.42           | 67,707.65                              | 22,292.35 24.77 %         |
| <a href="#">200-401-65018</a>                                     | Septic                             | 750.00                  | 750.00              | 0.00               | 0.00                                   | 750.00 100.00 %           |
| <a href="#">200-401-65019</a>                                     | Propane/Natural Gas                | 2,500.00                | 5,000.00            | 377.37             | 5,598.71                               | -598.71 -11.97 %          |
| <a href="#">200-401-65025</a>                                     | DSRP Wastewater                    | 0.00                    | 0.00                | 617.41             | 5,409.19                               | -5,409.19 0.00 %          |
| <a href="#">200-401-66001</a>                                     | Advertising                        | 15,000.00               | 15,000.00           | 0.00               | 19.92                                  | 14,980.08 99.87 %         |
| <a href="#">200-401-66004</a>                                     | City Sponsored Events              | 0.00                    | 0.00                | 0.00               | 7,555.46                               | -7,555.46 0.00 %          |
| <a href="#">200-401-70001</a>                                     | Mileage                            | 500.00                  | 500.00              | 0.00               | 0.00                                   | 500.00 100.00 %           |
| <a href="#">200-401-70002</a>                                     | Contingencies/Emergency Fund       | 50,000.00               | 50,000.00           | 0.00               | 0.00                                   | 50,000.00 100.00 %        |
| <a href="#">200-401-70003</a>                                     | Other Expenses                     | 20,000.00               | 20,000.00           | 0.00               | 20.44                                  | 19,979.56 99.90 %         |
| <a href="#">200-401-70004</a>                                     | Hays County Livestock Board Agree  | 13,200.00               | 13,200.00           | 0.00               | 1,904.18                               | 11,295.82 85.57 %         |
| <a href="#">200-401-70007</a>                                     | Sponsored Events                   | 7,900.00                | 7,900.00            | 795.05             | 795.05                                 | 7,104.95 89.94 %          |
| <a href="#">200-401-70013</a>                                     | DSRP Sales Tax                     | 1,565.20                | 1,565.20            | 180.18             | 2,196.84                               | -631.64 -40.36 %          |
| <a href="#">200-401-71000</a>                                     | Capital Projects                   | 0.00                    | 0.00                | 0.00               | 131.36                                 | -131.36 0.00 %            |
| <a href="#">200-401-71008</a>                                     | DSRP Improvements                  | 738,250.00              | 738,250.00          | 0.00               | 406,427.70                             | 331,822.30 44.95 %        |
| <a href="#">200-401-90013</a>                                     | Transfer to Vehicle Replacement Fu | 19,469.00               | 19,469.00           | 0.00               | 0.00                                   | 19,469.00 100.00 %        |
| <b>Department: 401 - DSRP Total:</b>                              |                                    | <b>1,684,429.69</b>     | <b>1,688,929.69</b> | <b>86,082.05</b>   | <b>918,736.05</b>                      | <b>770,193.64 45.60%</b>  |
| <b>Expense Total:</b>                                             |                                    | <b>1,695,429.69</b>     | <b>1,699,929.69</b> | <b>87,272.32</b>   | <b>925,096.92</b>                      | <b>774,832.77 45.58%</b>  |
| <b>Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):</b> |                                    | <b>-90,604.69</b>       | <b>-95,104.69</b>   | <b>-48,259.66</b>  | <b>341,559.41</b>                      | <b>436,664.10 459.14%</b> |
| <b>Fund: 400 - Utilities</b>                                      |                                    |                         |                     |                    |                                        |                           |
| <b>Revenue</b>                                                    |                                    |                         |                     |                    |                                        |                           |
| <b>Department: 000 - Undesignated</b>                             |                                    |                         |                     |                    |                                        |                           |
| <a href="#">400-000-46001</a>                                     | Other Revenues                     | 0.00                    | 0.00                | 0.00               | 62,386.94                              | 62,386.94 0.00 %          |
| <b>Department: 000 - Undesignated Total:</b>                      |                                    | <b>0.00</b>             | <b>0.00</b>         | <b>0.00</b>        | <b>62,386.94</b>                       | <b>62,386.94 0.00%</b>    |

## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                     |                                    | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity  | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|-----------------------------------------------------|------------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|----------------------|
| <b>Department: 300 - Wastewater</b>                 |                                    |                          |                         |                    |                     |                                        |                      |
| <a href="#">400-300-43018</a>                       | Wastewater Service Fees            | 1,675,000.00             | 1,675,000.00            | 87,912.95          | 1,205,696.17        | -469,303.83                            | 28.02 %              |
| <a href="#">400-300-43020</a>                       | Late Fees                          | 7,500.00                 | 7,500.00                | 0.00               | 0.00                | -7,500.00                              | 100.00 %             |
| <a href="#">400-300-43021</a>                       | Delayed Connection Fees            | 5,000.00                 | 5,000.00                | 0.00               | 11,500.00           | 6,500.00                               | 230.00 %             |
| <a href="#">400-300-43025</a>                       | Reuse Fees                         | 0.00                     | 0.00                    | 7,556.20           | 94,393.63           | 94,393.63                              | 0.00 %               |
| <a href="#">400-300-43047</a>                       | Temporary Wastewater Service - Ca  | 0.00                     | 0.00                    | 82,185.36          | 591,964.74          | 591,964.74                             | 0.00 %               |
| <a href="#">400-300-43048</a>                       | Reclaimed Water Use Fee            | 0.00                     | 0.00                    | 13,602.80          | 50,547.15           | 50,547.15                              | 0.00 %               |
| <a href="#">400-300-47009</a>                       | Sales Tax                          | 0.00                     | 0.00                    | 0.00               | 84,140.83           | 84,140.83                              | 0.00 %               |
| <b>Department: 300 - Wastewater Total:</b>          |                                    | <b>1,687,500.00</b>      | <b>1,687,500.00</b>     | <b>191,257.31</b>  | <b>2,038,242.52</b> | <b>350,742.52</b>                      | <b>20.78%</b>        |
| <b>Department: 301 - Water</b>                      |                                    |                          |                         |                    |                     |                                        |                      |
| <a href="#">400-301-43020</a>                       | Late Fees                          | 0.00                     | 0.00                    | 0.00               | 46.08               | 46.08                                  | 0.00 %               |
| <a href="#">400-301-43038</a>                       | Meter Set Fees                     | 3,000.00                 | 3,000.00                | 0.00               | 1,750.00            | -1,250.00                              | 41.67 %              |
| <a href="#">400-301-43040</a>                       | Water Base Rate                    | 125,000.00               | 125,000.00              | 11,749.89          | 170,046.63          | 45,046.63                              | 136.04 %             |
| <a href="#">400-301-43041</a>                       | Water Usage                        | 275,000.00               | 275,000.00              | 57,611.15          | 792,299.77          | 517,299.77                             | 288.11 %             |
| <a href="#">400-301-43043</a>                       | Equipment Fee                      | 10,000.00                | 10,000.00               | 0.00               | 10,955.00           | 955.00                                 | 109.55 %             |
| <a href="#">400-301-43044</a>                       | Inspection Fees                    | 2,500.00                 | 2,500.00                | 0.00               | 1,700.00            | -800.00                                | 32.00 %              |
| <a href="#">400-301-46001</a>                       | Other Revenues                     | 6,000.00                 | 6,000.00                | 0.00               | 0.00                | -6,000.00                              | 100.00 %             |
| <b>Department: 301 - Water Total:</b>               |                                    | <b>421,500.00</b>        | <b>421,500.00</b>       | <b>69,361.04</b>   | <b>976,797.48</b>   | <b>555,297.48</b>                      | <b>131.74%</b>       |
| <b>Department: 320 - Development/Capital</b>        |                                    |                          |                         |                    |                     |                                        |                      |
| <a href="#">400-320-41001</a>                       | PEC                                | 140,000.00               | 140,000.00              | 0.00               | 181,486.09          | 41,486.09                              | 129.63 %             |
| <a href="#">400-320-41002</a>                       | ROW Fees                           | 3,500.00                 | 3,500.00                | 520.12             | 8,748.77            | 5,248.77                               | 249.96 %             |
| <a href="#">400-320-41003</a>                       | Cable Franchise Fee                | 130,000.00               | 130,000.00              | 0.00               | 100,110.51          | -29,889.49                             | 22.99 %              |
| <a href="#">400-320-41004</a>                       | Texas Gas Franchise Fee            | 6,000.00                 | 6,000.00                | 0.00               | 33,490.39           | 27,490.39                              | 558.17 %             |
| <a href="#">400-320-43024</a>                       | Overuse Fees                       | 200,000.00               | 200,000.00              | 0.00               | 100,988.04          | -99,011.96                             | 49.51 %              |
| <a href="#">400-320-46001</a>                       | Other Revenues                     | 40,000.00                | 40,000.00               | 0.00               | 127,172.40          | 87,172.40                              | 317.93 %             |
| <a href="#">400-320-46002</a>                       | Interest                           | 215,000.00               | 215,000.00              | 5,039.08           | 91,274.21           | -123,725.79                            | 57.55 %              |
| <a href="#">400-320-47009</a>                       | Sales Tax                          | 900,000.00               | 900,000.00              | 83,035.73          | 747,126.69          | -152,873.31                            | 16.99 %              |
| <b>Department: 320 - Development/Capital Total:</b> |                                    | <b>1,634,500.00</b>      | <b>1,634,500.00</b>     | <b>88,594.93</b>   | <b>1,390,397.10</b> | <b>-244,102.90</b>                     | <b>14.93%</b>        |
| <b>Department: 330 - TWDB Project</b>               |                                    |                          |                         |                    |                     |                                        |                      |
| <a href="#">400-330-47008</a>                       | Transfer from TWDB                 | 1,915,000.00             | 5,259,206.66            | 0.00               | 0.00                | -5,259,206.66                          | 100.00 %             |
| <b>Department: 330 - TWDB Project Total:</b>        |                                    | <b>1,915,000.00</b>      | <b>5,259,206.66</b>     | <b>0.00</b>        | <b>0.00</b>         | <b>-5,259,206.66</b>                   | <b>100.00%</b>       |
| <b>Revenue Total:</b>                               |                                    | <b>5,658,500.00</b>      | <b>9,002,706.66</b>     | <b>349,213.28</b>  | <b>4,467,824.04</b> | <b>-4,534,882.62</b>                   | <b>50.37%</b>        |
| <b>Expense</b>                                      |                                    |                          |                         |                    |                     |                                        |                      |
| <b>Department: 300 - Wastewater</b>                 |                                    |                          |                         |                    |                     |                                        |                      |
| <a href="#">400-300-62002</a>                       | Engineering and Surveying          | 0.00                     | 0.00                    | 0.00               | 8,826.25            | -8,826.25                              | 0.00 %               |
| <a href="#">400-300-62019</a>                       | Planning and Permitting            | 0.00                     | 0.00                    | 0.00               | 1,382.50            | -1,382.50                              | 0.00 %               |
| <a href="#">400-300-63004</a>                       | Dues, Fees & Subscriptions         | 0.00                     | 0.00                    | 4,267.71           | 39,607.48           | -39,607.48                             | 0.00 %               |
| <a href="#">400-300-63009</a>                       | Street/ROW Maintenance             | 0.00                     | 0.00                    | 0.00               | 410.56              | -410.56                                | 0.00 %               |
| <a href="#">400-300-63025</a>                       | Wastewater Treatment Plant Maint   | 156,000.00               | 126,000.00              | 0.00               | 38,731.38           | 87,268.62                              | 69.26 %              |
| <a href="#">400-300-63026</a>                       | Routine Operations                 | 95,700.00                | 95,700.00               | 2,975.19           | 17,847.53           | 77,852.47                              | 81.35 %              |
| <a href="#">400-300-63027</a>                       | Operations Non Routine             | 94,400.00                | 94,400.00               | 10,071.72          | 16,701.93           | 77,698.07                              | 82.31 %              |
| <a href="#">400-300-63028</a>                       | Lift Station Maintenance           | 81,000.00                | 81,000.00               | 1,561.03           | 25,582.01           | 55,417.99                              | 68.42 %              |
| <a href="#">400-300-63029</a>                       | Sanitary Sewer Line Maintenance    | 80,000.00                | 80,000.00               | 0.00               | 3,887.20            | 76,112.80                              | 95.14 %              |
| <a href="#">400-300-63030</a>                       | Drip Field Maintenance             | 51,000.00                | 51,000.00               | 182.37             | 1,502.13            | 49,497.87                              | 97.05 %              |
| <a href="#">400-300-63031</a>                       | Sludge Hauling                     | 210,000.00               | 210,000.00              | 24,916.52          | 156,773.10          | 53,226.90                              | 25.35 %              |
| <a href="#">400-300-63043</a>                       | Generator Maintenance              | 20,000.00                | 20,000.00               | 0.00               | 16,453.24           | 3,546.76                               | 17.73 %              |
| <a href="#">400-300-64002</a>                       | Software                           | 0.00                     | 0.00                    | 0.00               | 556.49              | -556.49                                | 0.00 %               |
| <a href="#">400-300-64010</a>                       | Supplies                           | 0.00                     | 0.00                    | 116.12             | 1,925.57            | -1,925.57                              | 0.00 %               |
| <a href="#">400-300-64022</a>                       | Chemicals                          | 20,000.00                | 50,000.00               | 1,213.90           | 39,194.96           | 10,805.04                              | 21.61 %              |
| <a href="#">400-300-65000</a>                       | Network/Phone                      | 0.00                     | 0.00                    | 722.79             | 5,782.32            | -5,782.32                              | 0.00 %               |
| <a href="#">400-300-65017</a>                       | Electric                           | 105,000.00               | 105,000.00              | 8,049.73           | 64,255.65           | 40,744.35                              | 38.80 %              |
| <a href="#">400-300-90006</a>                       | Transfer to General Fund           | 271,199.17               | 0.00                    | 0.00               | 0.00                | 0.00                                   | 0.00 %               |
| <a href="#">400-300-90013</a>                       | Transfer to Vehicle Replacement Fu | 51,908.00                | 51,908.00               | 0.00               | 0.00                | 51,908.00                              | 100.00 %             |
| <b>Department: 300 - Wastewater Total:</b>          |                                    | <b>1,236,207.17</b>      | <b>965,008.00</b>       | <b>54,077.08</b>   | <b>439,420.30</b>   | <b>525,587.70</b>                      | <b>54.46%</b>        |
| <b>Department: 301 - Water</b>                      |                                    |                          |                         |                    |                     |                                        |                      |
| <a href="#">400-301-62019</a>                       | Planning and Permitting            | 0.00                     | 0.00                    | 0.00               | 3,117.76            | -3,117.76                              | 0.00 %               |



## Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                            |                                     | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|----------------------|
| <a href="#">400-301-63026</a>                              | Routine Operations                  | 35,000.00                | 35,000.00               | 830.50             | 5,150.64           | 29,849.36                              | 85.28 %              |
| <a href="#">400-301-63027</a>                              | Operations Non Routine              | 20,000.00                | 20,000.00               | 403.50             | 1,062.80           | 18,937.20                              | 94.69 %              |
| <a href="#">400-301-63032</a>                              | Water Line Maintenance & Repair     | 27,500.00                | 27,500.00               | 0.00               | 0.00               | 27,500.00                              | 100.00 %             |
| <a href="#">400-301-64010</a>                              | Supplies                            | 0.00                     | 0.00                    | 0.00               | 53.99              | -53.99                                 | 0.00 %               |
| <a href="#">400-301-64040</a>                              | Water Meters                        | 100,000.00               | 100,000.00              | 0.00               | 48,305.25          | 51,694.75                              | 51.69 %              |
| <a href="#">400-301-65022</a>                              | Wholesale Water                     | 675,000.00               | 675,000.00              | 67,219.72          | 693,691.07         | -18,691.07                             | -2.77 %              |
| <b>Department: 301 - Water Total:</b>                      |                                     | <b>857,500.00</b>        | <b>857,500.00</b>       | <b>68,453.72</b>   | <b>751,381.51</b>  | <b>106,118.49</b>                      | <b>12.38%</b>        |
| <b>Department: 310 - Utility Operations</b>                |                                     |                          |                         |                    |                    |                                        |                      |
| <a href="#">400-310-60000</a>                              | Regular Employees                   | 716,409.93               | 716,409.93              | 51,008.98          | 552,325.22         | 164,084.71                             | 22.90 %              |
| <a href="#">400-310-60002</a>                              | Overtime                            | 48,672.00                | 48,672.00               | 2,430.96           | 40,590.40          | 8,081.60                               | 16.60 %              |
| <a href="#">400-310-60003</a>                              | On Call Pay                         | 26,000.00                | 26,000.00               | 1,550.00           | 21,550.00          | 4,450.00                               | 17.12 %              |
| <a href="#">400-310-61000</a>                              | Health Insurance                    | 87,546.37                | 87,546.37               | 5,741.11           | 59,747.11          | 27,799.26                              | 31.75 %              |
| <a href="#">400-310-61001</a>                              | Dental Insurance                    | 0.00                     | 0.00                    | 441.10             | 4,608.38           | -4,608.38                              | 0.00 %               |
| <a href="#">400-310-61002</a>                              | Medicare                            | 0.00                     | 0.00                    | 772.65             | 8,636.76           | -8,636.76                              | 0.00 %               |
| <a href="#">400-310-61004</a>                              | Unemployment                        | 0.00                     | 0.00                    | 76.67              | 2,055.05           | -2,055.05                              | 0.00 %               |
| <a href="#">400-310-61005</a>                              | Federal Withholding                 | 63,541.77                | 63,541.77               | 0.00               | 0.00               | 63,541.77                              | 100.00 %             |
| <a href="#">400-310-61006</a>                              | TMRS                                | 46,377.18                | 46,377.18               | 3,098.90           | 35,545.03          | 10,832.15                              | 23.36 %              |
| <a href="#">400-310-62001</a>                              | Financial Services                  | 10,000.00                | 10,000.00               | 0.00               | 0.00               | 10,000.00                              | 100.00 %             |
| <a href="#">400-310-62003</a>                              | Special Coounsel and Consultants    | 55,000.00                | 55,000.00               | 14,602.73          | 39,149.72          | 15,850.28                              | 28.82 %              |
| <a href="#">400-310-62020</a>                              | Lab Testing                         | 80,000.00                | 80,000.00               | 8,279.25           | 42,479.77          | 37,520.23                              | 46.90 %              |
| <a href="#">400-310-63001</a>                              | Equipment Maintenance               | 15,000.00                | 15,000.00               | 0.00               | 3,060.54           | 11,939.46                              | 79.60 %              |
| <a href="#">400-310-63002</a>                              | Fleet Maintenance                   | 16,000.00                | 16,000.00               | 459.60             | 2,214.03           | 13,785.97                              | 86.16 %              |
| <a href="#">400-310-63005</a>                              | Training/Continuing Education       | 25,000.00                | 25,000.00               | 113.75             | 7,185.52           | 17,814.48                              | 71.26 %              |
| <a href="#">400-310-63041</a>                              | SCADA                               | 20,000.00                | 20,000.00               | 0.00               | 6,450.00           | 13,550.00                              | 67.75 %              |
| <a href="#">400-310-64001</a>                              | IT Equipment & Support              | 7,000.00                 | 7,000.00                | 0.00               | 36.20              | 6,963.80                               | 99.48 %              |
| <a href="#">400-310-64002</a>                              | Software                            | 15,000.00                | 15,000.00               | 0.00               | 0.00               | 15,000.00                              | 100.00 %             |
| <a href="#">400-310-64003</a>                              | Uniforms                            | 15,000.00                | 15,000.00               | 0.00               | 6,669.46           | 8,330.54                               | 55.54 %              |
| <a href="#">400-310-64006</a>                              | Fleet Acquisition                   | 80,000.00                | 80,000.00               | 0.00               | 0.00               | 80,000.00                              | 100.00 %             |
| <a href="#">400-310-64008</a>                              | Fuel                                | 25,000.00                | 25,000.00               | 241.69             | 2,896.47           | 22,103.53                              | 88.41 %              |
| <a href="#">400-310-64010</a>                              | Supplies                            | 60,000.00                | 60,000.00               | 736.35             | 13,211.82          | 46,788.18                              | 77.98 %              |
| <a href="#">400-310-64023</a>                              | Equipment                           | 570,000.00               | 570,000.00              | 0.00               | 380.96             | 569,619.04                             | 99.93 %              |
| <a href="#">400-310-65000</a>                              | Network/Phone                       | 0.00                     | 0.00                    | 105.50             | 470.75             | -470.75                                | 0.00 %               |
| <a href="#">400-310-66002</a>                              | Postage & Shipping                  | 30,000.00                | 30,000.00               | 4,360.29           | 21,321.67          | 8,678.33                               | 28.93 %              |
| <a href="#">400-310-69008</a>                              | Land Acquisition                    | 0.00                     | 140,000.00              | 64,205.02          | 64,205.02          | 75,794.98                              | 54.14 %              |
| <a href="#">400-310-90006</a>                              | Transfer to General Fund            | 0.00                     | 275,662.89              | 0.00               | 0.00               | 275,662.89                             | 100.00 %             |
| <b>Department: 310 - Utility Operations Total:</b>         |                                     | <b>2,011,547.25</b>      | <b>2,427,210.14</b>     | <b>158,224.55</b>  | <b>934,789.88</b>  | <b>1,492,420.26</b>                    | <b>61.49%</b>        |
| <b>Department: 311 - Arrowhead Wastewater Plant</b>        |                                     |                          |                         |                    |                    |                                        |                      |
| <a href="#">400-311-63026</a>                              | Arrowhead - Routine Operations      | 26,000.00                | 26,000.00               | 11,030.59          | 16,386.35          | 9,613.65                               | 36.98 %              |
| <a href="#">400-311-63027</a>                              | Arrowhead - Non-Routine Operatio    | 24,000.00                | 24,000.00               | 2,820.68           | 9,711.87           | 14,288.13                              | 59.53 %              |
| <a href="#">400-311-63028</a>                              | Arrowhead - Lift Station Maintenanc | 17,000.00                | 17,000.00               | 0.00               | 5,176.18           | 11,823.82                              | 69.55 %              |
| <a href="#">400-311-63030</a>                              | Arrowhead - Drip Field Maintenanc   | 50,000.00                | 50,000.00               | 0.00               | 2,344.59           | 47,655.41                              | 95.31 %              |
| <a href="#">400-311-63031</a>                              | Arrowhead - Sludge Hauling          | 40,000.00                | 40,000.00               | 3,062.08           | 19,293.91          | 20,706.09                              | 51.77 %              |
| <a href="#">400-311-64022</a>                              | Arrowhead - Chemicals               | 18,000.00                | 18,000.00               | 0.00               | 17,634.50          | 365.50                                 | 2.03 %               |
| <a href="#">400-311-65017</a>                              | Arrowhead - Electricity             | 38,000.00                | 38,000.00               | 2,726.95           | 25,245.20          | 12,754.80                              | 33.57 %              |
| <a href="#">400-311-71000</a>                              | Arrowhead - Capital Projects        | 0.00                     | 0.00                    | 0.00               | 12,364.47          | -12,364.47                             | 0.00 %               |
| <a href="#">400-311-71013</a>                              | Arrowhead Plant Lease               | 286,560.00               | 286,560.00              | 0.00               | 233,530.00         | 53,030.00                              | 18.51 %              |
| <b>Department: 311 - Arrowhead Wastewater Plant Total:</b> |                                     | <b>499,560.00</b>        | <b>499,560.00</b>       | <b>19,640.30</b>   | <b>341,687.07</b>  | <b>157,872.93</b>                      | <b>31.60%</b>        |
| <b>Department: 312 - Big Sky Wastewater Plant</b>          |                                     |                          |                         |                    |                    |                                        |                      |
| <a href="#">400-312-63025</a>                              | Big Sky - Wastewater Treatment Pla  | 15,000.00                | 15,000.00               | 0.00               | 1,219.66           | 13,780.34                              | 91.87 %              |
| <a href="#">400-312-63026</a>                              | Big Sky - Routine Operations        | 26,000.00                | 26,000.00               | 2,496.00           | 19,404.28          | 6,595.72                               | 25.37 %              |
| <a href="#">400-312-63027</a>                              | Big Sky - Non-Routine Operations    | 21,450.00                | 21,450.00               | 0.00               | 504.86             | 20,945.14                              | 97.65 %              |
| <a href="#">400-312-63030</a>                              | Big Sky - Drip Field Maintenance    | 7,500.00                 | 7,500.00                | 0.00               | 0.00               | 7,500.00                               | 100.00 %             |
| <a href="#">400-312-63031</a>                              | Big Sky - Sludge Hauling            | 40,000.00                | 40,000.00               | 2,019.67           | 12,330.99          | 27,669.01                              | 69.17 %              |
| <a href="#">400-312-64022</a>                              | Big Sky - Chemicals                 | 18,000.00                | 18,000.00               | 1,044.65           | 16,904.65          | 1,095.35                               | 6.09 %               |
| <a href="#">400-312-65017</a>                              | Big Sky - Electricity               | 38,000.00                | 38,000.00               | 1,714.39           | 14,632.87          | 23,367.13                              | 61.49 %              |
| <b>Department: 312 - Big Sky Wastewater Plant Total:</b>   |                                     | <b>165,950.00</b>        | <b>165,950.00</b>       | <b>7,274.71</b>    | <b>64,997.31</b>   | <b>100,952.69</b>                      | <b>60.83%</b>        |

Budget Report

For Fiscal: FY 2025-2026 Period Endin

Item # 5. 6

|                                                     |                                   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|-----------------------------------------------------|-----------------------------------|--------------------------|-------------------------|--------------------|----------------------|----------------------------------------|----------------------|
| <b>Department: 313 - Water Reuse</b>                |                                   |                          |                         |                    |                      |                                        |                      |
| <a href="#">400-313-63026</a>                       | Routine Operations                | 10,000.00                | 10,000.00               | 0.00               | 4,712.44             | 5,287.56                               | 52.88 %              |
| <a href="#">400-313-63027</a>                       | Non-Routine Operations            | 10,000.00                | 10,000.00               | 0.00               | 107.85               | 9,892.15                               | 98.92 %              |
| <a href="#">400-313-63029</a>                       | Water Reuse System Maintenance    | 20,000.00                | 20,000.00               | 0.00               | 23.16                | 19,976.84                              | 99.88 %              |
| <a href="#">400-313-63044</a>                       | Irrigation                        | 10,000.00                | 10,000.00               | 0.00               | 4,029.39             | 5,970.61                               | 59.71 %              |
| <b>Department: 313 - Water Reuse Total:</b>         |                                   | <b>50,000.00</b>         | <b>50,000.00</b>        | <b>0.00</b>        | <b>8,872.84</b>      | <b>41,127.16</b>                       | <b>82.25%</b>        |
| <b>Department: 320 - Development/Capital</b>        |                                   |                          |                         |                    |                      |                                        |                      |
| <a href="#">400-320-62002</a>                       | Engineering and Surveying         | 316,500.00               | 316,500.00              | 104,761.45         | 262,826.56           | 53,673.44                              | 16.96 %              |
| <a href="#">400-320-62019</a>                       | Planning & Permitting             | 4,000.00                 | 4,000.00                | 0.00               | 0.00                 | 4,000.00                               | 100.00 %             |
| <a href="#">400-320-71000</a>                       | Capital Projects                  | 840,000.00               | 840,000.00              | 0.00               | 262,072.13           | 577,927.87                             | 68.80 %              |
| <a href="#">400-320-90007</a>                       | Transfer to Debt Service          | 2,268,210.50             | 2,268,210.50            | 0.00               | 0.00                 | 2,268,210.50                           | 100.00 %             |
| <b>Department: 320 - Development/Capital Total:</b> |                                   | <b>3,428,710.50</b>      | <b>3,428,710.50</b>     | <b>104,761.45</b>  | <b>524,898.69</b>    | <b>2,903,811.81</b>                    | <b>84.69%</b>        |
| <b>Department: 330 - TWDB Project</b>               |                                   |                          |                         |                    |                      |                                        |                      |
| <a href="#">400-330-72001</a>                       | TWDB Capital Projects             | 0.00                     | 3,344,206.66            | 0.00               | 2,057,867.89         | 1,286,338.77                           | 38.46 %              |
| <a href="#">400-330-72002</a>                       | TWDB Engineering and Surveying    | 625,000.00               | 625,000.00              | 358,163.89         | 1,458,844.32         | -833,844.32                            | -133.42 %            |
| <a href="#">400-330-72003</a>                       | TWDB - Special Council and Consul | 1,325,000.00             | 1,325,000.00            | 0.00               | 32,103.37            | 1,292,896.63                           | 97.58 %              |
| <a href="#">400-330-72004</a>                       | TWDB - Misc.                      | 0.00                     | 0.00                    | 0.00               | 49,637.10            | -49,637.10                             | 0.00 %               |
| <b>Department: 330 - TWDB Project Total:</b>        |                                   | <b>1,950,000.00</b>      | <b>5,294,206.66</b>     | <b>358,163.89</b>  | <b>3,598,452.68</b>  | <b>1,695,753.98</b>                    | <b>32.03%</b>        |
| <b>Expense Total:</b>                               |                                   | <b>10,199,474.92</b>     | <b>13,688,145.30</b>    | <b>770,595.70</b>  | <b>6,664,500.28</b>  | <b>7,023,645.02</b>                    | <b>51.31%</b>        |
| <b>Fund: 400 - Utilities Surplus (Deficit):</b>     |                                   | <b>-4,540,974.92</b>     | <b>-4,685,438.64</b>    | <b>-421,382.42</b> | <b>-2,196,676.24</b> | <b>2,488,762.40</b>                    | <b>53.12%</b>        |
| <b>Report Surplus (Deficit):</b>                    |                                   | <b>-5,580,366.00</b>     | <b>-6,481,416.95</b>    | <b>-591,633.20</b> | <b>1,288,089.50</b>  | <b>7,769,506.45</b>                    | <b>119.87%</b>       |

## Group Summary

| Department                                                        | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|-------------------------------------------------------------------|--------------------------|-------------------------|--------------------|----------------------|----------------------------------------|----------------------|
| <b>Fund: 100 - General Fund</b>                                   |                          |                         |                    |                      |                                        |                      |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                      |
| 000 - Undesignated                                                | 12,643,239.53            | 12,643,239.53           | 371,568.94         | 9,770,296.23         | -2,872,943.30                          | 22.72%               |
| 105 - Communications                                              | 0.00                     | 0.00                    | 33.68              | 2,497.54             | 2,497.54                               | 0.00%                |
| 200 - Planning & Development                                      | 634,825.00               | 634,825.00              | 76,978.19          | 934,287.37           | 299,462.37                             | 47.17%               |
| 201 - Building                                                    | 1,540,000.00             | 1,540,000.00            | 188,242.83         | 2,261,526.19         | 721,526.19                             | 46.85%               |
| 304 - Maintenance                                                 | 0.00                     | 0.00                    | 0.00               | 100.00               | 100.00                                 | 0.00%                |
| 400 - Parks & Recreation                                          | 620,975.61               | 620,975.61              | -320.00            | 27,312.00            | -593,663.61                            | 95.60%               |
| 402 - Aquatics                                                    | 54,988.75                | 54,988.75               | 6,842.00           | 47,054.96            | -7,933.79                              | 14.43%               |
| 404 - Founders Day                                                | 173,712.50               | 173,712.50              | 4,000.00           | 182,708.76           | 8,996.26                               | 5.18%                |
| <b>Revenue Total:</b>                                             | <b>15,667,741.39</b>     | <b>15,667,741.39</b>    | <b>647,345.64</b>  | <b>13,225,783.05</b> | <b>-2,441,958.34</b>                   | <b>15.59%</b>        |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                      |
| 000 - Undesignated                                                | 7,063,164.39             | 7,066,564.39            | 46,931.67          | 308,450.94           | 6,758,113.45                           | 95.64%               |
| 100 - City Council/Boards & Commissions                           | 17,000.00                | 17,000.00               | 0.00               | 8,610.50             | 8,389.50                               | 49.35%               |
| 101 - City Administrators Office                                  | 0.00                     | 0.00                    | 67,599.93          | 782,325.50           | -782,325.50                            | 0.00%                |
| 102 - City Secretary                                              | 30,560.00                | 30,560.00               | 20,972.36          | 177,997.12           | -147,437.12                            | -482.45%             |
| 103 - Courts                                                      | 15,500.00                | 15,500.00               | 1,000.00           | 4,500.00             | 11,000.00                              | 70.97%               |
| 104 - City Attorney                                               | 12,000.00                | 12,000.00               | 19,521.48          | 208,379.04           | -196,379.04                            | -1,636.49%           |
| 105 - Communications                                              | 31,930.00                | 31,930.00               | 27,035.85          | 294,111.84           | -262,181.84                            | -821.11%             |
| 106 - IT                                                          | 567,049.93               | 629,390.41              | 93,693.53          | 501,693.61           | 127,696.80                             | 20.29%               |
| 107 - Finance                                                     | 2,303,623.60             | 2,303,623.60            | 136,302.40         | 2,443,277.64         | -139,654.04                            | -6.06%               |
| 200 - Planning & Development                                      | 90,000.00                | 90,000.00               | 26,422.82          | 337,901.36           | -247,901.36                            | -275.45%             |
| 201 - Building                                                    | 792,000.00               | 792,000.00              | 49,811.46          | 979,188.64           | -187,188.64                            | -23.63%              |
| 300 - Wastewater                                                  | 2,655,000.00             | 2,655,000.00            | 2,970.83           | 517,159.68           | 2,137,840.32                           | 80.52%               |
| 304 - Maintenance                                                 | 1,340,458.00             | 1,870,136.00            | 80,609.36          | 1,468,830.97         | 401,305.03                             | 21.46%               |
| 400 - Parks & Recreation                                          | 804,367.00               | 961,035.75              | 117,732.06         | 1,134,445.80         | -173,410.05                            | -18.04%              |
| 401 - DSRP                                                        | 408,050.06               | 408,050.06              | 34,743.09          | 379,078.51           | 28,971.55                              | 7.10%                |
| 402 - Aquatics                                                    | 226,513.00               | 226,513.00              | 34,523.68          | 195,073.45           | 31,439.55                              | 13.88%               |
| 404 - Founders Day                                                | 223,601.80               | 223,601.80              | 0.00               | 217,765.07           | 5,836.73                               | 2.61%                |
| 500 - Emergency Management                                        | 35,710.00                | 35,710.00               | 9,466.24           | 123,787.05           | -88,077.05                             | -246.65%             |
| <b>Expense Total:</b>                                             | <b>16,616,527.78</b>     | <b>17,368,615.01</b>    | <b>769,336.76</b>  | <b>10,082,576.72</b> | <b>7,286,038.29</b>                    | <b>41.95%</b>        |
| <b>Fund: 100 - General Fund Surplus (Deficit):</b>                | <b>-948,786.39</b>       | <b>-1,700,873.62</b>    | <b>-121,991.12</b> | <b>3,143,206.33</b>  | <b>4,844,079.95</b>                    | <b>284.80%</b>       |
| <b>Fund: 200 - Dripping Springs Ranch Park</b>                    |                          |                         |                    |                      |                                        |                      |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                      |
| 401 - DSRP                                                        | 1,604,825.00             | 1,604,825.00            | 39,012.66          | 1,266,656.33         | -338,168.67                            | 21.07%               |
| <b>Revenue Total:</b>                                             | <b>1,604,825.00</b>      | <b>1,604,825.00</b>     | <b>39,012.66</b>   | <b>1,266,656.33</b>  | <b>-338,168.67</b>                     | <b>21.07%</b>        |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                      |
| 400 - Parks & Recreation                                          | 11,000.00                | 11,000.00               | 1,190.27           | 6,360.87             | 4,639.13                               | 42.17%               |
| 401 - DSRP                                                        | 1,684,429.69             | 1,688,929.69            | 86,082.05          | 918,736.05           | 770,193.64                             | 45.60%               |
| <b>Expense Total:</b>                                             | <b>1,695,429.69</b>      | <b>1,699,929.69</b>     | <b>87,272.32</b>   | <b>925,096.92</b>    | <b>774,832.77</b>                      | <b>45.58%</b>        |
| <b>Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):</b> | <b>-90,604.69</b>        | <b>-95,104.69</b>       | <b>-48,259.66</b>  | <b>341,559.41</b>    | <b>436,664.10</b>                      | <b>459.14%</b>       |
| <b>Fund: 400 - Utilities</b>                                      |                          |                         |                    |                      |                                        |                      |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                      |
| 000 - Undesignated                                                | 0.00                     | 0.00                    | 0.00               | 62,386.94            | 62,386.94                              | 0.00%                |
| 300 - Wastewater                                                  | 1,687,500.00             | 1,687,500.00            | 191,257.31         | 2,038,242.52         | 350,742.52                             | 20.78%               |
| 301 - Water                                                       | 421,500.00               | 421,500.00              | 69,361.04          | 976,797.48           | 555,297.48                             | 131.74%              |
| 320 - Development/Capital                                         | 1,634,500.00             | 1,634,500.00            | 88,594.93          | 1,390,397.10         | -244,102.90                            | 14.93%               |
| 330 - TWDB Project                                                | 1,915,000.00             | 5,259,206.66            | 0.00               | 0.00                 | -5,259,206.66                          | 100.00%              |
| <b>Revenue Total:</b>                                             | <b>5,658,500.00</b>      | <b>9,002,706.66</b>     | <b>349,213.28</b>  | <b>4,467,824.04</b>  | <b>-4,534,882.62</b>                   | <b>50.37%</b>        |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                      |
| 300 - Wastewater                                                  | 1,236,207.17             | 965,008.00              | 54,077.08          | 439,420.30           | 525,587.70                             | 54.46%               |
| 301 - Water                                                       | 857,500.00               | 857,500.00              | 68,453.72          | 751,381.51           | 106,118.49                             | 12.38%               |
| 310 - Utility Operations                                          | 2,011,547.25             | 2,427,210.14            | 158,224.55         | 934,789.88           | 1,492,420.26                           | 61.49%               |
| 311 - Arrowhead Wastewater Plant                                  | 499,560.00               | 499,560.00              | 19,640.30          | 341,687.07           | 157,872.93                             | 31.60%               |

Budget Report

| Department                               | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|----------------------|
| 312 - Big Sky Wastewater Plant           | 165,950.00               | 165,950.00              | 7,274.71           | 64,997.31          | 100,952.69                             | 60.83%               |
| 313 - Water Reuse                        | 50,000.00                | 50,000.00               | 0.00               | 8,872.84           | 41,127.16                              | 82.25%               |
| 320 - Development/Capital                | 3,428,710.50             | 3,428,710.50            | 104,761.45         | 524,898.69         | 2,903,811.81                           | 84.69%               |
| 330 - TWDB Project                       | 1,950,000.00             | 5,294,206.66            | 358,163.89         | 3,598,452.68       | 1,695,753.98                           | 32.03%               |
| Expense Total:                           | 10,199,474.92            | 13,688,145.30           | 770,595.70         | 6,664,500.28       | 7,023,645.02                           | 51.31%               |
| Fund: 400 - Utilities Surplus (Deficit): | -4,540,974.92            | -4,685,438.64           | -421,382.42        | -2,196,676.24      | 2,488,762.40                           | 53.12%               |
| Report Surplus (Deficit):                | -5,580,366.00            | -6,481,416.95           | -591,633.20        | 1,288,089.50       | 7,769,506.45                           | 119.87%              |

Fund Summary

| Fund                              | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) |
|-----------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|
| 100 - General Fund                | -948,786.39              | -1,700,873.62           | -121,991.12        | 3,143,206.33       | 4,844,079.95                           |
| 200 - Dripping Springs Ranch Park | -90,604.69               | -95,104.69              | -48,259.66         | 341,559.41         | 436,664.10                             |
| 400 - Utilities                   | -4,540,974.92            | -4,685,438.64           | -421,382.42        | -2,196,676.24      | 2,488,762.40                           |
| Report Surplus (Deficit):         | -5,580,366.00            | -6,481,416.95           | -591,633.20        | 1,288,089.50       | 7,769,506.45                           |



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Michelle Fischer, City Administrator

**Council Meeting Date:** September 1, 2026

**Agenda Item Wording:** **Approval of authorizing the Mayor to cast the City's votes in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election for Places 1, 2, 3, and 4.**

**Agenda Item Requestor:** David Reagan, Secretary, TML IRP Board of Trustees

**Summary/Background:** The Texas Municipal League Intergovernmental Risk Pool (TML IRP) provides property, liability, workers' compensation, cyber, and specialized coverages for local governments. The Governing Body of each Member of the TML IRP is entitled to vote for members of the Board of Trustees. The Board has 17 members, primarily city officials. The election is for Places 1, 2, 3, and 4. The nominees listed on the ballot have been nominated to serve a six-year term on the Board. Ballots must reach the Secretary of the Board no later than September 30, 2026.

The Board sets the mission, policies, and strategic direction of the pool. It ensures that coverage options are tailored to municipal needs, financial resources are pooled equitably among members, and that the pool is financially stable.

**Commission Recommendations:** N/A

**Recommended Council Actions:** N/A

**Attachments:** Official Ballot

**Next Steps/Schedule:** Cast votes; mail ballot (must be received by TML IRP no later than September 30, 2026).



# OFFICIAL BALLOT

## Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 through 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. The Governing Body of each Member of the Pool is entitled to vote for members of the Board of Trustees. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You may vote for only one candidate for each Place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

**About Write-In Candidates.** A write-in candidate is a person who is **not** listed on this ballot. The write-in line for each Place is provided only for a governing body that wishes to vote for someone other than the candidates printed on this ballot. If you vote for a candidate whose name is printed on the ballot, mark the square beside that candidate's name and leave the write-in line for that Place blank. **Do not also write that candidate's name on the write-in line.** A ballot that shows both a marked square and a name on the write-in line for the same Place has two votes recorded for that Place, and no vote can be counted for that Place. Marking a square and writing the same name does not strengthen the vote. Write in a name only if you are voting for a person not listed. A write-in candidate must meet the same eligibility requirements as the nominated candidates.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2026. Ballots received after September 30, 2026, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**



PLACE 1

- ☐ **Kevin Clark.** Council Member for the City of Gladewater (Region 15) for eight years. He has also served as the City Council's Ex Officio representative to the Board of Adjustments, Planning and Zoning Commission, and Parks and Recreation Board. During his tenure, he spearheaded the restructuring of the Gladewater Fire Department. Prior to his municipal service, Kevin retired after a distinguished 20-year career in the United States Marine Corps, attaining the rank of Gunnery Sergeant and serving during Operation Desert Storm. He then earned a degree in Speech Communication with a minor in English and spent 23 years as a teacher and coach at Gladewater High School. He has more than four decades of public service.
- ☐ **J.W. 'Buzz' Fullen (*Incumbent*).** Commissioner for the Henderson Housing Authority (Region 15) from 2012 to 2018 and from 2024 to present. Formerly, Mayor of the City of Henderson from 2004 to 2012 and from 2018 to 2024. He currently serves on the Henderson Civic Center Board (2003–present), the Henderson ETMC Hospital Diabetes Board (2009 – present), the Texas Eastern 911 Board for Rusk and Harrison Counties as Chair (2024 – present) and the Keep Henderson Beautiful Board (2008 – present). He has been a Board member of the TML Intergovernmental Risk Pool since 2010, during which time he served as Chair (2018 – 2020) and Vice Chair (2016 – 2018).
- ☐ **John Kinnaird.** Chairman of the McLennan Central Appraisal District (Region 9). He was a four-term member of the Waco City Council and served in various leadership roles with the National League of Cities. He also provides governance and oversight for several non-profits within the community, engaging in areas ranging from workforce and economic development to arts, beautification, and culture. He is a Baylor University graduate, CFA charterholder, and is an SVP and lead investment officer of a local wealth management firm. Mr. Kinnaird has more than a decade of public and municipal government service, complemented by over two decades of professional experience in the financial services sector.
- ☐ **Carey D. Neal, Jr.** City Manager for the City of Seagoville (Region 13). Previously, he served as Deputy City Manager for the City of Lancaster. Mr. Neal holds a Master of Public Administration from American University and a Bachelor of Science from the University of Texas at Arlington. He is currently pursuing a PhD in Public Policy at Liberty University. He is an active member of the International City/County Management Association, the Texas City Management Association, and serves as Director at Large for the North Texas City Management Association. He has served on several governing boards, including the Texas Coalition for Affordable Power Board and the North Texas Housing Finance Corp. Board.

**WRITE IN CANDIDATE** (complete only if you did not mark a square above):

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**PLACE 2**

- ☐ **Adam Benefield.** Council Member for the City of Lago Vista (Region 10). He has served as the City Council liaison to the Building and Standards Commission and has been actively involved in matters related to municipal operations, budgeting, infrastructure, development, public safety, and risk management. Mr. Benefield has extensive experience as a business owner and operator in the construction, irrigation, landscaping, and water-related service industries. He is licensed through the Texas Commission on Environmental Quality as a Licensed Irrigator, Backflow Prevention Assembly Tester, Water Treatment Specialist, Customer Service Inspector, and Irrigation Inspector. He is committed to responsible local government and fiscal discipline.
- ☐ **Emily Crawford (*Incumbent*).** City Manager for the City of Abilene (Region 6) since June 2025. Previously, she was City Manager of Brownwood, Texas, for 10 years where she led numerous transformational initiatives including downtown revitalization, a countywide 911/dispatch center, and major investments in infrastructure and public facilities. She serves as Immediate Past President of the Texas City Management Association (TCMA). Ms. Crawford holds a Master of Science in Organizational Development from Abilene Christian University, a bachelor's degree in Health and Wellness Promotion from Texas State University, and has completed the Executive Training Institute at the LBJ School of Public Affairs, University of Texas at Austin.
- ☐ **Anthony DeFrancis.** Mayor Pro Tem for the City of Bertram (Region 10). He has a Bachelor of Science degree from Pennsylvania State University, an MBA from Point Park University, and an M.Ed. from Lamar University. He served as a school administrator, domestically and internationally, for 6 years, a secondary mathematics educator for 20 years, and as a mentor and evaluator of incoming educators for various school districts. Previously, he was a member of the Zoning Board of Adjustment for the City of Hutto. He is a member of the Ancient Free & Accepted Masons and the Ben Hur Shriners. He has a strong commitment to public service and sound local governance.

**WRITE IN CANDIDATE** (complete only if you did not mark a square above):

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**PLACE 3**

- ☐ **Corby Alexander.** City Manager for the City of La Porte (Region 14). He is a native of Henderson, Texas, and has guided other Texas cities in previous management roles and administrative positions. Corby Alexander holds a bachelor's degree in political science from Texas A&M University and a master's degree in public administration from the George Bush School of Government and Public Service at Texas A&M. He is involved with the International City/County Management Association, the Texas City Management Association, and Rotary International. Corby and his wife are proud parents who enjoy spending quality time with their family, participating in church activities, and engaging in community events.
- ☐ **Jim Holgersson.** City Manager for the City of Corsicana (Region 9). He previously served as City Manager for the Texas cities of Waco and Arlington and has held municipal management positions in four additional states. He is a member of the International City/County Management Association (ICMA), where he has served on three committees, and is a past president of both the North Texas City Management Association and the Tennessee City Management Association. He holds a master's degree in public administration from the University of Arkansas.
- ☐ **Cecil A. Hutson, Jr.** Mayor Pro Tem for the City of Combine (Region 13) since May 2022 and served on the City Council since May 2018. Mr. Hutson and his wife, Barbie, moved to Combine in September of 2016 after raising their family in Mesquite, Texas. They have three adult children and eleven grandchildren. Currently, he is the branch owner of TWFG – Hutson Insurance Services in Mesquite, and Barbie is a retired educator. He and his wife are active in their local church and in the community. Mr. Hutson states his experience in the insurance industry, serving as a risk advisor, would be invaluable as he further serves Texas communities as a Board member of the TML Risk Pool.
- ☐ **Andy Joslin.** City Manager for the City of Beeville (Region 11). Previously, he served as City Manager for the City of Floresville from 2021 to 2024. Mr. Joslin also served as City Manager and Finance Director for the City of Alice. Earlier in his public service career, he held multiple leadership roles with the City of Floresville, including Interim City Manager, Assistant Chief of Police, and Narcotics Task Force Commander. Mr. Joslin earned a Bachelor of Occupational Education degree with a specialization in Law Enforcement from Wayland Baptist University and is a graduate of the FBI National Academy, Session 219. He has served as President of the Floresville Lions Club and held board positions on other governing boards.
- ☐ **Ronda Perez.** City Manager for the City of Anna (Region 13) since March 2026. She notes her accomplishments are built upon a strong foundation, and her years of experience in servant leadership speak volumes regarding her keen understanding of local government and its purpose. She also states she is deeply dedicated to the cities she serves with vision, execution, development and consensus building. Ms. Perez earned a master's degree in criminal justice from California State University, Long Beach, as well as dual bachelor's degrees in political science and criminology, law and society from the University of California, Irvine. She is also a recent graduate of the Harvard Kennedy School of Government for local and state officials.
- ☐ **Garrett Spradling.** City Manager for the City of Borger (Region 2). He began his public service career on the Borger City Council. His background includes service as Deputy Fire Marshal/Emergency Management Coordinator and multiple supervisory and command roles with the Borger Police Department. He also served as President and Vice President of Spradling Oil, LP, where he oversaw safety programs, DOT and regulatory compliance, spill prevention planning, commercial vehicle operations, OSHA-related documentation, and workers' compensation. Mr. Spradling holds a Master of Public Administration and a Bachelor of Arts in Political Science from Texas Tech University and is a Certified Public Manager.

**PLACE 3 CANDIDATES CONTINUE ON THE FOLLOWING PAGE**



**CANDIDATES FOR PLACE 3 (CONTINUED)**

- ☐ **Isaac Tawil.** City Manager for the City of McAllen (Region 12). He has over 25 years of dedicated service to Texas municipalities. As City Manager, he oversees a budget exceeding \$650 million. Before his appointment as City Manager, he served in the City Attorney's Office for 13 years, most recently as City Attorney where he gained experience in municipal law, governance, risk management, insurance, and regulatory compliance. Mr. Tawil also serves as a Trustee of the Texas Municipal Retirement System (TMRS). He states his combined executive leadership, fiduciary oversight, and legal expertise provide a strong foundation for advancing sound governance, fiscal responsibility, and effective risk management on behalf of Texas cities.
- ☐ **Alun Thomas.** City Administrator for the City of Rollingwood (Region 10) since March 2025. Previously, he served the City of Santa Fe where he began as City Secretary and advanced to City Manager. In that role, he reports he used his emergency management experience to mitigate the effects of Hurricane Beryl through proactive hardening of City-owned facilities, employee training, and extensive pre- and post- event community outreach and education. Mr. Thomas holds a bachelor's degree in political science, and a master's degree in both political science and public administration from the University of Houston. He is a member of the Texas City Management Association and the Government Finance Officers Association.

**WRITE IN CANDIDATE** (complete only if you did not mark a square above):

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**PLACE 4**

- ☐ **Austin Bleess** (*Incumbent*). City Manager for the City of Jersey Village (Region 14) since 2017. He has served on the TML Risk Pool Board since 2022, and as Vice Chair of the Board since 2025. Previously, he served as City Administrator in Winnebago, MN and City Manager in Caribou, ME. Mr. Bleess holds a BA in Political Science from Bethel University and a Master of Public Administration from Walden University. He is a Credentialed Manager through ICMA. He is a member of TCMA and served on the TCMA Board from 2024 to 2026. As a part of the America 250 celebration, he was named as one of 250 Government Champions who exemplify “democracy at the doorstep” through dedication, innovation, and the highest sense of public service.
- ☐ **James Hotopp**. City Manager for the City of Weatherford (Region 8) since November 2018. He began his career with the City of Weatherford in 2007 and advanced through a series of positions, including Utility Engineer, City Engineer, Director of Water Utilities, Director of Planning and Development, Assistant City Manager, and Deputy City Manager. Mr. Hotopp is a member of the International City/County Management Association, the Texas City Management Association, the North Central Texas City Management Association, and the Tarrant Regional Transportation Coalition. He also serves on the Parker County Economic Development Board, the Parker County Transportation Safety Committee, and the Texas Public Power Association Board.

**WRITE IN CANDIDATE** (complete only if you did not mark a square above):

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# BALLOT MUST BE SIGNED TO BE COUNTED

## Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name of Authorized Official

\_\_\_\_\_  
Printed Name of Public Entity



# STAFF REPORT

## City of Dripping Springs

PO Box 384  
511 Mercer Street  
Dripping Springs, TX 78620

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**Submitted By:** Shawn Cox, Deputy City Administrator

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**Council Meeting Date:** September 1, 2026

**Agenda Item Wording:** Approval of an ordinance approving the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, including updated assessment rolls; authorizing required filing and posting; making findings; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

### Background

The Heritage Public Improvement District ("Heritage PID") was created by City Council Resolution No. 2017-74 on November 14, 2017. The City Council subsequently approved annual service-plan updates by ordinance, including Ordinance No. 2025-23 for the 2025 Annual Service Plan Update

On August 18, 2026, City Council considered the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update (the "2026 Update") on its consent agenda. The 2026 Update reviews and updates the service plan, provides the annual budget information and five-year forecast, and updates the assessment rolls for Improvement Areas #1, #2, #3A, and #3B. The 2026 Update states that the annual installments shown on the assessment rolls will be billed for 2026 and become delinquent if not paid by January 31, 2027.

### Legal Authority and Purpose of Proposed Ordinance

Texas Local Government Code Section 372.013 requires an ongoing PID service plan to be approved, and an annual update to be adopted, only by ordinance or order. The statute also requires the City to file the approved or updated plan with the county clerk and post it on the City website within seven days after the applicable approval or update. Tex. Loc. Gov't Code § 372.013.

The August 18 consent-agenda caption described approval of the 2026 Update, and the 2026 Update was the only agenda attachment. The proposed ordinance provides the City Council's formal approval of the 2026 Update and updated assessment rolls by ordinance under Section 372.013.

The September 1 ordinance is the City's operative action approving the 2026 Update for purposes of Section 372.013; it does not alter the substantive terms of the 2026 Update or impose a new assessment. Following adoption, City staff will complete the required county filing and website posting within the statutory period measured from the September 1 action.

### **Fiscal Impact**

The 2026 Update identifies the annual installments and annual collection costs for the Heritage PID. The proposed ordinance does not change those amounts; it approves the 2026 Update as attached.

**Commission Recommendations:** N/A

**Recommended Council Actions:** Staff recommends that the City Council approve the proposed ordinance.

**Attachments:**

1. Proposed Ordinance.
2. Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, dated August 18, 2026 (Exhibit A to the proposed ordinance).

**Next Steps/Schedule:** Filing of ordinance within 7 days of approval of the ordinance.



## City of Dripping Springs

### 2026 Heritage Public Improvement District Annual Service and Assessment Plan Update

#### ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS ACCEPTING AND APPROVING THE HERITAGE PUBLIC IMPROVEMENT DISTRICT 2026 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE AND UPDATED ASSESSMENT ROLLS; MAKING AND ADOPTING FINDINGS; AUTHORIZING REQUIRED FILING AND POSTING; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the Heritage Public Improvement District (the "District") was created pursuant to Chapter 372 of the Texas Local Government Code (the "PID Act") by City Council Resolution No. 2017-74 on November 14, 2017, to finance certain authorized improvements for the benefit of property within the District; and

**WHEREAS,** the City Council previously approved the Heritage Public Improvement District Service and Assessment Plan for Improvement Area #1 by Ordinance No. 2023-17; approved the 2024 Annual Service Plan Update by Ordinance No. 2024-25; approved the Heritage Public Improvement District 2024 Amended and Restated Service and Assessment Plan by Ordinance No. 2024-29; approved the 2025 Annual Service Plan Update by Ordinance No. 2025-23; and approved the Heritage Public Improvement District 2025 Amended and Restated Service and Assessment Plan by Ordinance No. 2025-O-34; and

**WHEREAS,** the Heritage Public Improvement District 2025 Amended and Restated Service and Assessment Plan (the "2025 A&R SAP") provides for annual review and updating of the service plan and assessment rolls; and

**WHEREAS,** the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, dated August 18, 2026 (the "2026 Update"), has been prepared for the District and is attached to this Ordinance as **Exhibit A**; and

**WHEREAS,** the 2026 Update provides the annual review and update required by the PID Act, including an update of the assessment rolls for Improvement Areas #1, #2, #3A, and #3B; and

**WHEREAS,** on August 18, 2026, the City Council considered the 2026 Update on the City Council consent agenda; and

**WHEREAS,** the City Council now desires to approve the 2026 Update by ordinance and authorize the filing and posting of the 2026 Update as required by the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

### **1. FINDINGS OF FACT**

The recitals contained in the preamble of this Ordinance are found to be true and correct and are incorporated into this Ordinance for all purposes.

### **2. APPROVAL OF 2026 UPDATE**

The City Council hereby accepts, approves, and adopts the 2026 Update, including the updated assessment rolls for Improvement Areas #1, #2, #3A, and #3B, attached as Exhibit A and incorporated into this Ordinance for all purposes.

### **3. AUTHORIZATION; FILING AND POSTING**

The Mayor, City Secretary, and other appropriate City officials are authorized and directed to take all actions necessary to implement this Ordinance and the 2026 Update, including filing a copy of the 2026 Update with the Hays County Clerk and posting the 2026 Update, including the notice form required by Section 5.014 of the Texas Property Code, on the City's applicable Internet website in accordance with Section 372.013 of the Texas Local Government Code.

### **4. REPEALER**

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

### **5. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

## 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary



# HERITAGE PUBLIC IMPROVEMENT DISTRICT 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 18, 2026



## INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Heritage Public Improvement District 2025 Amended and Restated Service and Assessment Plan (the “2025 A&R SAP”).

The District was created pursuant to the PID Act by Resolution No. 2017-74 on November 14, 2017 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On June 6, 2023, the Governing Body approved the Heritage Public Improvement District Service and Assessment Plan (the “2023 SAP”) for the District by adopting Ordinance No. 2023-17 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #1; (2) approved the Improvement Area #1 Assessment Roll, and (3) approved the issuance of the Improvement Area #1 Bonds.

On July 2, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-25 which updated each Assessment Roll within the District for 2024.

On September 17, 2024, the Governing Body approved the Heritage Public Improvement District 2024 Amended and Restated Service and Assessment Plan (the “2024 A&R SAP”) for the District by adopting Ordinance No. 2024-29 which served to replace the 2023 SAP in its entirety for the purposes of (1) approving the levy of certain Assessments for Assessed Property within Improvement Area #2; (2) approving the Improvement Area #2 Assessment Roll, and (3) approving the issuance of the Improvement Area #2 Bonds.

On August 19, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-23 which updated each Assessment Roll within the District for 2025.

On October 21, 2025, the Governing Body approved the 2025 A&R SAP by adopting Ordinance No. 2025-O-34 which served to replace the 2024 A&R SAP in its entirety for the purposes of (1) approving the levy of certain Assessments for Assessed Property within Improvement Area #3A; (2) approving the levy of certain Assessments for Assessed Property within Improvement Area #3B; (3) issuing the Improvement Area #3A- Improvement Area #3B Bonds; (4) approving the Improvement Area #3A Assessment Roll; and (6) approving the Improvement Area #3B Assessment Roll.

The 2025 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2025 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the 2025 A&R SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

## PARCEL SUBDIVISION

### Improvement Area #1

- The final plat of Heritage Dripping Springs PH1 was filed and recorded with the County as document number 22033539 on July 7, 2022.

### Improvement Area #2

- The final plat of Heritage Dripping Springs Phase 2 was filed and recorded with the County as document number 24012412 on April 4, 2024.

### Improvement Area #3A

- The final plat of Heritage Dripping Springs Phase 3 was filed and recorded with the County as document number 25015703 on May 2, 2025.

### Improvement Area #3B

- The final plat of Heritage Dripping Springs Phase 3 was filed and recorded with the County as document number 25015703 on May 2, 2025.

See **Exhibit C** for the Lot Type classification map.

## LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

## AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the 2025 A&R SAP. The

Authorized Improvements and estimated costs as described in the 2025 A&R SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$6,728,074.85, which is less than the debt service due on the outstanding Improvement Area #1 Bonds due to Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

### Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$6,715,109.82, which is less than the debt service due on the outstanding Improvement Area #2 Bonds due to Prepayment of Assessment for which Improvement Area #2 Bonds have not yet been redeemed.

### Improvement Area #3A

Improvement Area #3A has an outstanding Assessment of \$4,170,955.94, which is less than the debt service due on the outstanding Improvement Area #3A Bonds due to Prepayment of Assessment for which Improvement Area #3A Bonds have not yet been redeemed.

### Improvement Area #3B

Improvement Area #3B has an outstanding Assessment of \$2,759,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B-1, Exhibit B-2, Exhibit B-3, and Exhibit B-4.**



## ANNUAL INSTALLMENT DUE 1/31/2027

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1 Annual Installment is shown below.
- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

| Improvement Area #1             |                      |
|---------------------------------|----------------------|
| Due January 31, 2027            |                      |
| Principal                       | \$ 121,000.00        |
| Interest                        | \$ 363,936.26        |
| Additional Interest             | \$ 33,850.00         |
| Annual Collection Costs         | \$ 37,567.93         |
| <b>Total Annual Installment</b> | <b>\$ 556,354.19</b> |

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is shown below.

| Annual Collection Costs Breakdown    |                     |
|--------------------------------------|---------------------|
| Improvement Area #1                  |                     |
| PID Administrator                    | \$ 23,882.47        |
| City Auditor                         | \$ 380.65           |
| Filing Fees                          | \$ 380.65           |
| County Collection                    | \$ 380.65           |
| PID Trustee Fees                     | \$ 4,500.00         |
| P3 Works Dev.Issuer CDA Review       | \$ 4,025.00         |
| Collection Cost Maintenance Balance  | \$ 10,000.00        |
| Less CCMB Credit from Prior Years    | \$ (7,481.49)       |
| Arbitrage Calculation                | \$ 1,500.00         |
| <b>Total Annual Collection Costs</b> | <b>\$ 37,567.93</b> |

### Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Improvement Area #2 Annual Installment is shown below.

- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #2 Annual Installment as shown below.

| Improvement Area #2             |                      |
|---------------------------------|----------------------|
| Due January 31, 2027            |                      |
| Principal                       | \$ 120,000.00        |
| Interest                        | \$ 341,817.50        |
| Additional Interest             | \$ 33,790.00         |
| Annual Collection Costs         | \$ 37,567.93         |
| <b>Total Annual Installment</b> | <b>\$ 533,175.43</b> |

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #2 is shown below.

| Annual Collection Costs Breakdown<br>Improvement Area #2 |                     |
|----------------------------------------------------------|---------------------|
| PID Administrator                                        | \$ 23,985.92        |
| City Auditor                                             | \$ 382.29           |
| Filing Fees                                              | \$ 382.29           |
| County Collection                                        | \$ 382.29           |
| PID Trustee Fees                                         | \$ 4,500.00         |
| P3 Works Dev.Issuer CDA Review                           | \$ 4,025.00         |
| Collection Cost Maintenance Balance                      | \$ 10,000.00        |
| Less CCMB Credit from Prior Years                        | \$ (20,000.00)      |
| Arbitrage Calculation                                    | \$ 1,500.00         |
| <b>Total Annual Collection Costs</b>                     | <b>\$ 25,157.79</b> |

#### Improvement Area #3A

- **Principal and Interest** – The total principal and interest required for the Improvement Area #3A Annual Installment is shown below.
- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #3A Annual Installment as shown below.

| Improvement Area #3A            |                      |
|---------------------------------|----------------------|
| Due January 31, 2027            |                      |
| Principal                       | \$ 70,000.00         |
| Interest                        | \$ 226,238.76        |
| Additional Interest             | \$ 21,310.00         |
| Annual Collection Costs         | \$ 27,345.36         |
| <b>Total Annual Installment</b> | <b>\$ 344,894.12</b> |

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #3A is shown below.

| Annual Collection Costs Breakdown<br>Improvement Area #3A |                     |
|-----------------------------------------------------------|---------------------|
| PID Administrator                                         | \$ 9,028.96         |
| City Auditor                                              | \$ 143.90           |
| Filing Fees                                               | \$ 143.90           |
| County Collection                                         | \$ 143.90           |
| PID Trustee Fees                                          | \$ 2,731.66         |
| Draw Request Review                                       | \$ 6,980.91         |
| P3 Works Dev.Issuer CDA Review                            | \$ 2,443.32         |
| Collection Cost Maintenance Balance                       | \$ 6,070.36         |
| Less CCMB Credit from Prior Years                         | \$ (1,252.12)       |
| Arbitrage Calculation                                     | \$ 910.55           |
| <b>Total Annual Collection Costs</b>                      | <b>\$ 27,345.36</b> |

#### Improvement Area #3B

- **Principal and Interest** – The total principal and interest required for the Improvement Area #3B Annual Installment is shown below.
- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #3B Annual Installment as shown below.

| Improvement Area #3B            |                      |
|---------------------------------|----------------------|
| Due January 31, 2027            |                      |
| Principal                       | \$ 46,000.00         |
| Interest                        | \$ 146,460.00        |
| Additional Interest             | \$ 13,795.00         |
| Annual Collection Costs         | \$ 17,701.99         |
| <b>Total Annual Installment</b> | <b>\$ 223,956.99</b> |

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #3B is shown below.

| Annual Collection Costs Breakdown<br>Improvement Area #3B |                     |
|-----------------------------------------------------------|---------------------|
| PID Administrator                                         | \$ 5,844.89         |
| City Auditor                                              | \$ 93.16            |
| Filing Fees                                               | \$ 93.16            |
| County Collection                                         | \$ 93.16            |
| PID Trustee Fees                                          | \$ 1,768.34         |
| Draw Request Review                                       | \$ 4,519.09         |
| P3 Works Dev.Issuer CDA Review                            | \$ 1,581.68         |
| Collection Cost Maintenance Balance                       | \$ 3,929.64         |
| Less CCMB Credit from Prior Years                         | \$ (810.56)         |
| Arbitrage Calculation                                     | \$ 589.45           |
| <b>Total Annual Collection Costs</b>                      | <b>\$ 17,701.99</b> |

### PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

### SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:



| Improvement Area #1             |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Installments Due                |                              | 1/31/2027            | 1/31/2028            | 1/31/2029            | 1/31/2030            | 1/31/2031            |
| Principal                       |                              | \$ 121,000.00        | \$ 126,000.00        | \$ 132,000.00        | \$ 138,000.00        | \$ 144,000.00        |
| Interest                        |                              | 363,936.26           | 358,491.26           | 352,821.26           | 346,881.26           | 340,671.26           |
|                                 | (1)                          | \$ 484,936.26        | \$ 484,491.26        | \$ 484,821.26        | \$ 484,881.26        | \$ 484,671.26        |
| Annual Collection Costs         | (2)                          | \$ 37,567.93         | \$ 34,220.41         | \$ 34,904.82         | \$ 35,602.91         | \$ 36,314.97         |
| Additional Interest             | (3)                          | \$ 33,850.00         | \$ 33,245.00         | \$ 32,615.00         | \$ 31,955.00         | \$ 31,265.00         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 556,354.19</b> | <b>\$ 551,956.67</b> | <b>\$ 552,341.08</b> | <b>\$ 552,439.17</b> | <b>\$ 552,251.23</b> |

| Improvement Area #2     |     |               |               |               |               |               |
|-------------------------|-----|---------------|---------------|---------------|---------------|---------------|
| Installments Due        |     | 1/31/2027     | 1/31/2028     | 1/31/2029     | 1/31/2030     | 1/31/2031     |
| Principal               |     | \$ 120,000.00 | \$ 125,000.00 | \$ 130,000.00 | \$ 135,000.00 | \$ 141,000.00 |
| Interest                |     | 341,817.50    | 336,717.50    | 331,405.00    | 325,880.00    | 320,142.50    |
|                         | (1) | \$ 461,817.50 | \$ 461,717.50 | \$ 461,405.00 | \$ 460,880.00 | \$ 461,142.50 |
| Annual Collection Costs | (2) | \$ 37,567.93  | \$ 34,220.41  | \$ 34,904.82  | \$ 35,602.91  | \$ 36,314.97  |
| Additional Interest     | (3) | \$ 33,790.00  | \$ 33,190.00  | \$ 32,565.00  | \$ 31,915.00  | \$ 31,240.00  |

| Improvement Area #3A            |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Installments Due                |                              | 1/31/2027            | 1/31/2028            | 1/31/2029            | 1/31/2030            | 1/31/2031            |
| Principal                       |                              | \$ 70,000.00         | \$ 73,000.00         | \$ 76,000.00         | \$ 79,000.00         | \$ 83,000.00         |
| Interest                        |                              | 226,238.76           | 223,263.76           | 220,161.26           | 216,931.26           | 213,573.76           |
|                                 | (1)                          | \$ 296,238.76        | \$ 296,263.76        | \$ 296,161.26        | \$ 295,931.26        | \$ 296,573.76        |
| Annual Collection Costs         | (2)                          | \$ 27,345.36         | \$ 22,048.90         | \$ 22,489.88         | \$ 22,939.68         | \$ 23,398.47         |
| Additional Interest             | (3)                          | \$ 21,310.00         | \$ 20,960.00         | \$ 20,595.00         | \$ 20,215.00         | \$ 19,820.00         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 344,894.12</b> | <b>\$ 339,272.66</b> | <b>\$ 339,246.14</b> | <b>\$ 339,085.94</b> | <b>\$ 339,792.23</b> |

| Improvement Area #3B            |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Installments Due                |                              | 1/31/2027            | 1/31/2028            | 1/31/2029            | 1/31/2030            | 1/31/2031            |
| Principal                       |                              | \$ 46,000.00         | \$ 47,000.00         | \$ 49,000.00         | \$ 51,000.00         | \$ 53,000.00         |
| Interest                        |                              | 146,460.00           | 144,505.00           | 142,507.50           | 140,425.00           | 138,257.50           |
|                                 | (1)                          | \$ 192,460.00        | \$ 191,505.00        | \$ 191,507.50        | \$ 191,425.00        | \$ 191,257.50        |
| Annual Collection Costs         | (2)                          | \$ 17,701.99         | \$ 14,273.33         | \$ 14,558.80         | \$ 14,849.98         | \$ 15,146.98         |
| Additional Interest             | (3)                          | \$ 13,795.00         | \$ 13,565.00         | \$ 13,330.00         | \$ 13,085.00         | \$ 12,830.00         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 223,956.99</b> | <b>\$ 219,343.33</b> | <b>\$ 219,396.30</b> | <b>\$ 219,359.98</b> | <b>\$ 219,234.48</b> |

## ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit A-4**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

## ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the 2025 A&R SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at [admin@p3-works.com](mailto:admin@p3-works.com)) by December 1<sup>st</sup> of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

# EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

| Property ID <sup>[a]</sup> | Lot Type      | Note | Improvement Area #1 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|------|---------------------------------------|----------------------------------|
|                            |               |      | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R186658                    | Non-Benefited |      | \$0.00                                | \$0.00                           |
| R186659                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186660                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186661                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186662                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186663                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186664                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186665                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186666                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186667                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186668                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186669                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186670                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186671                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186672                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186673                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186674                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186675                    | Non-Benefited |      | \$0.00                                | \$0.00                           |
| R186676                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186677                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186678                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186679                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186680                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186681                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186682                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186683                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186684                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186685                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186686                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186687                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186688                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186689                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186690                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186691                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186692                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186693                    | 2             |      | \$41,925.15                           | \$3,446.83                       |

| Property ID <sup>[a]</sup> | Lot Type      | Note | Improvement Area #1 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|------|---------------------------------------|----------------------------------|
|                            |               |      | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R186694                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186695                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186696                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186697                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186698                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186699                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186700                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186701                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186702                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186703                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186704                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186705                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186706                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186707                    | Non-Benefited |      | \$0.00                                | \$0.00                           |
| R186708                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186709                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186710                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186711                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186712                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186713                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186714                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186715                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186716                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186717                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186718                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186719                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186720                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186721                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186722                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186723                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186724                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186725                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186726                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186727                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186728                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186729                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186730                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186731                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186732                    | 2             |      | \$41,925.15                           | \$3,446.83                       |



| Property ID <sup>[a]</sup> | Lot Type | Note | Improvement Area #1 <sup>[d]</sup>    |                                  |
|----------------------------|----------|------|---------------------------------------|----------------------------------|
|                            |          |      | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R186733                    | 2        | [c]  | \$41,925.15                           | \$3,446.83                       |
| R186734                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186735                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186736                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186737                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186738                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186739                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186740                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186741                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186742                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186743                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186744                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186745                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186746                    | 2        |      | \$0.00                                | \$0.00                           |
| R186747                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186748                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186749                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186750                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186751                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186752                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186753                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186754                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186755                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186756                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186757                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186758                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186759                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186760                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186761                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186762                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186763                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186764                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186765                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186766                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186767                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186768                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186769                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186770                    | 2        |      | \$41,925.15                           | \$3,446.83                       |
| R186771                    | 2        |      | \$41,925.15                           | \$3,446.83                       |

| Property ID <sup>[a]</sup> | Lot Type      | Note | Improvement Area #1 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|------|---------------------------------------|----------------------------------|
|                            |               |      | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R186772                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186773                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186774                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186775                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186776                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186777                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186778                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186779                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186780                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186781                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186782                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186783                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186784                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186785                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186786                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186787                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186788                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186789                    | Non-Benefited |      | \$0.00                                | \$0.00                           |
| R186790                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186791                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186792                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186793                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186794                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186795                    | 1             |      | \$40,102.32                           | \$3,296.97                       |
| R186796                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186797                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186798                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186799                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186800                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186801                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186802                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186803                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186804                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186805                    | 3             |      | \$45,570.81                           | \$3,746.56                       |
| R186806                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186807                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186808                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186809                    | 2             |      | \$41,925.15                           | \$3,446.83                       |
| R186810                    | 3             |      | \$45,570.81                           | \$3,746.56                       |

| Property ID <sup>[a]</sup> | Lot Type | Note | Improvement Area #1 <sup>[d]</sup>    |                                  |
|----------------------------|----------|------|---------------------------------------|----------------------------------|
|                            |          |      | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R186811                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186812                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186813                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186814                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186815                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186816                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186817                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186818                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| R186819                    | 3        |      | \$45,570.81                           | \$3,746.56                       |
| <b>Total</b>               |          |      | <b>\$6,728,074.85</b>                 | <b>\$553,141.57</b>              |

**Footnotes:**

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] Property ID Prepaid their Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

## EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

| Property ID <sup>[a]</sup> | Lot Type | Notes | Improvement Area #2 <sup>[d]</sup>    |                                  |
|----------------------------|----------|-------|---------------------------------------|----------------------------------|
|                            |          |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R205106                    | 7        |       | \$46,619.76                           | \$3,679.74                       |
| R205107                    | 7        |       | \$46,619.76                           | \$3,679.74                       |
| R205108                    | 7        |       | \$46,619.76                           | \$3,679.74                       |
| R205109                    | 7        |       | \$46,619.76                           | \$3,679.74                       |
| R205110                    | 7        |       | \$46,619.76                           | \$3,679.74                       |
| R205111                    | 7        |       | \$46,619.76                           | \$3,679.74                       |
| R205112                    | 4        |       | \$39,160.60                           | \$3,090.98                       |
| R205113                    | 4        |       | \$39,160.60                           | \$3,090.98                       |
| R205114                    | 4        |       | \$39,160.60                           | \$3,090.98                       |
| R205115                    | 4        |       | \$39,160.60                           | \$3,090.98                       |
| R205116                    | 4        |       | \$39,160.60                           | \$3,090.98                       |
| R205117                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205118                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205119                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205120                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205121                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205122                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205123                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205124                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205125                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205126                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205127                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205128                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205129                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205130                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205131                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205132                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205133                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205134                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205135                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205136                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205137                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205138                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205139                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205140                    | 5        |       | \$41,025.39                           | \$3,238.17                       |
| R205141                    | 5        |       | \$41,025.39                           | \$3,238.17                       |

| Property ID <sup>[a]</sup> | Lot Type      | Notes | Improvement Area #2 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|-------|---------------------------------------|----------------------------------|
|                            |               |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R205142                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205143                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205144                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205145                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205146                    | 7             |       | \$46,619.76                           | \$3,679.74                       |
| R205147                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205148                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205149                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205150                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205151                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205152                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205153                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205154                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205155                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205156                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205157                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205158                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205159                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205160                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205161                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205162                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205163                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205164                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205165                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205166                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205167                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205168                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205169                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205170                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205171                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205172                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205173                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205174                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205175                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205176                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205177                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205178                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R205179                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205180                    | 5             |       | \$41,025.39                           | \$3,238.17                       |



| Property ID <sup>[a]</sup> | Lot Type      | Notes | Improvement Area #2 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|-------|---------------------------------------|----------------------------------|
|                            |               |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R205182                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205181                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205183                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205184                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205185                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205186                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205187                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205188                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205189                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205190                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205191                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205192                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205193                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R205194                    | 7             |       | \$46,619.76                           | \$3,679.74                       |
| R205195                    | 7             |       | \$46,619.76                           | \$3,679.74                       |
| R205196                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R205197                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205198                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205199                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205200                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205201                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205202                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205203                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205204                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205205                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205206                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205207                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205208                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205209                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R205210                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205211                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205212                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205213                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205214                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205215                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205216                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205217                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205218                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205219                    | 6             |       | \$42,890.18                           | \$3,385.36                       |

| Property ID <sup>[a]</sup> | Lot Type      | Notes | Improvement Area #2 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|-------|---------------------------------------|----------------------------------|
|                            |               |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R205220                    | 6             | [c]   | \$42,890.18                           | \$3,385.36                       |
| R205221                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205222                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205223                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205224                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205225                    | 6             |       | \$0.00                                | \$0.00                           |
| R205226                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205227                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205228                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205229                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205230                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205231                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205232                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205233                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205234                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205235                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205236                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205237                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205238                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205239                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205240                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205241                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205242                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205243                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205244                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205245                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205246                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205247                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205248                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205249                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205250                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205251                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205252                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205253                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205254                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205255                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205256                    | 5             |       | \$41,025.39                           | \$3,238.17                       |
| R205257                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R205258                    | 6             |       | \$42,890.18                           | \$3,385.36                       |

| Property ID <sup>[a]</sup> | Lot Type      | Notes | Improvement Area #2 <sup>[d]</sup>    |                                  |
|----------------------------|---------------|-------|---------------------------------------|----------------------------------|
|                            |               |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R205259                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205260                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205261                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205262                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205263                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205264                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205265                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205266                    | 6             |       | \$42,890.18                           | \$3,385.36                       |
| R205267                    | 7             |       | \$46,619.76                           | \$3,679.74                       |
| R205268                    | 7             |       | \$46,619.76                           | \$3,679.74                       |
| R205269                    | 7             |       | \$46,619.76                           | \$3,679.74                       |
| R205270                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R205272                    | 4             |       | \$39,160.60                           | \$3,090.98                       |
| <b>Total</b>               |               |       | <b>\$6,715,109.82</b>                 | <b>\$530,029.60</b>              |

**Footnotes:**

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] Property ID Prepaid their Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

### EXHIBIT A-3 – IMPROVEMENT AREA #3A ASSESSMENT ROLL

| Property ID <sup>[a]</sup> | Lot Type      | Notes | Improvement Area #3A <sup>[d]</sup>   |                                  |
|----------------------------|---------------|-------|---------------------------------------|----------------------------------|
|                            |               |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R211894                    | 10            | [c]   | \$47,418.78                           | \$3,843.91                       |
| R211895                    | 10            |       | \$47,418.78                           | \$3,843.91                       |
| R211896                    | 10            |       | \$0.00                                | \$0.00                           |
| R211897                    | 10            |       | \$47,418.78                           | \$3,843.91                       |
| R211898                    | 10            |       | \$47,418.78                           | \$3,843.91                       |
| R211899                    | 10            |       | \$47,418.78                           | \$3,843.91                       |
| R211900                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| R211901                    | 9             | [c]   | \$43,625.28                           | \$3,536.40                       |
| R211902                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211903                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211904                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211905                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211906                    | 9             |       | \$0.00                                | \$0.00                           |
| R211907                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211908                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211909                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211910                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211911                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211912                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211913                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211914                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211915                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211916                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211917                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211918                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211919                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211920                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211921                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211922                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211923                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211924                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211925                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211926                    | 8             |       | \$41,728.53                           | \$3,382.64                       |
| R211927                    | 8             |       | \$41,728.53                           | \$3,382.64                       |

| Property ID <sup>[a]</sup> | Lot Type | Notes | Improvement Area #3A <sup>[d]</sup>   |                                  |
|----------------------------|----------|-------|---------------------------------------|----------------------------------|
|                            |          |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R211928                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211929                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211930                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211931                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211932                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211933                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211934                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211935                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211936                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211937                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211938                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211939                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211940                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211941                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211942                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211943                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211944                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211945                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211946                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211947                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211948                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211949                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211950                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211951                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211952                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211953                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211954                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211955                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211956                    | 8        |       | \$41,728.53                           | \$3,382.64                       |
| R211957                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211958                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211959                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211960                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211961                    | 10       |       | \$47,418.78                           | \$3,843.91                       |
| R211962                    | 9        |       | \$43,625.28                           | \$3,536.40                       |
| R211963                    | 9        |       | \$43,625.28                           | \$3,536.40                       |
| R211964                    | 9        |       | \$43,625.28                           | \$3,536.40                       |



| Property ID <sup>[a]</sup> | Lot Type      | Notes | Improvement Area #3A <sup>[d]</sup>   |                                  |
|----------------------------|---------------|-------|---------------------------------------|----------------------------------|
|                            |               |       | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R211965                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211966                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211967                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211968                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211969                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211970                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211971                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211972                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211973                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211974                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211975                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211976                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211977                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211978                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211979                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211980                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211981                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211982                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211983                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211984                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211985                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211986                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211987                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211988                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211989                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211990                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211991                    | 9             |       | \$43,625.28                           | \$3,536.40                       |
| R211992                    | Non-Benefited |       | \$0.00                                | \$0.00                           |
| Total                      |               |       | \$4,170,955.94                        | \$338,110.71                     |

**Footnotes:**

- [a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.
- [b] Outstanding Assessment prior to 1/31/2027 Annual Installment.
- [c] Property ID Prepaid their Assessment in full.
- [d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

# EXHIBIT A-4 – IMPROVEMENT AREA #3B ASSESSMENT ROLL

| Property ID <sup>[a]</sup> | Lot Type      | Improvement Area #3B <sup>[c]</sup>   |                                  |
|----------------------------|---------------|---------------------------------------|----------------------------------|
|                            |               | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R211993                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R211994                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R211995                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R211996                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R211997                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R211998                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R211999                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212000                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212001                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212002                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212003                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212004                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212005                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212006                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212007                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212008                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212009                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212010                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212011                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212012                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212013                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212014                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212015                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212016                    | Non-Benefited | \$0.00                                | \$0.00                           |
| R212017                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212018                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212019                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212020                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212021                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212022                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212023                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212024                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212025                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212026                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212027                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212028                    | 11            | \$39,820.62                           | \$3,232.37                       |

|                            |               | Improvement Area #3B <sup>[c]</sup>   |                                  |
|----------------------------|---------------|---------------------------------------|----------------------------------|
| Property ID <sup>[a]</sup> | Lot Type      | Outstanding Assessment <sup>[b]</sup> | Annual Installment Due 1/31/2027 |
| R212029                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212030                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212031                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212032                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212033                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212034                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212035                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212036                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212037                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212038                    | 11            | \$39,820.62                           | \$3,232.37                       |
| R212039                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212040                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212041                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212042                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212043                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212044                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212045                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212046                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212047                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212048                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212049                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212050                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212051                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212052                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212053                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212054                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212055                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212056                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212057                    | 13            | \$47,405.50                           | \$3,848.06                       |
| R212058                    | 13            | \$47,405.50                           | \$3,848.06                       |
| R212059                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212060                    | 12            | \$43,613.06                           | \$3,540.21                       |
| R212061                    | Non-Benefited | \$0.00                                | \$0.00                           |
| R212062                    | Non-Benefited | \$0.00                                | \$0.00                           |
| R212063                    | Non-Benefited | \$0.00                                | \$0.00                           |
| <b>Total</b>               |               | <b>\$2,759,000.00</b>                 | <b>\$223,956.97</b>              |

**Footnotes:**

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.



## EXHIBIT B-1 – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

| <b><u>Year Ending</u></b><br><b><u>(September 30)</u></b> | <b><u>Principal</u></b> | <b><u>Interest</u></b> | <b><u>Total</u></b> |
|-----------------------------------------------------------|-------------------------|------------------------|---------------------|
| 2024                                                      | \$ 45,000               | \$ 441,015             | \$ 486,015          |
| 2025                                                      | 112,000                 | 374,196                | 486,196             |
| 2026                                                      | 116,000                 | 369,156                | 485,156             |
| 2027                                                      | 121,000                 | 363,936                | 484,936             |
| 2028                                                      | 126,000                 | 358,491                | 484,491             |
| 2029                                                      | 132,000                 | 352,821                | 484,821             |
| 2030                                                      | 138,000                 | 346,881                | 484,881             |
| 2031                                                      | 144,000                 | 340,671                | 484,671             |
| 2032                                                      | 151,000                 | 332,931                | 483,931             |
| 2033                                                      | 159,000                 | 324,815                | 483,815             |
| 2034                                                      | 168,000                 | 316,269                | 484,269             |
| 2035                                                      | 176,000                 | 307,239                | 483,239             |
| 2036                                                      | 186,000                 | 297,779                | 483,779             |
| 2037                                                      | 196,000                 | 287,781                | 483,781             |
| 2038                                                      | 206,000                 | 277,246                | 483,246             |
| 2039                                                      | 217,000                 | 266,174                | 483,174             |
| 2040                                                      | 229,000                 | 254,510                | 483,510             |
| 2041                                                      | 241,000                 | 242,201                | 483,201             |
| 2042                                                      | 254,000                 | 229,248                | 483,248             |
| 2043                                                      | 268,000                 | 215,595                | 483,595             |
| 2044                                                      | 283,000                 | 201,190                | 484,190             |
| 2045                                                      | 298,000                 | 185,625                | 483,625             |
| 2046                                                      | 315,000                 | 169,235                | 484,235             |
| 2047                                                      | 333,000                 | 151,910                | 484,910             |
| 2048                                                      | 351,000                 | 133,595                | 484,595             |
| 2049                                                      | 371,000                 | 114,290                | 485,290             |
| 2050                                                      | 392,000                 | 93,885                 | 485,885             |
| 2051                                                      | 414,000                 | 72,325                 | 486,325             |
| 2052                                                      | 438,000                 | 49,555                 | 487,555             |
| 2053                                                      | 463,000                 | 25,465                 | 488,465             |
| <b>Total<sup>(1)</sup></b>                                | <b>\$7,043,000</b>      | <b>\$7,496,031</b>     | <b>\$14,539,031</b> |

<sup>(1)</sup> Totals may not add due to rounding.

## EXHIBIT B-2 – IMPROVEMENT AREA #2 DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

| Year Ending<br>(September 30) | Principal                    | Interest                     | Total                         |
|-------------------------------|------------------------------|------------------------------|-------------------------------|
| 2025 <sup>(1)</sup>           | \$ -                         | \$303,366.88                 | \$303,366.88                  |
| 2026                          | 115,000.00                   | 346,705.00                   | 461,705.00                    |
| 2027                          | 120,000.00                   | 341,817.50                   | 461,817.50                    |
| 2028                          | 125,000.00                   | 336,717.50                   | 461,717.50                    |
| 2029                          | 130,000.00                   | 331,405.00                   | 461,405.00                    |
| 2030                          | 135,000.00                   | 325,880.00                   | 460,880.00                    |
| 2031                          | 141,000.00                   | 320,142.50                   | 461,142.50                    |
| 2032                          | 147,000.00                   | 314,150.00                   | 461,150.00                    |
| 2033                          | 154,000.00                   | 306,800.00                   | 460,800.00                    |
| 2034                          | 161,000.00                   | 299,100.00                   | 460,100.00                    |
| 2035                          | 169,000.00                   | 291,050.00                   | 460,050.00                    |
| 2036                          | 178,000.00                   | 282,600.00                   | 460,600.00                    |
| 2037                          | 186,000.00                   | 273,700.00                   | 459,700.00                    |
| 2038                          | 196,000.00                   | 264,400.00                   | 460,400.00                    |
| 2039                          | 205,000.00                   | 254,600.00                   | 459,600.00                    |
| 2040                          | 215,000.00                   | 244,350.00                   | 459,350.00                    |
| 2041                          | 226,000.00                   | 233,600.00                   | 459,600.00                    |
| 2042                          | 238,000.00                   | 222,300.00                   | 460,300.00                    |
| 2043                          | 250,000.00                   | 210,400.00                   | 460,400.00                    |
| 2044                          | 262,000.00                   | 197,900.00                   | 459,900.00                    |
| 2045                          | 275,000.00                   | 184,800.00                   | 459,800.00                    |
| 2046                          | 290,000.00                   | 170,362.50                   | 460,362.50                    |
| 2047                          | 305,000.00                   | 155,137.50                   | 460,137.50                    |
| 2048                          | 322,000.00                   | 139,125.00                   | 461,125.00                    |
| 2049                          | 339,000.00                   | 122,220.00                   | 461,220.00                    |
| 2050                          | 357,000.00                   | 104,422.50                   | 461,422.50                    |
| 2051                          | 376,000.00                   | 85,680.00                    | 461,680.00                    |
| 2052                          | 397,000.00                   | 65,940.00                    | 462,940.00                    |
| 2053                          | 418,000.00                   | 45,097.50                    | 463,097.50                    |
| 2054                          | 441,000.00                   | 23,152.50                    | 464,152.50                    |
| <b>Total</b>                  | <b><u>\$6,873,000.00</u></b> | <b><u>\$6,796,921.88</u></b> | <b><u>\$13,669,921.88</u></b> |

<sup>(1)</sup> Interest due in 2025 will be paid from amounts on deposit in the Capitalized Interest Account.

## EXHIBIT B-3 – IMPROVEMENT AREA #3A AND IMPROVEMENT AREA #3B DEBT SERVICE SCHEDULE

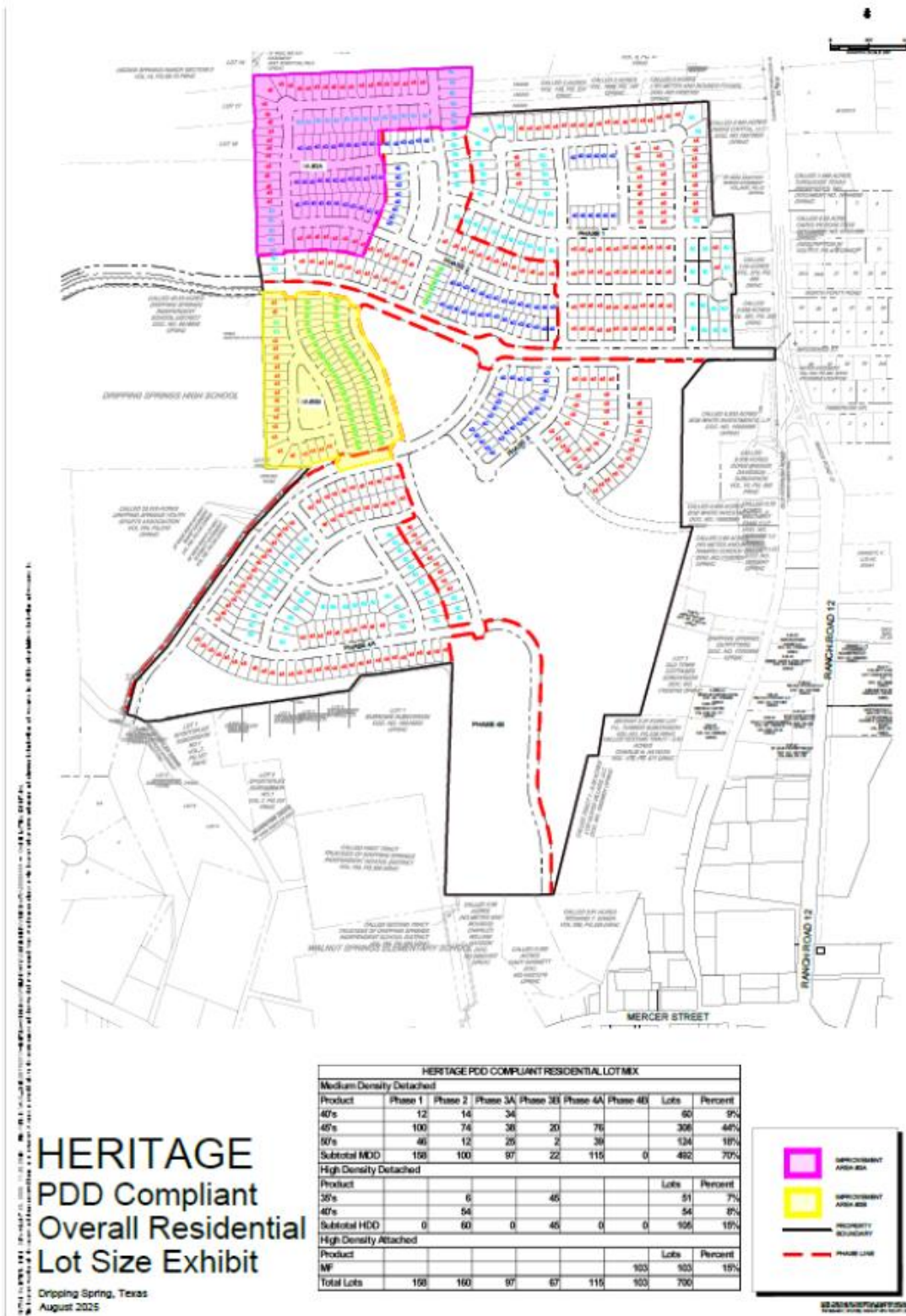
### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

| Year Ending<br>(September 30) | Principal                    | Interest                     | Total                         |
|-------------------------------|------------------------------|------------------------------|-------------------------------|
| 2026 <sup>(1)</sup>           | -                            | \$292,982.63                 | \$292,982.63                  |
| 2027                          | \$116,000.00                 | 372,698.76                   | 488,698.76                    |
| 2028                          | 120,000.00                   | 367,768.76                   | 487,768.76                    |
| 2029                          | 125,000.00                   | 362,668.76                   | 487,668.76                    |
| 2030                          | 130,000.00                   | 357,356.26                   | 487,356.26                    |
| 2031                          | 136,000.00                   | 351,831.26                   | 487,831.26                    |
| 2032                          | 142,000.00                   | 346,051.26                   | 488,051.26                    |
| 2033                          | 148,000.00                   | 340,016.26                   | 488,016.26                    |
| 2034                          | 153,000.00                   | 333,726.26                   | 486,726.26                    |
| 2035                          | 160,000.00                   | 327,223.76                   | 487,223.76                    |
| 2036                          | 166,000.00                   | 320,423.76                   | 486,423.76                    |
| 2037                          | 175,000.00                   | 311,501.26                   | 486,501.26                    |
| 2038                          | 185,000.00                   | 302,095.00                   | 487,095.00                    |
| 2039                          | 194,000.00                   | 292,151.26                   | 486,151.26                    |
| 2040                          | 205,000.00                   | 281,723.76                   | 486,723.76                    |
| 2041                          | 216,000.00                   | 270,705.00                   | 486,705.00                    |
| 2042                          | 228,000.00                   | 259,095.02                   | 487,095.02                    |
| 2043                          | 240,000.00                   | 246,840.02                   | 486,840.02                    |
| 2044                          | 252,000.00                   | 233,940.02                   | 485,940.02                    |
| 2045                          | 267,000.00                   | 220,395.00                   | 487,395.00                    |
| 2046                          | 282,000.00                   | 206,043.76                   | 488,043.76                    |
| 2047                          | 297,000.00                   | 190,181.26                   | 487,181.26                    |
| 2048                          | 314,000.00                   | 173,475.02                   | 487,475.02                    |
| 2049                          | 333,000.00                   | 155,812.50                   | 488,812.50                    |
| 2050                          | 351,000.00                   | 137,081.26                   | 488,081.26                    |
| 2051                          | 372,000.00                   | 117,337.52                   | 489,337.52                    |
| 2052                          | 393,000.00                   | 96,412.52                    | 489,412.52                    |
| 2053                          | 415,000.00                   | 74,306.26                    | 489,306.26                    |
| 2054                          | 440,000.00                   | 50,962.50                    | 490,962.50                    |
| 2055                          | 466,000.00                   | 26,212.52                    | 492,212.52                    |
| <b>Total</b>                  | <b><u>\$7,021,000.00</u></b> | <b><u>\$7,419,019.19</u></b> | <b><u>\$14,440,019.19</u></b> |

<sup>(1)</sup> Interest due in 2026 will be paid from amounts on deposit in the Capitalized Interest Account.

## EXHIBIT C – LOT TYPE CLASSIFICATION MAP



**EXHIBIT D – BUYER DISCLOSURES**

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area 1
  - Lot Type 1
  - Lot Type 2
  - Lot Type 3
- Improvement Area 2
  - Lot Type 4
  - Lot Type 5
  - Lot Type 6
  - Lot Type 7
- Improvement Area 3A
  - Lot Type 8
  - Lot Type 9
  - Lot Type 10
- Improvement Area 3B
  - Lot Type 11
  - Lot Type 12
  - Lot Type 13

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.



AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,102.32**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | 716.75              | 2,155.79                | 223.92                     | 200.51                 | 3,296.97                                   |
| 2028                    | 746.37              | 2,123.53                | 203.97                     | 196.93                 | 3,270.80                                   |
| 2029                    | 781.91              | 2,089.95                | 208.05                     | 193.20                 | 3,273.10                                   |
| 2030                    | 817.45              | 2,054.76                | 212.21                     | 189.29                 | 3,273.71                                   |
| 2031                    | 852.99              | 2,017.98                | 216.45                     | 185.20                 | 3,272.62                                   |
| 2032                    | 894.45              | 1,972.13                | 220.78                     | 180.93                 | 3,268.30                                   |
| 2033                    | 941.84              | 1,924.05                | 225.20                     | 176.46                 | 3,267.55                                   |
| 2034                    | 995.15              | 1,873.43                | 229.70                     | 171.75                 | 3,270.04                                   |
| 2035                    | 1,042.54            | 1,819.94                | 234.30                     | 166.78                 | 3,263.55                                   |
| 2036                    | 1,101.78            | 1,763.90                | 238.98                     | 161.56                 | 3,266.23                                   |
| 2037                    | 1,161.01            | 1,704.68                | 243.76                     | 156.06                 | 3,265.51                                   |
| 2038                    | 1,220.25            | 1,642.28                | 248.64                     | 150.25                 | 3,261.41                                   |
| 2039                    | 1,285.41            | 1,576.69                | 253.61                     | 144.15                 | 3,259.85                                   |
| 2040                    | 1,356.49            | 1,507.60                | 258.68                     | 137.72                 | 3,260.49                                   |
| 2041                    | 1,427.57            | 1,434.69                | 263.86                     | 130.94                 | 3,257.05                                   |
| 2042                    | 1,504.58            | 1,357.96                | 269.13                     | 123.80                 | 3,255.47                                   |
| 2043                    | 1,587.51            | 1,277.08                | 274.52                     | 116.28                 | 3,255.38                                   |
| 2044                    | 1,676.36            | 1,191.76                | 280.01                     | 108.34                 | 3,256.46                                   |
| 2045                    | 1,765.21            | 1,099.56                | 285.61                     | 99.96                  | 3,250.33                                   |
| 2046                    | 1,865.91            | 1,002.47                | 291.32                     | 91.13                  | 3,250.83                                   |
| 2047                    | 1,972.54            | 899.84                  | 297.14                     | 81.80                  | 3,251.33                                   |
| 2048                    | 2,079.16            | 791.35                  | 303.09                     | 71.94                  | 3,245.54                                   |
| 2049                    | 2,197.63            | 677.00                  | 309.15                     | 61.55                  | 3,245.33                                   |
| 2050                    | 2,322.02            | 556.13                  | 315.33                     | 50.56                  | 3,244.04                                   |
| 2051                    | 2,452.34            | 428.42                  | 321.64                     | 38.95                  | 3,241.35                                   |
| 2052                    | 2,594.51            | 293.54                  | 328.07                     | 26.69                  | 3,242.80                                   |
| 2053                    | 2,742.60            | 150.84                  | 334.63                     | 13.71                  | 3,241.78                                   |
| <b>Total</b>            | <b>\$ 40,102.32</b> | <b>\$ 37,387.35</b>     | <b>\$ 7,091.74</b>         | <b>\$ 3,426.44</b>     | <b>\$ 88,007.84</b>                        |

**Footnotes:**

[a] Interest rate on Improvement Area #1 Bonds is 4.500% for term bonds due September 1, 2030, and 5.500% for term bonds due September 1, 2053.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 2 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.



AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$41,925.15**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | 749.33              | 2,253.78                | 234.10                     | 209.63                 | 3,446.83                                   |
| 2028                    | 780.29              | 2,220.06                | 213.24                     | 205.88                 | 3,419.47                                   |
| 2029                    | 817.45              | 2,184.95                | 217.50                     | 201.98                 | 3,421.88                                   |
| 2030                    | 854.60              | 2,148.16                | 221.86                     | 197.89                 | 3,422.51                                   |
| 2031                    | 891.76              | 2,109.70                | 226.29                     | 193.62                 | 3,421.37                                   |
| 2032                    | 935.11              | 2,061.77                | 230.82                     | 189.16                 | 3,416.86                                   |
| 2033                    | 984.65              | 2,011.51                | 235.43                     | 184.48                 | 3,416.08                                   |
| 2034                    | 1,040.39            | 1,958.58                | 240.14                     | 179.56                 | 3,418.67                                   |
| 2035                    | 1,089.93            | 1,902.66                | 244.95                     | 174.36                 | 3,411.90                                   |
| 2036                    | 1,151.86            | 1,844.08                | 249.84                     | 168.91                 | 3,414.69                                   |
| 2037                    | 1,213.79            | 1,782.17                | 254.84                     | 163.15                 | 3,413.94                                   |
| 2038                    | 1,275.71            | 1,716.93                | 259.94                     | 157.08                 | 3,409.66                                   |
| 2039                    | 1,343.83            | 1,648.36                | 265.14                     | 150.70                 | 3,408.03                                   |
| 2040                    | 1,418.15            | 1,576.13                | 270.44                     | 143.98                 | 3,408.70                                   |
| 2041                    | 1,492.46            | 1,499.90                | 275.85                     | 136.89                 | 3,405.10                                   |
| 2042                    | 1,572.97            | 1,419.68                | 281.37                     | 129.43                 | 3,403.44                                   |
| 2043                    | 1,659.67            | 1,335.13                | 286.99                     | 121.56                 | 3,403.36                                   |
| 2044                    | 1,752.56            | 1,245.93                | 292.73                     | 113.27                 | 3,404.48                                   |
| 2045                    | 1,845.45            | 1,149.54                | 298.59                     | 104.50                 | 3,398.08                                   |
| 2046                    | 1,950.73            | 1,048.04                | 304.56                     | 95.28                  | 3,398.60                                   |
| 2047                    | 2,062.20            | 940.75                  | 310.65                     | 85.52                  | 3,399.12                                   |
| 2048                    | 2,173.67            | 827.32                  | 316.86                     | 75.21                  | 3,393.07                                   |
| 2049                    | 2,297.52            | 707.77                  | 323.20                     | 64.34                  | 3,392.84                                   |
| 2050                    | 2,427.57            | 581.41                  | 329.66                     | 52.86                  | 3,391.50                                   |
| 2051                    | 2,563.81            | 447.89                  | 336.26                     | 40.72                  | 3,388.68                                   |
| 2052                    | 2,712.44            | 306.88                  | 342.98                     | 27.90                  | 3,390.20                                   |
| 2053                    | 2,867.26            | 157.70                  | 349.84                     | 14.34                  | 3,389.14                                   |
| <b>Total</b>            | <b>\$ 41,925.15</b> | <b>\$ 39,086.77</b>     | <b>\$ 7,414.09</b>         | <b>\$ 3,582.18</b>     | <b>\$ 92,008.19</b>                        |

### Footnotes:

[a] Interest rate on Improvement Area #1 Bonds is 4.500% for term bonds due September 1, 2030, and 5.500% for term bonds due September 1, 2053.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 3 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.



AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$45,570.81**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

### ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | 814.49              | 2,449.76                | 254.46                     | 227.85                 | 3,746.56                                   |
| 2028                    | 848.14              | 2,413.11                | 231.78                     | 223.78                 | 3,716.81                                   |
| 2029                    | 888.53              | 2,374.94                | 236.42                     | 219.54                 | 3,719.43                                   |
| 2030                    | 928.92              | 2,334.96                | 241.15                     | 215.10                 | 3,720.12                                   |
| 2031                    | 969.31              | 2,293.16                | 245.97                     | 210.45                 | 3,718.88                                   |
| 2032                    | 1,016.42            | 2,241.06                | 250.89                     | 205.61                 | 3,713.98                                   |
| 2033                    | 1,070.27            | 2,186.42                | 255.91                     | 200.53                 | 3,713.13                                   |
| 2034                    | 1,130.86            | 2,128.90                | 261.03                     | 195.17                 | 3,715.95                                   |
| 2035                    | 1,184.71            | 2,068.11                | 266.25                     | 189.52                 | 3,708.58                                   |
| 2036                    | 1,252.02            | 2,004.43                | 271.57                     | 183.60                 | 3,711.62                                   |
| 2037                    | 1,319.33            | 1,937.14                | 277.00                     | 177.34                 | 3,710.81                                   |
| 2038                    | 1,386.65            | 1,866.22                | 282.54                     | 170.74                 | 3,706.15                                   |
| 2039                    | 1,460.69            | 1,791.69                | 288.19                     | 163.81                 | 3,704.38                                   |
| 2040                    | 1,541.46            | 1,713.18                | 293.96                     | 156.50                 | 3,705.10                                   |
| 2041                    | 1,622.24            | 1,630.33                | 299.84                     | 148.80                 | 3,701.20                                   |
| 2042                    | 1,709.75            | 1,543.13                | 305.83                     | 140.68                 | 3,699.39                                   |
| 2043                    | 1,803.98            | 1,451.23                | 311.95                     | 132.14                 | 3,699.30                                   |
| 2044                    | 1,904.95            | 1,354.27                | 318.19                     | 123.12                 | 3,700.53                                   |
| 2045                    | 2,005.92            | 1,249.50                | 324.55                     | 113.59                 | 3,693.56                                   |
| 2046                    | 2,120.36            | 1,139.17                | 331.04                     | 103.56                 | 3,694.13                                   |
| 2047                    | 2,241.52            | 1,022.55                | 337.66                     | 92.96                  | 3,694.69                                   |
| 2048                    | 2,362.68            | 899.27                  | 344.42                     | 81.75                  | 3,688.12                                   |
| 2049                    | 2,497.31            | 769.32                  | 351.31                     | 69.94                  | 3,687.87                                   |
| 2050                    | 2,638.66            | 631.97                  | 358.33                     | 57.45                  | 3,686.41                                   |
| 2051                    | 2,786.75            | 486.84                  | 365.50                     | 44.26                  | 3,683.35                                   |
| 2052                    | 2,948.30            | 333.57                  | 372.81                     | 30.32                  | 3,685.01                                   |
| 2053                    | 3,116.59            | 171.41                  | 380.26                     | 15.58                  | 3,683.85                                   |
| <b>Total</b>            | <b>\$ 45,570.81</b> | <b>\$ 42,485.62</b>     | <b>\$ 8,058.79</b>         | <b>\$ 3,893.68</b>     | <b>\$ 100,008.91</b>                       |

**Footnotes:**

[a] Interest rate on Improvement Area #1 Bonds is 4.500% for term bonds due September 1, 2030, and 5.500% for term bonds due September 1, 2053.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 4 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.



AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,160.60**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 4

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 695.36           | \$ 1,980.73             | \$ 219.09                  | \$ 195.80              | \$ 3,090.98                                |
| 2028                    | \$ 724.34           | \$ 1,951.18             | \$ 199.56                  | \$ 192.33              | \$ 3,067.41                                |
| 2029                    | \$ 753.31           | \$ 1,920.39             | \$ 203.55                  | \$ 188.70              | \$ 3,065.96                                |
| 2030                    | \$ 782.28           | \$ 1,888.38             | \$ 207.63                  | \$ 184.94              | \$ 3,063.23                                |
| 2031                    | \$ 817.05           | \$ 1,855.13             | \$ 211.78                  | \$ 181.03              | \$ 3,064.99                                |
| 2032                    | \$ 851.82           | \$ 1,820.41             | \$ 216.01                  | \$ 176.94              | \$ 3,065.18                                |
| 2033                    | \$ 892.38           | \$ 1,777.81             | \$ 220.33                  | \$ 172.68              | \$ 3,063.22                                |
| 2034                    | \$ 932.95           | \$ 1,733.20             | \$ 224.74                  | \$ 168.22              | \$ 3,059.10                                |
| 2035                    | \$ 979.30           | \$ 1,686.55             | \$ 229.24                  | \$ 163.56              | \$ 3,058.64                                |
| 2036                    | \$ 1,031.46         | \$ 1,637.58             | \$ 233.82                  | \$ 158.66              | \$ 3,061.52                                |
| 2037                    | \$ 1,077.81         | \$ 1,586.01             | \$ 238.50                  | \$ 153.50              | \$ 3,055.82                                |
| 2038                    | \$ 1,135.76         | \$ 1,532.12             | \$ 243.27                  | \$ 148.11              | \$ 3,059.26                                |
| 2039                    | \$ 1,187.91         | \$ 1,475.33             | \$ 248.13                  | \$ 142.43              | \$ 3,053.81                                |
| 2040                    | \$ 1,245.86         | \$ 1,415.94             | \$ 253.09                  | \$ 136.49              | \$ 3,051.39                                |
| 2041                    | \$ 1,309.60         | \$ 1,353.64             | \$ 258.16                  | \$ 130.26              | \$ 3,051.67                                |
| 2042                    | \$ 1,379.14         | \$ 1,288.16             | \$ 263.32                  | \$ 123.72              | \$ 3,054.34                                |
| 2043                    | \$ 1,448.68         | \$ 1,219.21             | \$ 268.59                  | \$ 116.82              | \$ 3,053.29                                |
| 2044                    | \$ 1,518.21         | \$ 1,146.77             | \$ 273.96                  | \$ 109.58              | \$ 3,048.52                                |
| 2045                    | \$ 1,593.54         | \$ 1,070.86             | \$ 279.44                  | \$ 101.99              | \$ 3,045.83                                |
| 2046                    | \$ 1,680.46         | \$ 987.20               | \$ 285.03                  | \$ 94.02               | \$ 3,046.71                                |
| 2047                    | \$ 1,767.38         | \$ 898.98               | \$ 290.73                  | \$ 85.62               | \$ 3,042.70                                |
| 2048                    | \$ 1,865.89         | \$ 806.19               | \$ 296.54                  | \$ 76.78               | \$ 3,045.40                                |
| 2049                    | \$ 1,964.40         | \$ 708.23               | \$ 302.47                  | \$ 67.45               | \$ 3,042.55                                |
| 2050                    | \$ 2,068.71         | \$ 605.10               | \$ 308.52                  | \$ 57.63               | \$ 3,039.96                                |
| 2051                    | \$ 2,178.81         | \$ 496.49               | \$ 314.69                  | \$ 47.28               | \$ 3,037.27                                |
| 2052                    | \$ 2,300.50         | \$ 382.10               | \$ 320.99                  | \$ 36.39               | \$ 3,039.98                                |
| 2053                    | \$ 2,422.19         | \$ 261.33               | \$ 327.41                  | \$ 24.89               | \$ 3,035.81                                |
| 2054                    | \$ 2,555.46         | \$ 134.16               | \$ 333.95                  | \$ 12.78               | \$ 3,036.36                                |
| <b>Total</b>            | <b>\$ 39,160.60</b> | <b>\$ 35,619.16</b>     | <b>\$ 7,272.53</b>         | <b>\$ 3,448.60</b>     | <b>\$ 85,500.89</b>                        |

**Footnotes:**

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 5 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$41,025.39**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.



[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 5

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 728.48           | \$ 2,075.05             | \$ 229.52                  | \$ 205.13              | \$ 3,238.17                                |
| 2028                    | \$ 758.83           | \$ 2,044.09             | \$ 209.07                  | \$ 201.48              | \$ 3,213.47                                |
| 2029                    | \$ 789.18           | \$ 2,011.84             | \$ 213.25                  | \$ 197.69              | \$ 3,211.96                                |
| 2030                    | \$ 819.54           | \$ 1,978.30             | \$ 217.51                  | \$ 193.74              | \$ 3,209.09                                |
| 2031                    | \$ 855.96           | \$ 1,943.47             | \$ 221.86                  | \$ 189.65              | \$ 3,210.94                                |
| 2032                    | \$ 892.38           | \$ 1,907.09             | \$ 226.30                  | \$ 185.37              | \$ 3,211.14                                |
| 2033                    | \$ 934.88           | \$ 1,862.47             | \$ 230.83                  | \$ 180.91              | \$ 3,209.08                                |
| 2034                    | \$ 977.37           | \$ 1,815.73             | \$ 235.44                  | \$ 176.23              | \$ 3,204.78                                |
| 2035                    | \$ 1,025.94         | \$ 1,766.86             | \$ 240.15                  | \$ 171.34              | \$ 3,204.29                                |
| 2036                    | \$ 1,080.57         | \$ 1,715.56             | \$ 244.95                  | \$ 166.21              | \$ 3,207.31                                |
| 2037                    | \$ 1,129.14         | \$ 1,661.53             | \$ 249.85                  | \$ 160.81              | \$ 3,201.34                                |
| 2038                    | \$ 1,189.85         | \$ 1,605.08             | \$ 254.85                  | \$ 155.17              | \$ 3,204.94                                |
| 2039                    | \$ 1,244.48         | \$ 1,545.58             | \$ 259.95                  | \$ 149.22              | \$ 3,199.23                                |
| 2040                    | \$ 1,305.19         | \$ 1,483.36             | \$ 265.15                  | \$ 142.99              | \$ 3,196.69                                |
| 2041                    | \$ 1,371.96         | \$ 1,418.10             | \$ 270.45                  | \$ 136.47              | \$ 3,196.98                                |
| 2042                    | \$ 1,444.81         | \$ 1,349.50             | \$ 275.86                  | \$ 129.61              | \$ 3,199.78                                |
| 2043                    | \$ 1,517.66         | \$ 1,277.26             | \$ 281.38                  | \$ 122.38              | \$ 3,198.68                                |
| 2044                    | \$ 1,590.51         | \$ 1,201.38             | \$ 287.00                  | \$ 114.80              | \$ 3,193.69                                |
| 2045                    | \$ 1,669.43         | \$ 1,121.85             | \$ 292.74                  | \$ 106.84              | \$ 3,190.87                                |
| 2046                    | \$ 1,760.49         | \$ 1,034.21             | \$ 298.60                  | \$ 98.50               | \$ 3,191.79                                |
| 2047                    | \$ 1,851.55         | \$ 941.78               | \$ 304.57                  | \$ 89.69               | \$ 3,187.59                                |
| 2048                    | \$ 1,954.75         | \$ 844.58               | \$ 310.66                  | \$ 80.44               | \$ 3,190.42                                |
| 2049                    | \$ 2,057.95         | \$ 741.95               | \$ 316.88                  | \$ 70.66               | \$ 3,187.44                                |
| 2050                    | \$ 2,167.22         | \$ 633.91               | \$ 323.21                  | \$ 60.37               | \$ 3,184.72                                |
| 2051                    | \$ 2,282.56         | \$ 520.13               | \$ 329.68                  | \$ 49.54               | \$ 3,181.91                                |
| 2052                    | \$ 2,410.04         | \$ 400.30               | \$ 336.27                  | \$ 38.12               | \$ 3,184.74                                |
| 2053                    | \$ 2,537.53         | \$ 273.77               | \$ 343.00                  | \$ 26.07               | \$ 3,180.37                                |
| 2054                    | \$ 2,677.15         | \$ 140.55               | \$ 349.86                  | \$ 13.39               | \$ 3,180.94                                |
| <b>Total</b>            | <b>\$ 41,025.39</b> | <b>\$ 37,315.31</b>     | <b>\$ 7,618.84</b>         | <b>\$ 3,612.82</b>     | <b>\$ 89,572.36</b>                        |

**Footnotes:**

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 6 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$42,890.18**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.



[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 6

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 761.59           | \$ 2,169.37             | \$ 239.95                  | \$ 214.45              | \$ 3,385.36                                |
| 2028                    | \$ 793.32           | \$ 2,137.00             | \$ 218.57                  | \$ 210.64              | \$ 3,359.54                                |
| 2029                    | \$ 825.06           | \$ 2,103.29             | \$ 222.94                  | \$ 206.68              | \$ 3,357.96                                |
| 2030                    | \$ 856.79           | \$ 2,068.22             | \$ 227.40                  | \$ 202.55              | \$ 3,354.96                                |
| 2031                    | \$ 894.87           | \$ 2,031.81             | \$ 231.95                  | \$ 198.27              | \$ 3,356.89                                |
| 2032                    | \$ 932.95           | \$ 1,993.78             | \$ 236.59                  | \$ 193.79              | \$ 3,357.10                                |
| 2033                    | \$ 977.37           | \$ 1,947.13             | \$ 241.32                  | \$ 189.13              | \$ 3,354.95                                |
| 2034                    | \$ 1,021.80         | \$ 1,898.26             | \$ 246.14                  | \$ 184.24              | \$ 3,350.45                                |
| 2035                    | \$ 1,072.57         | \$ 1,847.17             | \$ 251.07                  | \$ 179.13              | \$ 3,349.94                                |
| 2036                    | \$ 1,129.69         | \$ 1,793.54             | \$ 256.09                  | \$ 173.77              | \$ 3,353.09                                |
| 2037                    | \$ 1,180.46         | \$ 1,737.06             | \$ 261.21                  | \$ 168.12              | \$ 3,346.85                                |
| 2038                    | \$ 1,243.93         | \$ 1,678.04             | \$ 266.44                  | \$ 162.22              | \$ 3,350.62                                |
| 2039                    | \$ 1,301.05         | \$ 1,615.84             | \$ 271.76                  | \$ 156.00              | \$ 3,344.65                                |
| 2040                    | \$ 1,364.51         | \$ 1,550.79             | \$ 277.20                  | \$ 149.49              | \$ 3,341.99                                |
| 2041                    | \$ 1,434.33         | \$ 1,482.56             | \$ 282.74                  | \$ 142.67              | \$ 3,342.30                                |
| 2042                    | \$ 1,510.49         | \$ 1,410.84             | \$ 288.40                  | \$ 135.50              | \$ 3,345.23                                |
| 2043                    | \$ 1,586.64         | \$ 1,335.32             | \$ 294.17                  | \$ 127.95              | \$ 3,344.08                                |
| 2044                    | \$ 1,662.80         | \$ 1,255.99             | \$ 300.05                  | \$ 120.01              | \$ 3,338.85                                |
| 2045                    | \$ 1,745.31         | \$ 1,172.85             | \$ 306.05                  | \$ 111.70              | \$ 3,335.91                                |
| 2046                    | \$ 1,840.51         | \$ 1,081.22             | \$ 312.17                  | \$ 102.97              | \$ 3,336.87                                |
| 2047                    | \$ 1,935.71         | \$ 984.59               | \$ 318.41                  | \$ 93.77               | \$ 3,332.48                                |
| 2048                    | \$ 2,043.60         | \$ 882.97               | \$ 324.78                  | \$ 84.09               | \$ 3,335.44                                |
| 2049                    | \$ 2,151.49         | \$ 775.68               | \$ 331.28                  | \$ 73.87               | \$ 3,332.32                                |
| 2050                    | \$ 2,265.73         | \$ 662.73               | \$ 337.90                  | \$ 63.12               | \$ 3,329.48                                |
| 2051                    | \$ 2,386.31         | \$ 543.77               | \$ 344.66                  | \$ 51.79               | \$ 3,326.54                                |
| 2052                    | \$ 2,519.59         | \$ 418.49               | \$ 351.56                  | \$ 39.86               | \$ 3,329.50                                |
| 2053                    | \$ 2,652.87         | \$ 286.21               | \$ 358.59                  | \$ 27.26               | \$ 3,324.93                                |
| 2054                    | \$ 2,798.84         | \$ 146.94               | \$ 365.76                  | \$ 13.99               | \$ 3,325.53                                |
| <b>Total</b>            | <b>\$ 42,890.18</b> | <b>\$ 39,011.47</b>     | <b>\$ 7,965.15</b>         | <b>\$ 3,777.04</b>     | <b>\$ 93,643.83</b>                        |

**Footnotes:**

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 7 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 7 PRINCIPAL ASSESSMENT: \$46,619.76**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.



[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 7

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 827.81           | \$ 2,358.01             | \$ 260.82                  | \$ 233.10              | \$ 3,679.74                                |
| 2028                    | \$ 862.31           | \$ 2,322.83             | \$ 237.58                  | \$ 228.96              | \$ 3,651.67                                |
| 2029                    | \$ 896.80           | \$ 2,286.18             | \$ 242.33                  | \$ 224.65              | \$ 3,649.96                                |
| 2030                    | \$ 931.29           | \$ 2,248.07             | \$ 247.17                  | \$ 220.16              | \$ 3,646.70                                |
| 2031                    | \$ 972.68           | \$ 2,208.49             | \$ 252.12                  | \$ 215.51              | \$ 3,648.80                                |
| 2032                    | \$ 1,014.07         | \$ 2,167.15             | \$ 257.16                  | \$ 210.64              | \$ 3,649.03                                |
| 2033                    | \$ 1,062.36         | \$ 2,116.45             | \$ 262.30                  | \$ 205.57              | \$ 3,646.68                                |
| 2034                    | \$ 1,110.65         | \$ 2,063.33             | \$ 267.55                  | \$ 200.26              | \$ 3,641.79                                |
| 2035                    | \$ 1,165.84         | \$ 2,007.80             | \$ 272.90                  | \$ 194.71              | \$ 3,641.24                                |
| 2036                    | \$ 1,227.92         | \$ 1,949.50             | \$ 278.36                  | \$ 188.88              | \$ 3,644.67                                |
| 2037                    | \$ 1,283.11         | \$ 1,888.11             | \$ 283.92                  | \$ 182.74              | \$ 3,637.88                                |
| 2038                    | \$ 1,352.10         | \$ 1,823.95             | \$ 289.60                  | \$ 176.32              | \$ 3,641.98                                |
| 2039                    | \$ 1,414.18         | \$ 1,756.35             | \$ 295.40                  | \$ 169.56              | \$ 3,635.49                                |
| 2040                    | \$ 1,483.17         | \$ 1,685.64             | \$ 301.30                  | \$ 162.49              | \$ 3,632.60                                |
| 2041                    | \$ 1,559.05         | \$ 1,611.48             | \$ 307.33                  | \$ 155.08              | \$ 3,632.94                                |
| 2042                    | \$ 1,641.83         | \$ 1,533.53             | \$ 313.48                  | \$ 147.28              | \$ 3,636.12                                |
| 2043                    | \$ 1,724.61         | \$ 1,451.43             | \$ 319.75                  | \$ 139.07              | \$ 3,634.87                                |
| 2044                    | \$ 1,807.40         | \$ 1,365.20             | \$ 326.14                  | \$ 130.45              | \$ 3,629.19                                |
| 2045                    | \$ 1,897.08         | \$ 1,274.83             | \$ 332.66                  | \$ 121.41              | \$ 3,625.99                                |
| 2046                    | \$ 2,000.55         | \$ 1,175.24             | \$ 339.32                  | \$ 111.93              | \$ 3,627.03                                |
| 2047                    | \$ 2,104.03         | \$ 1,070.21             | \$ 346.10                  | \$ 101.92              | \$ 3,622.27                                |
| 2048                    | \$ 2,221.30         | \$ 959.75               | \$ 353.03                  | \$ 91.40               | \$ 3,625.48                                |
| 2049                    | \$ 2,338.58         | \$ 843.13               | \$ 360.09                  | \$ 80.30               | \$ 3,622.09                                |
| 2050                    | \$ 2,462.75         | \$ 720.35               | \$ 367.29                  | \$ 68.61               | \$ 3,618.99                                |
| 2051                    | \$ 2,593.82         | \$ 591.06               | \$ 374.63                  | \$ 56.29               | \$ 3,615.80                                |
| 2052                    | \$ 2,738.69         | \$ 454.88               | \$ 382.13                  | \$ 43.32               | \$ 3,619.02                                |
| 2053                    | \$ 2,883.55         | \$ 311.10               | \$ 389.77                  | \$ 29.63               | \$ 3,614.05                                |
| 2054                    | \$ 3,042.22         | \$ 159.72               | \$ 397.56                  | \$ 15.21               | \$ 3,614.71                                |
| <b>Total</b>            | <b>\$ 46,619.76</b> | <b>\$ 42,403.77</b>     | <b>\$ 8,657.77</b>         | <b>\$ 4,105.48</b>     | <b>\$ 101,786.77</b>                       |

**Footnotes:**

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3A LOT TYPE 8 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #3A LOT TYPE 8 PRINCIPAL ASSESSMENT: \$41,728.53**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3A LOT TYPE 8

| Installment<br>Due 1/31 | Principal |           | Interest <sup>[a]</sup> | Annual Collection<br>Costs |    | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |          |    |           |
|-------------------------|-----------|-----------|-------------------------|----------------------------|----|------------------------|--------------------------------------------|----------|----|-----------|
| 2027                    | \$        | 685.36    | \$                      | 2,215.07                   | \$ | 273.58                 | \$                                         | 208.64   | \$ | 3,382.64  |
| 2028                    | \$        | 714.73    | \$                      | 2,185.94                   | \$ | 220.59                 | \$                                         | 205.22   | \$ | 3,326.47  |
| 2029                    | \$        | 744.10    | \$                      | 2,155.56                   | \$ | 225.00                 | \$                                         | 201.64   | \$ | 3,326.31  |
| 2030                    | \$        | 773.48    | \$                      | 2,123.94                   | \$ | 229.50                 | \$                                         | 197.92   | \$ | 3,324.84  |
| 2031                    | \$        | 812.64    | \$                      | 2,091.06                   | \$ | 234.09                 | \$                                         | 194.05   | \$ | 3,331.85  |
| 2032                    | \$        | 842.01    | \$                      | 2,056.53                   | \$ | 238.77                 | \$                                         | 189.99   | \$ | 3,327.30  |
| 2033                    | \$        | 881.17    | \$                      | 2,020.74                   | \$ | 243.55                 | \$                                         | 185.78   | \$ | 3,331.25  |
| 2034                    | \$        | 910.55    | \$                      | 1,983.29                   | \$ | 248.42                 | \$                                         | 181.38   | \$ | 3,323.63  |
| 2035                    | \$        | 949.71    | \$                      | 1,944.59                   | \$ | 253.39                 | \$                                         | 176.82   | \$ | 3,324.51  |
| 2036                    | \$        | 988.87    | \$                      | 1,904.23                   | \$ | 258.46                 | \$                                         | 172.07   | \$ | 3,323.63  |
| 2037                    | \$        | 1,037.83  | \$                      | 1,851.08                   | \$ | 263.62                 | \$                                         | 167.13   | \$ | 3,319.66  |
| 2038                    | \$        | 1,096.57  | \$                      | 1,795.30                   | \$ | 268.90                 | \$                                         | 161.94   | \$ | 3,322.71  |
| 2039                    | \$        | 1,155.32  | \$                      | 1,736.36                   | \$ | 274.28                 | \$                                         | 156.46   | \$ | 3,322.41  |
| 2040                    | \$        | 1,214.06  | \$                      | 1,674.26                   | \$ | 279.76                 | \$                                         | 150.68   | \$ | 3,318.76  |
| 2041                    | \$        | 1,282.60  | \$                      | 1,609.00                   | \$ | 285.36                 | \$                                         | 144.61   | \$ | 3,321.57  |
| 2042                    | \$        | 1,351.13  | \$                      | 1,540.06                   | \$ | 291.06                 | \$                                         | 138.20   | \$ | 3,320.46  |
| 2043                    | \$        | 1,429.46  | \$                      | 1,467.44                   | \$ | 296.88                 | \$                                         | 131.44   | \$ | 3,325.23  |
| 2044                    | \$        | 1,498.00  | \$                      | 1,390.60                   | \$ | 302.82                 | \$                                         | 124.29   | \$ | 3,315.72  |
| 2045                    | \$        | 1,586.11  | \$                      | 1,310.09                   | \$ | 308.88                 | \$                                         | 116.80   | \$ | 3,321.88  |
| 2046                    | \$        | 1,674.23  | \$                      | 1,224.83                   | \$ | 315.06                 | \$                                         | 108.87   | \$ | 3,323.00  |
| 2047                    | \$        | 1,762.35  | \$                      | 1,130.66                   | \$ | 321.36                 | \$                                         | 100.50   | \$ | 3,314.87  |
| 2048                    | \$        | 1,870.05  | \$                      | 1,031.53                   | \$ | 327.78                 | \$                                         | 91.69    | \$ | 3,321.05  |
| 2049                    | \$        | 1,977.75  | \$                      | 926.34                     | \$ | 334.34                 | \$                                         | 82.34    | \$ | 3,320.76  |
| 2050                    | \$        | 2,085.45  | \$                      | 815.09                     | \$ | 341.03                 | \$                                         | 72.45    | \$ | 3,314.01  |
| 2051                    | \$        | 2,212.73  | \$                      | 697.78                     | \$ | 347.85                 | \$                                         | 62.02    | \$ | 3,320.38  |
| 2052                    | \$        | 2,340.01  | \$                      | 573.31                     | \$ | 354.80                 | \$                                         | 50.96    | \$ | 3,319.09  |
| 2053                    | \$        | 2,467.29  | \$                      | 441.69                     | \$ | 361.90                 | \$                                         | 39.26    | \$ | 3,310.14  |
| 2054                    | \$        | 2,614.15  | \$                      | 302.90                     | \$ | 369.14                 | \$                                         | 26.92    | \$ | 3,313.12  |
| 2055                    | \$        | 2,770.81  | \$                      | 155.86                     | \$ | 376.52                 | \$                                         | 13.85    | \$ | 3,317.04  |
| Total                   | \$        | 41,728.53 | \$                      | 42,355.12                  | \$ | 8,446.68               | \$                                         | 3,853.97 | \$ | 96,384.29 |

### Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3A LOT TYPE 9 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #3A LOT TYPE 9 PRINCIPAL ASSESSMENT: \$43,625.28**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3A LOT TYPE 9

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 716.51           | \$ 2,315.75             | \$ 286.01                  | \$ 218.13              | \$ 3,536.40                                |
| 2028                    | \$ 747.22           | \$ 2,285.30             | \$ 230.62                  | \$ 214.54              | \$ 3,477.68                                |
| 2029                    | \$ 777.93           | \$ 2,253.54             | \$ 235.23                  | \$ 210.81              | \$ 3,477.50                                |
| 2030                    | \$ 808.63           | \$ 2,220.48             | \$ 239.93                  | \$ 206.92              | \$ 3,475.97                                |
| 2031                    | \$ 849.58           | \$ 2,186.11             | \$ 244.73                  | \$ 202.87              | \$ 3,483.30                                |
| 2032                    | \$ 880.28           | \$ 2,150.01             | \$ 249.63                  | \$ 198.63              | \$ 3,478.54                                |
| 2033                    | \$ 921.23           | \$ 2,112.59             | \$ 254.62                  | \$ 194.23              | \$ 3,482.67                                |
| 2034                    | \$ 951.94           | \$ 2,073.44             | \$ 259.71                  | \$ 189.62              | \$ 3,474.71                                |
| 2035                    | \$ 992.88           | \$ 2,032.98             | \$ 264.91                  | \$ 184.86              | \$ 3,475.63                                |
| 2036                    | \$ 1,033.82         | \$ 1,990.79             | \$ 270.20                  | \$ 179.90              | \$ 3,474.71                                |
| 2037                    | \$ 1,085.00         | \$ 1,935.22             | \$ 275.61                  | \$ 174.73              | \$ 3,470.56                                |
| 2038                    | \$ 1,146.42         | \$ 1,876.90             | \$ 281.12                  | \$ 169.30              | \$ 3,473.74                                |
| 2039                    | \$ 1,207.83         | \$ 1,815.28             | \$ 286.74                  | \$ 163.57              | \$ 3,473.42                                |
| 2040                    | \$ 1,269.25         | \$ 1,750.36             | \$ 292.48                  | \$ 157.53              | \$ 3,469.61                                |
| 2041                    | \$ 1,340.90         | \$ 1,682.14             | \$ 298.33                  | \$ 151.18              | \$ 3,472.55                                |
| 2042                    | \$ 1,412.55         | \$ 1,610.06             | \$ 304.29                  | \$ 144.48              | \$ 3,471.39                                |
| 2043                    | \$ 1,494.44         | \$ 1,534.14             | \$ 310.38                  | \$ 137.42              | \$ 3,476.37                                |
| 2044                    | \$ 1,566.09         | \$ 1,453.81             | \$ 316.59                  | \$ 129.94              | \$ 3,466.43                                |
| 2045                    | \$ 1,658.21         | \$ 1,369.64             | \$ 322.92                  | \$ 122.11              | \$ 3,472.88                                |
| 2046                    | \$ 1,750.33         | \$ 1,280.51             | \$ 329.38                  | \$ 113.82              | \$ 3,474.04                                |
| 2047                    | \$ 1,842.46         | \$ 1,182.05             | \$ 335.96                  | \$ 105.07              | \$ 3,465.54                                |
| 2048                    | \$ 1,955.05         | \$ 1,078.41             | \$ 342.68                  | \$ 95.86               | \$ 3,472.01                                |
| 2049                    | \$ 2,067.65         | \$ 968.44               | \$ 349.54                  | \$ 86.08               | \$ 3,471.71                                |
| 2050                    | \$ 2,180.24         | \$ 852.14               | \$ 356.53                  | \$ 75.75               | \$ 3,464.65                                |
| 2051                    | \$ 2,313.31         | \$ 729.50               | \$ 363.66                  | \$ 64.84               | \$ 3,471.31                                |
| 2052                    | \$ 2,446.37         | \$ 599.37               | \$ 370.93                  | \$ 53.28               | \$ 3,469.96                                |
| 2053                    | \$ 2,579.44         | \$ 461.77               | \$ 378.35                  | \$ 41.05               | \$ 3,460.60                                |
| 2054                    | \$ 2,732.98         | \$ 316.67               | \$ 385.92                  | \$ 28.15               | \$ 3,463.72                                |
| 2055                    | \$ 2,896.75         | \$ 162.94               | \$ 393.64                  | \$ 14.48               | \$ 3,467.81                                |
| <b>Total</b>            | <b>\$ 43,625.28</b> | <b>\$ 44,280.35</b>     | <b>\$ 8,830.62</b>         | <b>\$ 4,029.15</b>     | <b>\$ 100,765.40</b>                       |

**Footnotes:**

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3A LOT TYPE 10 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.



AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #3A LOT TYPE 10 PRINCIPAL ASSESSMENT: \$47,418.78**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3A LOT TYPE 10

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 778.82           | \$ 2,517.12             | \$ 310.88                  | \$ 237.09              | \$ 3,843.91                                |
| 2028                    | \$ 812.19           | \$ 2,484.02             | \$ 250.67                  | \$ 233.20              | \$ 3,780.08                                |
| 2029                    | \$ 845.57           | \$ 2,449.50             | \$ 255.68                  | \$ 229.14              | \$ 3,779.90                                |
| 2030                    | \$ 878.95           | \$ 2,413.57             | \$ 260.80                  | \$ 224.91              | \$ 3,778.22                                |
| 2031                    | \$ 923.45           | \$ 2,376.21             | \$ 266.01                  | \$ 220.52              | \$ 3,786.19                                |
| 2032                    | \$ 956.83           | \$ 2,336.96             | \$ 271.33                  | \$ 215.90              | \$ 3,781.03                                |
| 2033                    | \$ 1,001.34         | \$ 2,296.30             | \$ 276.76                  | \$ 211.11              | \$ 3,785.51                                |
| 2034                    | \$ 1,034.71         | \$ 2,253.74             | \$ 282.29                  | \$ 206.11              | \$ 3,776.86                                |
| 2035                    | \$ 1,079.22         | \$ 2,209.77             | \$ 287.94                  | \$ 200.93              | \$ 3,777.86                                |
| 2036                    | \$ 1,123.72         | \$ 2,163.90             | \$ 293.70                  | \$ 195.54              | \$ 3,776.86                                |
| 2037                    | \$ 1,179.35         | \$ 2,103.50             | \$ 299.57                  | \$ 189.92              | \$ 3,772.34                                |
| 2038                    | \$ 1,246.11         | \$ 2,040.11             | \$ 305.57                  | \$ 184.02              | \$ 3,775.80                                |
| 2039                    | \$ 1,312.86         | \$ 1,973.13             | \$ 311.68                  | \$ 177.79              | \$ 3,775.46                                |
| 2040                    | \$ 1,379.62         | \$ 1,902.56             | \$ 317.91                  | \$ 171.23              | \$ 3,771.32                                |
| 2041                    | \$ 1,457.50         | \$ 1,828.41             | \$ 324.27                  | \$ 164.33              | \$ 3,774.51                                |
| 2042                    | \$ 1,535.38         | \$ 1,750.07             | \$ 330.75                  | \$ 157.04              | \$ 3,773.25                                |
| 2043                    | \$ 1,624.39         | \$ 1,667.54             | \$ 337.37                  | \$ 149.37              | \$ 3,778.67                                |
| 2044                    | \$ 1,702.27         | \$ 1,580.23             | \$ 344.12                  | \$ 141.24              | \$ 3,767.86                                |
| 2045                    | \$ 1,802.40         | \$ 1,488.73             | \$ 351.00                  | \$ 132.73              | \$ 3,774.87                                |
| 2046                    | \$ 1,902.54         | \$ 1,391.86             | \$ 358.02                  | \$ 123.72              | \$ 3,776.13                                |
| 2047                    | \$ 2,002.67         | \$ 1,284.84             | \$ 365.18                  | \$ 114.21              | \$ 3,766.89                                |
| 2048                    | \$ 2,125.06         | \$ 1,172.19             | \$ 372.48                  | \$ 104.19              | \$ 3,773.92                                |
| 2049                    | \$ 2,247.44         | \$ 1,052.65             | \$ 379.93                  | \$ 93.57               | \$ 3,773.60                                |
| 2050                    | \$ 2,369.83         | \$ 926.23               | \$ 387.53                  | \$ 82.33               | \$ 3,765.92                                |
| 2051                    | \$ 2,514.46         | \$ 792.93               | \$ 395.28                  | \$ 70.48               | \$ 3,773.16                                |
| 2052                    | \$ 2,659.10         | \$ 651.49               | \$ 403.19                  | \$ 57.91               | \$ 3,771.69                                |
| 2053                    | \$ 2,803.74         | \$ 501.92               | \$ 411.25                  | \$ 44.62               | \$ 3,761.52                                |
| 2054                    | \$ 2,970.63         | \$ 344.21               | \$ 419.48                  | \$ 30.60               | \$ 3,764.91                                |
| 2055                    | \$ 3,148.64         | \$ 177.11               | \$ 427.86                  | \$ 15.74               | \$ 3,769.36                                |
| <b>Total</b>            | <b>\$ 47,418.78</b> | <b>\$ 48,130.82</b>     | <b>\$ 9,598.50</b>         | <b>\$ 4,379.51</b>     | <b>\$ 109,527.60</b>                       |

**Footnotes:**

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3B LOT TYPE 11 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #3B LOT TYPE 11 PRINCIPAL ASSESSMENT: \$39,820.62**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.



[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3B LOT TYPE 11

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Annual Collection<br>Costs | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |
|-------------------------|---------------------|-------------------------|----------------------------|------------------------|--------------------------------------------|
| 2027                    | \$ 663.92           | \$ 2,113.86             | \$ 255.49                  | \$ 199.10              | \$ 3,232.37                                |
| 2028                    | \$ 678.35           | \$ 2,085.64             | \$ 206.01                  | \$ 195.78              | \$ 3,165.78                                |
| 2029                    | \$ 707.22           | \$ 2,056.81             | \$ 210.13                  | \$ 192.39              | \$ 3,166.54                                |
| 2030                    | \$ 736.08           | \$ 2,026.75             | \$ 214.33                  | \$ 188.86              | \$ 3,166.02                                |
| 2031                    | \$ 764.95           | \$ 1,995.47             | \$ 218.62                  | \$ 185.18              | \$ 3,164.21                                |
| 2032                    | \$ 808.25           | \$ 1,962.96             | \$ 222.99                  | \$ 181.35              | \$ 3,175.55                                |
| 2033                    | \$ 837.11           | \$ 1,928.61             | \$ 227.45                  | \$ 177.31              | \$ 3,170.48                                |
| 2034                    | \$ 865.98           | \$ 1,893.03             | \$ 232.00                  | \$ 173.12              | \$ 3,164.13                                |
| 2035                    | \$ 909.28           | \$ 1,856.23             | \$ 236.64                  | \$ 168.79              | \$ 3,170.94                                |
| 2036                    | \$ 938.14           | \$ 1,817.58             | \$ 241.37                  | \$ 164.25              | \$ 3,161.34                                |
| 2037                    | \$ 995.88           | \$ 1,767.16             | \$ 246.20                  | \$ 159.56              | \$ 3,168.79                                |
| 2038                    | \$ 1,053.61         | \$ 1,713.63             | \$ 251.12                  | \$ 154.58              | \$ 3,172.94                                |
| 2039                    | \$ 1,096.91         | \$ 1,657.00             | \$ 256.14                  | \$ 149.31              | \$ 3,159.36                                |
| 2040                    | \$ 1,169.07         | \$ 1,598.04             | \$ 261.27                  | \$ 143.82              | \$ 3,172.20                                |
| 2041                    | \$ 1,226.80         | \$ 1,535.20             | \$ 266.49                  | \$ 137.98              | \$ 3,166.48                                |
| 2042                    | \$ 1,298.97         | \$ 1,469.26             | \$ 271.82                  | \$ 131.85              | \$ 3,171.90                                |
| 2043                    | \$ 1,356.70         | \$ 1,399.44             | \$ 277.26                  | \$ 125.35              | \$ 3,158.75                                |
| 2044                    | \$ 1,428.87         | \$ 1,326.52             | \$ 282.80                  | \$ 118.57              | \$ 3,156.75                                |
| 2045                    | \$ 1,515.46         | \$ 1,249.72             | \$ 288.46                  | \$ 111.42              | \$ 3,165.06                                |
| 2046                    | \$ 1,602.06         | \$ 1,168.26             | \$ 294.23                  | \$ 103.85              | \$ 3,168.40                                |
| 2047                    | \$ 1,688.66         | \$ 1,078.14             | \$ 300.11                  | \$ 95.84               | \$ 3,162.75                                |
| 2048                    | \$ 1,775.26         | \$ 983.16               | \$ 306.12                  | \$ 87.39               | \$ 3,151.92                                |
| 2049                    | \$ 1,890.72         | \$ 883.30               | \$ 312.24                  | \$ 78.52               | \$ 3,164.77                                |
| 2050                    | \$ 1,991.75         | \$ 776.95               | \$ 318.48                  | \$ 69.06               | \$ 3,156.24                                |
| 2051                    | \$ 2,107.22         | \$ 664.91               | \$ 324.85                  | \$ 59.10               | \$ 3,156.08                                |
| 2052                    | \$ 2,222.68         | \$ 546.38               | \$ 331.35                  | \$ 48.57               | \$ 3,148.98                                |
| 2053                    | \$ 2,352.58         | \$ 421.35               | \$ 337.98                  | \$ 37.45               | \$ 3,149.36                                |
| 2054                    | \$ 2,496.91         | \$ 289.02               | \$ 344.74                  | \$ 25.69               | \$ 3,156.35                                |
| 2055                    | \$ 2,641.24         | \$ 148.57               | \$ 351.63                  | \$ 13.21               | \$ 3,154.64                                |
| <b>Total</b>            | <b>\$ 39,820.62</b> | <b>\$ 40,412.93</b>     | <b>\$ 7,888.30</b>         | <b>\$ 3,677.24</b>     | <b>\$ 91,799.09</b>                        |

**Footnotes:**

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3B LOT TYPE  
12 BUYER DISCLOSURE****NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #3B LOT TYPE 12 PRINCIPAL ASSESSMENT: \$43,613.06**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3B LOT TYPE 12

| Installment<br>Due 1/31 | Principal |           | Interest <sup>[a]</sup> | Annual Collection<br>Costs |    | Additional<br>Interest | Total Annual<br>Installment <sup>[b]</sup> |          |    |            |
|-------------------------|-----------|-----------|-------------------------|----------------------------|----|------------------------|--------------------------------------------|----------|----|------------|
| 2027                    | \$        | 727.15    | \$                      | 2,315.18                   | \$ | 279.83                 | \$                                         | 218.07   | \$ | 3,540.21   |
| 2028                    | \$        | 742.96    | \$                      | 2,284.27                   | \$ | 225.63                 | \$                                         | 214.43   | \$ | 3,467.28   |
| 2029                    | \$        | 774.57    | \$                      | 2,252.70                   | \$ | 230.14                 | \$                                         | 210.71   | \$ | 3,468.12   |
| 2030                    | \$        | 806.19    | \$                      | 2,219.78                   | \$ | 234.74                 | \$                                         | 206.84   | \$ | 3,467.55   |
| 2031                    | \$        | 837.80    | \$                      | 2,185.51                   | \$ | 239.44                 | \$                                         | 202.81   | \$ | 3,465.56   |
| 2032                    | \$        | 885.22    | \$                      | 2,149.91                   | \$ | 244.23                 | \$                                         | 198.62   | \$ | 3,477.98   |
| 2033                    | \$        | 916.84    | \$                      | 2,112.29                   | \$ | 249.11                 | \$                                         | 194.20   | \$ | 3,472.43   |
| 2034                    | \$        | 948.45    | \$                      | 2,073.32                   | \$ | 254.09                 | \$                                         | 189.61   | \$ | 3,465.48   |
| 2035                    | \$        | 995.88    | \$                      | 2,033.01                   | \$ | 259.17                 | \$                                         | 184.87   | \$ | 3,472.93   |
| 2036                    | \$        | 1,027.49  | \$                      | 1,990.69                   | \$ | 264.36                 | \$                                         | 179.89   | \$ | 3,462.42   |
| 2037                    | \$        | 1,090.72  | \$                      | 1,935.46                   | \$ | 269.64                 | \$                                         | 174.75   | \$ | 3,470.58   |
| 2038                    | \$        | 1,153.95  | \$                      | 1,876.83                   | \$ | 275.04                 | \$                                         | 169.30   | \$ | 3,475.12   |
| 2039                    | \$        | 1,201.37  | \$                      | 1,814.81                   | \$ | 280.54                 | \$                                         | 163.53   | \$ | 3,460.25   |
| 2040                    | \$        | 1,280.41  | \$                      | 1,750.23                   | \$ | 286.15                 | \$                                         | 157.52   | \$ | 3,474.32   |
| 2041                    | \$        | 1,343.64  | \$                      | 1,681.41                   | \$ | 291.87                 | \$                                         | 151.12   | \$ | 3,468.05   |
| 2042                    | \$        | 1,422.68  | \$                      | 1,609.19                   | \$ | 297.71                 | \$                                         | 144.40   | \$ | 3,473.98   |
| 2043                    | \$        | 1,485.91  | \$                      | 1,532.72                   | \$ | 303.66                 | \$                                         | 137.29   | \$ | 3,459.58   |
| 2044                    | \$        | 1,564.95  | \$                      | 1,452.85                   | \$ | 309.74                 | \$                                         | 129.86   | \$ | 3,457.40   |
| 2045                    | \$        | 1,659.79  | \$                      | 1,368.74                   | \$ | 315.93                 | \$                                         | 122.03   | \$ | 3,466.50   |
| 2046                    | \$        | 1,754.64  | \$                      | 1,279.52                   | \$ | 322.25                 | \$                                         | 113.74   | \$ | 3,470.15   |
| 2047                    | \$        | 1,849.48  | \$                      | 1,180.82                   | \$ | 328.70                 | \$                                         | 104.96   | \$ | 3,463.97   |
| 2048                    | \$        | 1,944.33  | \$                      | 1,076.79                   | \$ | 335.27                 | \$                                         | 95.71    | \$ | 3,452.11   |
| 2049                    | \$        | 2,070.79  | \$                      | 967.42                     | \$ | 341.97                 | \$                                         | 85.99    | \$ | 3,466.18   |
| 2050                    | \$        | 2,181.44  | \$                      | 850.94                     | \$ | 348.81                 | \$                                         | 75.64    | \$ | 3,456.84   |
| 2051                    | \$        | 2,307.90  | \$                      | 728.23                     | \$ | 355.79                 | \$                                         | 64.73    | \$ | 3,456.66   |
| 2052                    | \$        | 2,434.36  | \$                      | 598.42                     | \$ | 362.91                 | \$                                         | 53.19    | \$ | 3,448.88   |
| 2053                    | \$        | 2,576.63  | \$                      | 461.48                     | \$ | 370.16                 | \$                                         | 41.02    | \$ | 3,449.30   |
| 2054                    | \$        | 2,734.71  | \$                      | 316.55                     | \$ | 377.57                 | \$                                         | 28.14    | \$ | 3,456.96   |
| 2055                    | \$        | 2,892.78  | \$                      | 162.72                     | \$ | 385.12                 | \$                                         | 14.46    | \$ | 3,455.09   |
| Total                   | \$        | 43,613.06 | \$                      | 44,261.78                  | \$ | 8,639.56               | \$                                         | 4,027.45 | \$ | 100,541.86 |

**Footnotes:**

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[b] 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.

## HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3B LOT TYPE 13 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF DRIPPING SPRINGS, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

STREET ADDRESS

**IMPROVEMENT AREA #3B LOT TYPE 13 PRINCIPAL ASSESSMENT: \$47,405.50**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Dripping Springs, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3B LOT TYPE 13**

| <b>Installment<br/>Due 1/31</b> | <b>Principal</b>    | <b>Interest<sup>[a]</sup></b> | <b>Annual Collection<br/>Costs</b> | <b>Additional<br/>Interest</b> | <b>Total Annual<br/>Installment<sup>[b]</sup></b> |
|---------------------------------|---------------------|-------------------------------|------------------------------------|--------------------------------|---------------------------------------------------|
| 2027                            | \$ 790.38           | \$ 2,516.49                   | \$ 304.16                          | \$ 237.03                      | \$ 3,848.06                                       |
| 2028                            | \$ 807.56           | \$ 2,482.90                   | \$ 245.25                          | \$ 233.08                      | \$ 3,768.79                                       |
| 2029                            | \$ 841.92           | \$ 2,448.58                   | \$ 250.15                          | \$ 229.04                      | \$ 3,769.70                                       |
| 2030                            | \$ 876.29           | \$ 2,412.80                   | \$ 255.15                          | \$ 224.83                      | \$ 3,769.07                                       |
| 2031                            | \$ 910.65           | \$ 2,375.56                   | \$ 260.26                          | \$ 220.45                      | \$ 3,766.92                                       |
| 2032                            | \$ 962.20           | \$ 2,336.86                   | \$ 265.46                          | \$ 215.89                      | \$ 3,780.41                                       |
| 2033                            | \$ 996.56           | \$ 2,295.96                   | \$ 270.77                          | \$ 211.08                      | \$ 3,774.38                                       |
| 2034                            | \$ 1,030.93         | \$ 2,253.61                   | \$ 276.19                          | \$ 206.10                      | \$ 3,766.82                                       |
| 2035                            | \$ 1,082.47         | \$ 2,209.79                   | \$ 281.71                          | \$ 200.95                      | \$ 3,774.92                                       |
| 2036                            | \$ 1,116.84         | \$ 2,163.79                   | \$ 287.35                          | \$ 195.53                      | \$ 3,763.50                                       |
| 2037                            | \$ 1,185.57         | \$ 2,103.76                   | \$ 293.09                          | \$ 189.95                      | \$ 3,772.37                                       |
| 2038                            | \$ 1,254.30         | \$ 2,040.03                   | \$ 298.95                          | \$ 184.02                      | \$ 3,777.30                                       |
| 2039                            | \$ 1,305.84         | \$ 1,972.62                   | \$ 304.93                          | \$ 177.75                      | \$ 3,761.14                                       |
| 2040                            | \$ 1,391.75         | \$ 1,902.43                   | \$ 311.03                          | \$ 171.22                      | \$ 3,776.43                                       |
| 2041                            | \$ 1,460.48         | \$ 1,827.62                   | \$ 317.25                          | \$ 164.26                      | \$ 3,769.61                                       |
| 2042                            | \$ 1,546.39         | \$ 1,749.12                   | \$ 323.60                          | \$ 156.96                      | \$ 3,776.07                                       |
| 2043                            | \$ 1,615.12         | \$ 1,666.00                   | \$ 330.07                          | \$ 149.23                      | \$ 3,760.42                                       |
| 2044                            | \$ 1,701.03         | \$ 1,579.19                   | \$ 336.67                          | \$ 141.15                      | \$ 3,758.04                                       |
| 2045                            | \$ 1,804.12         | \$ 1,487.76                   | \$ 343.40                          | \$ 132.65                      | \$ 3,767.93                                       |
| 2046                            | \$ 1,907.22         | \$ 1,390.79                   | \$ 350.27                          | \$ 123.63                      | \$ 3,771.90                                       |
| 2047                            | \$ 2,010.31         | \$ 1,283.51                   | \$ 357.28                          | \$ 114.09                      | \$ 3,765.18                                       |
| 2048                            | \$ 2,113.40         | \$ 1,170.43                   | \$ 364.42                          | \$ 104.04                      | \$ 3,752.29                                       |
| 2049                            | \$ 2,250.86         | \$ 1,051.55                   | \$ 371.71                          | \$ 93.47                       | \$ 3,767.59                                       |
| 2050                            | \$ 2,371.13         | \$ 924.94                     | \$ 379.15                          | \$ 82.22                       | \$ 3,757.43                                       |
| 2051                            | \$ 2,508.59         | \$ 791.56                     | \$ 386.73                          | \$ 70.36                       | \$ 3,757.24                                       |
| 2052                            | \$ 2,646.05         | \$ 650.45                     | \$ 394.46                          | \$ 57.82                       | \$ 3,748.78                                       |
| 2053                            | \$ 2,800.69         | \$ 501.61                     | \$ 402.35                          | \$ 44.59                       | \$ 3,749.24                                       |
| 2054                            | \$ 2,972.51         | \$ 344.07                     | \$ 410.40                          | \$ 30.58                       | \$ 3,757.56                                       |
| 2055                            | \$ 3,144.33         | \$ 176.87                     | \$ 418.61                          | \$ 15.72                       | \$ 3,755.53                                       |
| <b>Total</b>                    | <b>\$ 47,405.50</b> | <b>\$ 48,110.63</b>           | <b>\$ 9,390.83</b>                 | <b>\$ 4,377.66</b>             | <b>\$ 109,284.63</b>                              |

**Footnotes:**

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[b] 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.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Lisa Sullivan, People & Communications Director

**Council Meeting Date:** September 1, 2026

**Agenda Item Wording:** **Discussion and possible action to award RFB 2026-05 Wayfinding and Signage Improvements Project, for the construction and installation of twenty (20) Wayfinding Signs and three (3) Gateway Monument Signs, to Fazzone Builders, Inc. dba Southwest Monument and Sign in the amount of \$260,200, and to authorize the City Administrator to finalize and execute an agreement with the selected bidder. Sponsor: Mayor Pro Tem Taline Manassian**

**Agenda Item Requestor:** Lisa Sullivan, People & Communications Director

**Summary/Background:** The City has been working for several years toward the development and implementation of a cohesive wayfinding and gateway signage system. In August 2025, City Council approved moving forward with the bid process for the project following completion of the signage design and coordination with Studio 16:19 and TxDOT.

The project is intended to improve navigation and connectivity throughout Dripping Springs by providing clear, consistent directions to important community destinations, including the downtown area, City facilities, parks, the Visitor Center, shopping, dining and other locations.

Wayfinding signage serves a practical transportation and economic development purpose in addition to creating a consistent visual identity for the City. For visitors unfamiliar with Dripping Springs, clear directional signage helps them move from Hwy 290 to Mercer Street shopping, dining and other local destinations and encourages exploration beyond a single destination. For residents, it provides consistent identification and navigation to Dripping Springs' facilities and amenities.

The project is especially timely as the City continues making significant investments in the downtown area, including improvements to Old Fitzhugh Road, additional downtown parking, and redevelopment of The Stephenson. These projects are intended to strengthen downtown as a destination for residents and visitors and create additional opportunities for local businesses. A coordinated wayfinding system supports those investments by helping people find downtown destinations, parking, shopping, dining, and community amenities once they arrive.



The City has discussed and pursued wayfinding improvements for close to a decade, and local businesses have consistently expressed interest in signage that helps visitors better navigate the community and find local destinations.

The Dripping Springs Chamber of Commerce obtained a Certificate of Appropriateness in late 2016 and a variance from the Sign Ordinance in early 2017 to allow two directional signs, one at each end of Mercer Street in the City's right-of-way. Numerous local business owners supported the signs and paid for their construction. The signs displayed "Visit Historic Dripping Springs", "dining, shopping, entertainment", and "Old Fitzhugh & Mercer Streets". These signs were intended to be removed when TxDOT approved wayfinding signs were installed. The signs were removed in 2021 when they had become dilapidated. In efforts to support the design and construction of wayfinding signage, the City's budget has included funding for them every year since 2018. The City's Historic Preservation Commission has recommended funding for wayfinding signage numerous times, going back to 2018.

The project includes twenty (20) wayfinding signs and three (3) gateway monument signs. The signage has been designed to complement the City's existing park signage and overall community branding.

### **Bid Process**

The City issued RFB 2026-05 for the Wayfinding and Signage Improvements Project in July 2026. Bids were opened on August 7, 2026. Five companies submitted responses; however, one submission did not meet the requirements necessary to proceed to the final bid opening. Four qualifying bids were opened:

| <b>Bidder</b>               | <b>Base Bid + Add Alternate</b> |
|-----------------------------|---------------------------------|
| Southwest Monument and Sign | \$260,200.00                    |
| SSC Signs & Lighting        | \$359,754.00                    |
| Houston Signarama           | \$379,999.98                    |
| C.A. Bass Ventures, LLC     | \$649,382.09                    |

Southwest Monument and Sign submitted the lowest responsive total bid at **\$260,200**, approximately \$99,500 below the next-lowest bidder.

Southwest Monument and Sign is also familiar with the City and its signage standards, having previously completed the City's park signage. Their

experience with the existing signage system will provide continuity between the City's park, wayfinding, and gateway signage.

### **Fiscal Impact**

For the last two years, the City budgeted the following funding for this project:

- **FY 2025-2026:** \$121,200
- **FY 2026-2027:** \$150,000
- **Total budgeted funding:** \$271,200

The City has spent \$9,439 of the FY 2025-2026 funds on professional landscape architecture and planning consulting services for the project. The remaining available balance from the FY 2025-2026 budget plus the proposed FY 2026-2027 funds available for construction is **\$261,760**.

The Southwest Monument and Sign total bid is **\$260,200**.

Funding for this project is provided entirely through Hotel Occupancy Tax (HOT) revenues. Wayfinding and gateway signage that directs visitors to tourism-related destinations, shopping, dining, and other community attractions supports the intended purpose of HOT funding by promoting tourism and encouraging visitor activity and spending within Dripping Springs.

The bid results were favorable and allow the City to move forward with the full planned scope of twenty (20) wayfinding signs and three (3) gateway monument signs rather than reducing the project scope.

### **Commission Recommendations:**

The City's Historic Preservation Commission has recommended funding for wayfinding signage for numerous fiscal year budgets, going back to 2018.

### **Recommended Council Actions:**

Staff recommend City Council award RFB 2026-05, Wayfinding and Signage Improvements Project, to **Fazzone Builders, Inc. dba Southwest Monument and Sign** in the amount of **\$260,200** and authorize the City Administrator to finalize and execute an agreement with the selected bidder.

Approval will allow the City to move forward with a long-planned project that improves navigation for residents and visitors, supports local businesses and downtown economic development efforts, strengthens connections between community destinations, and provides consistent and welcoming gateway signage for Dripping Springs.

### **Attachments:**

Recommendation Letter from Studio 16:19 Bid Results;  
RFB 2026-05 Wayfinding and Signage Improvements Project;  
Southwest Monument and Sign Bid  
Public Comment

**Next Steps/Schedule:** If approved, City Administrator will finalize and execute agreement. Estimated time for completion is 6-months but will confirm timeline with selected bidder.



# CITY OF DRIPPING SPRINGS

City Signage Plan  
Issue for Construction  
August 2026



DRIPPING SPRINGS  
Texas

**CLIENT**  
**City of Dripping Springs**  
511 W Mercer Street  
Dripping Springs, TX 78620



**DESIGN TEAM**  
**Studio16:19, llc**  
305 W. Liberty Ave, Suite 100  
Round Rock, TX 786



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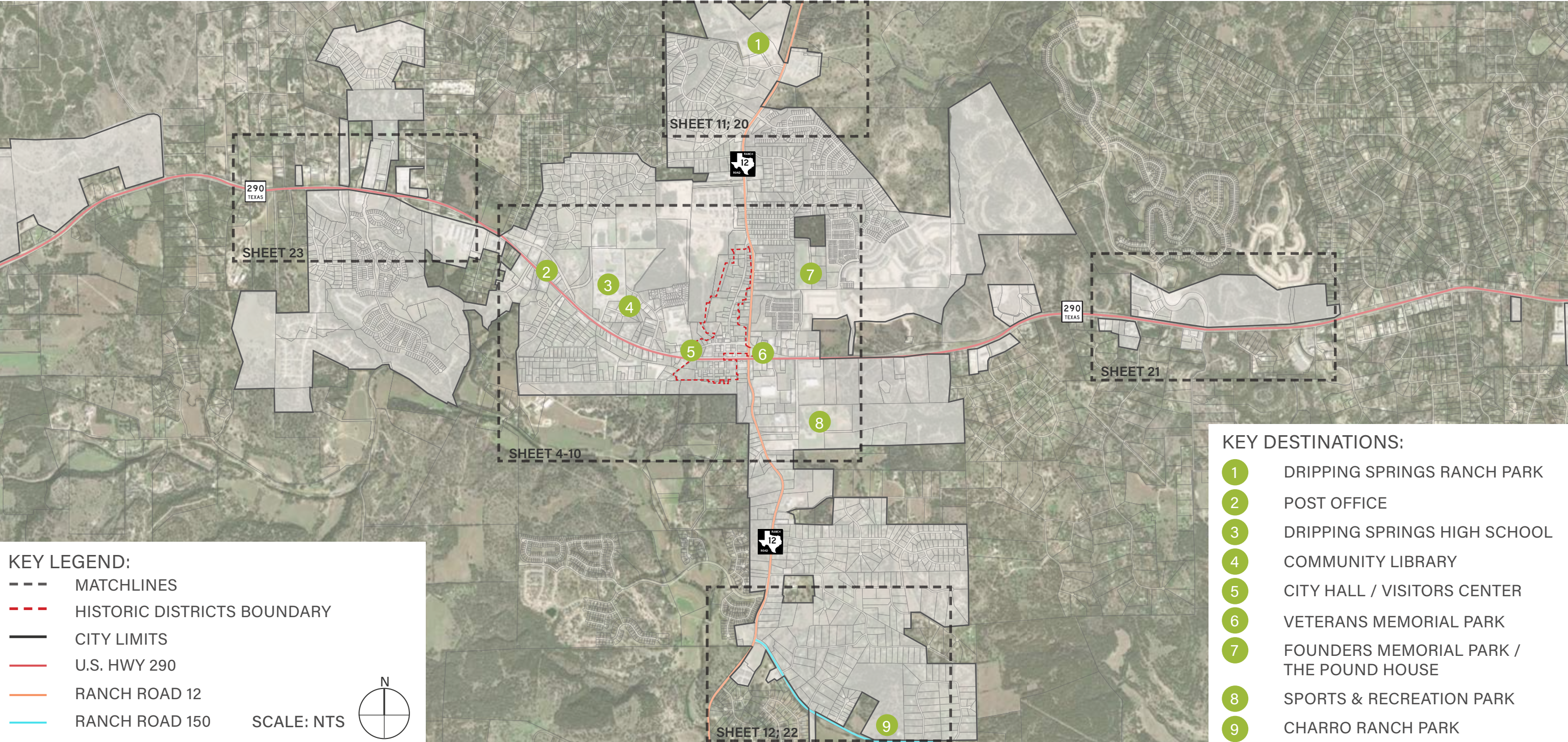
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DRIPPING SPRINGS OVERALL CITY MAP

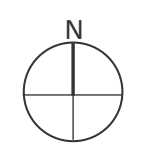
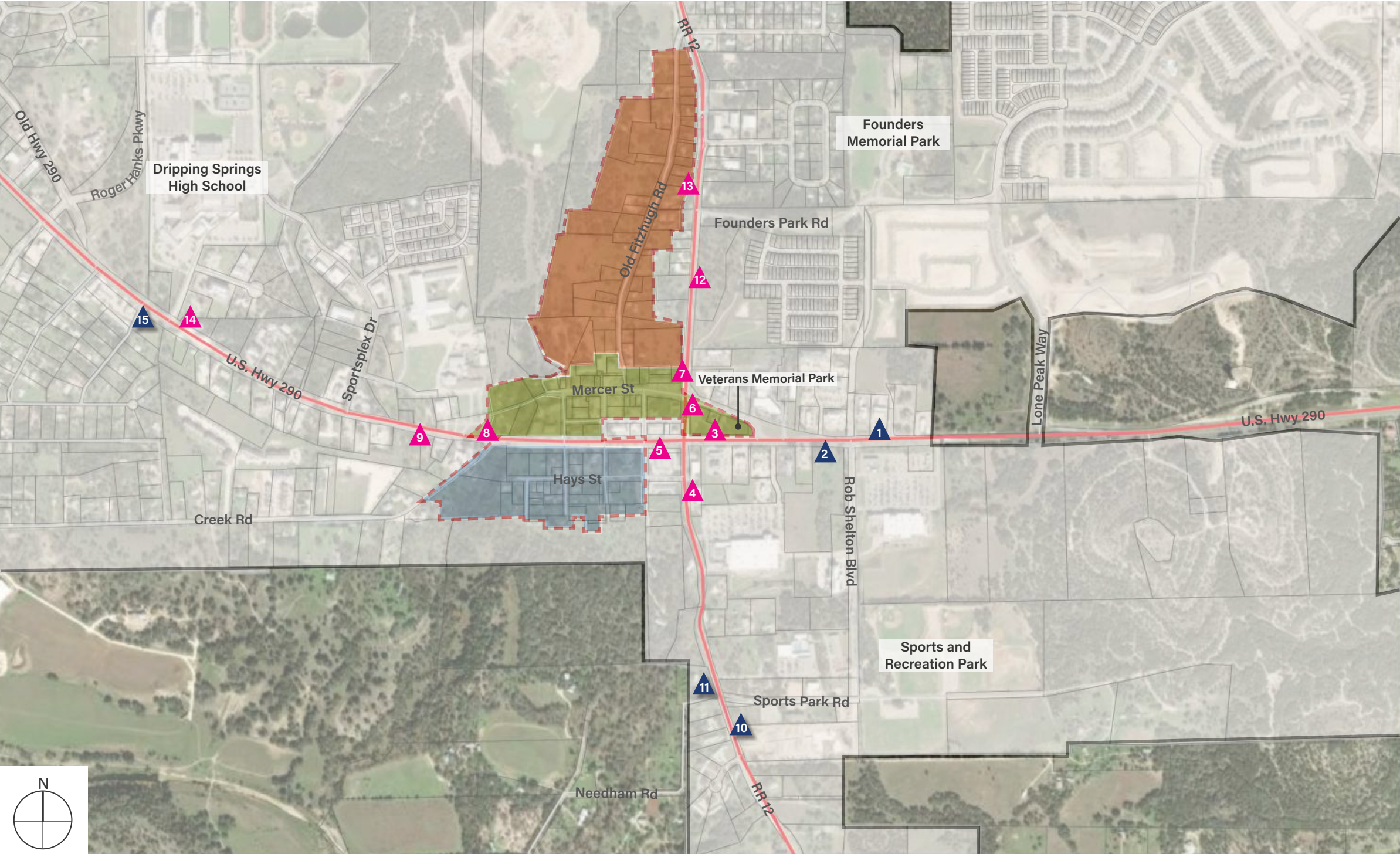


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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL OVERALL MAP



SCALE: NTS

**KEY LEGEND:**

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICTS BOUNDARY
- MERCER HISTORIC DISTRICT
- OLD FITZHUGH ROAD HISTORIC DISTRICT
- HAYS STREET HISTORIC DISTRICT
- CITY LIMITS

- NOTES:**
1. Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
  2. Contractor to coordinate with City and TXDOT to schedule any required traffic controls.
  3. Contractor to provide new footings for all signs.
  4. Contractor to contact 811 prior to installation.
  5. Contractor to field locate and stake all signage for landscape architect and owner approval. Locations to comply with TxDOT distance regulations.
  6. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
  7. Design Development drawings only.

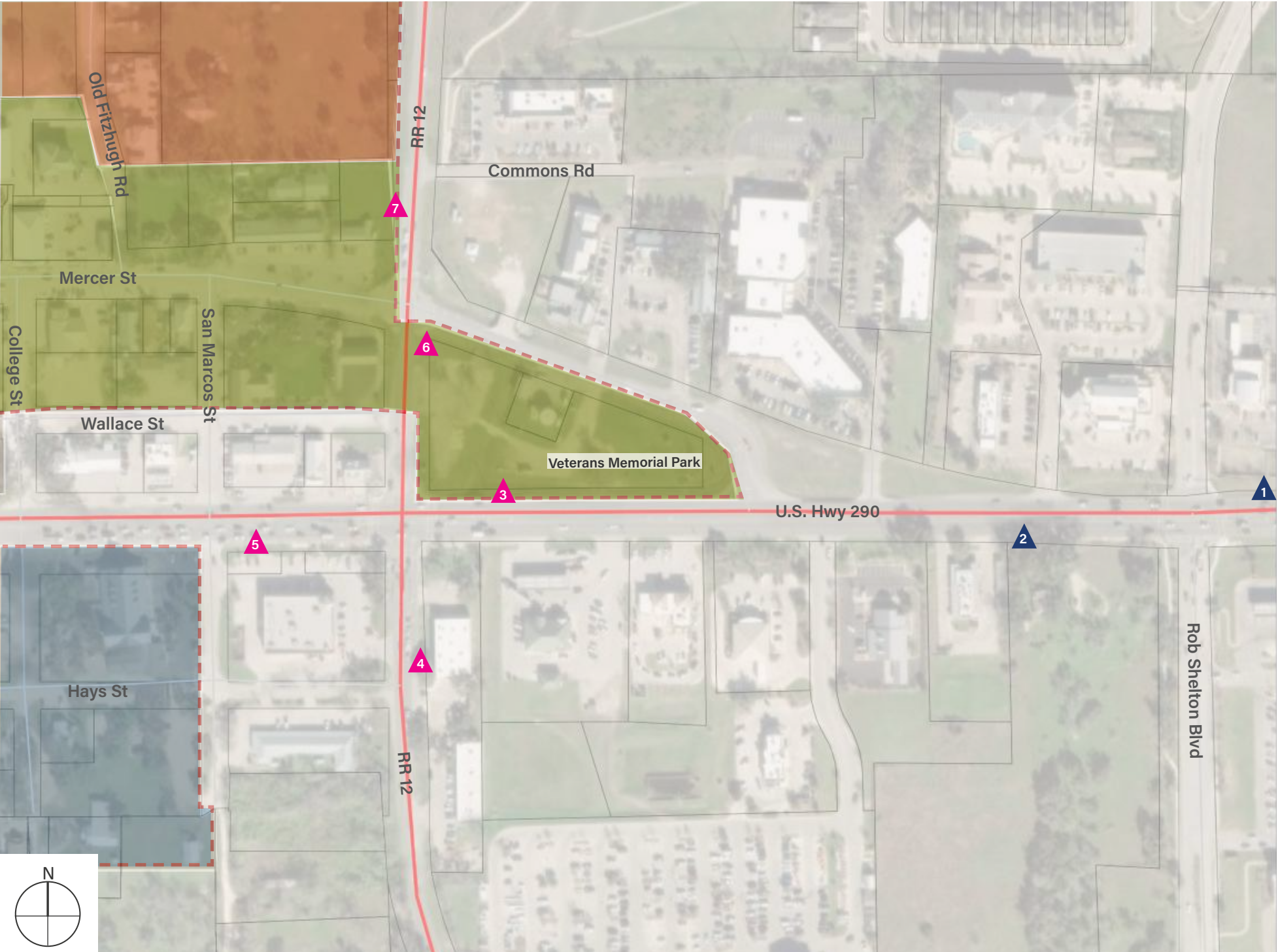
Design Development Drawings only. Contractor to provide shop drawings and mock-ups for Landscape Architect's approval.

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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL ENLARGEMENT



- KEY LEGEND:**
- ▲ WAYFINDING SIGNAGE
  - ▲ REPLACEMENT WAYFINDING
  - - - HISTORIC DISTRICTS BOUNDARY
  - MERCER HISTORIC DISTRICT
  - OLD FITZHUGH ROAD HISTORIC DISTRICT
  - HAYS STREET HISTORIC DISTRICT
  - CITY LIMITS

- NOTES:**
- Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
  - Contractor to coordinate with City to schedule any required traffic controls. Contractor to utilize TxDOT approved traffic control standards/details.
  - Contractor to provide new footings for all signs.
  - Contractor to contact 811 prior to installation.
  - Contractor to field locate and stake all signage for landscape architect and owner approval. Locations to comply with TxDOT distance regulations.
  - Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
  - Design Development drawings only.

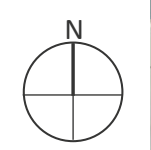
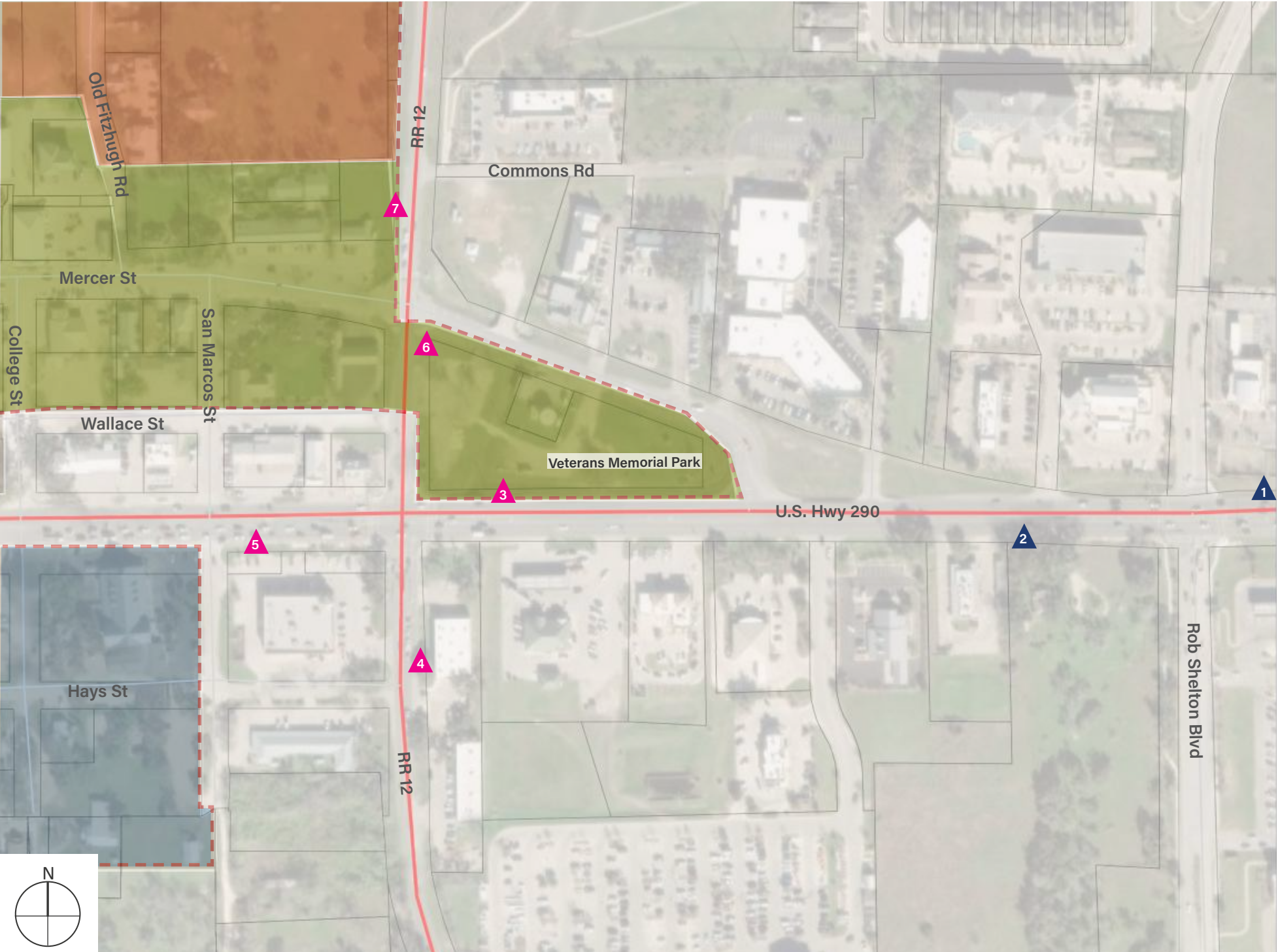
Design Development Drawings only. Contractor to provide shop drawings and mock-ups for Landscape Architect's approval.

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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS



NORTH BOUND ON RANCH ROAD 12 @ U.S. HWY 290



EAST BOUND ON U.S. HWY 290 @ RANCH ROAD 12



NORTH BOUND ON RANCH ROAD 12 @ MERCER ST

**KEY LEGEND:**

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICTS BOUNDARY
- MERCER HISTORIC DISTRICT
- OLD FITZHUGH ROAD HISTORIC DISTRICT
- HAYS STREET HISTORIC DISTRICT
- CITY LIMITS

- NOTES:**
1. Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
  2. Contractor to coordinate with City to schedule any required traffic controls. Contractor to utilize TxDOT approved traffic control standards/details.
  3. Contractor to provide new footings for all signs.
  4. Contractor to contact 811 prior to installation.
  5. Contractor to field locate and stake all signage for landscape architect and owner approval. Locations to comply with TxDOT distance regulations.
  6. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
  7. Design Development drawings only.



SOUTH BOUND ON RANCH ROAD 12 @ MERCER ST

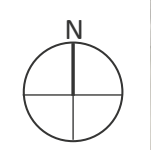
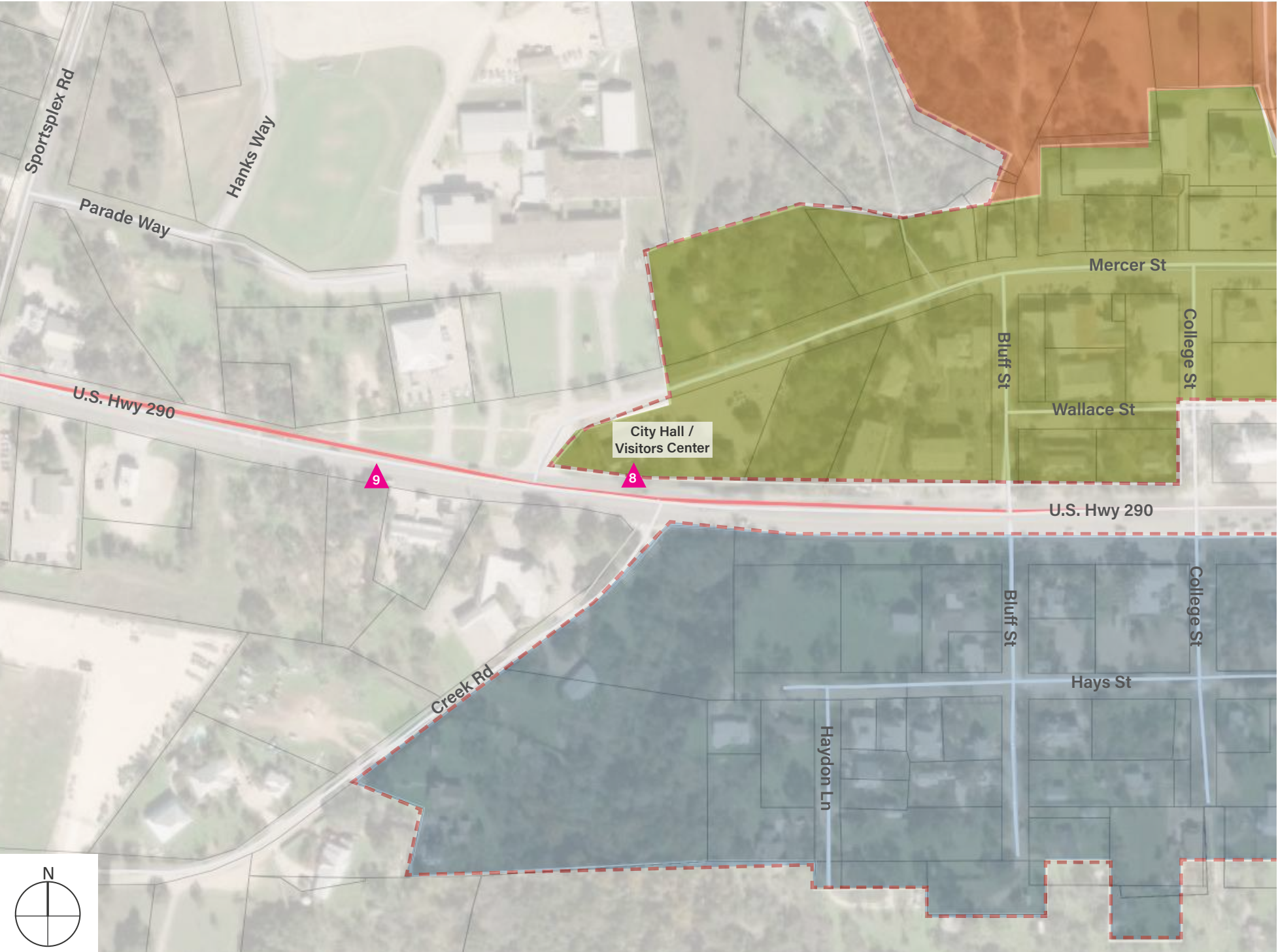
Design Development Drawings only.  
Contractor to provide shop drawings and mock-ups for Landscape Architect's approval.

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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS



WEST BOUND ON U.S. HWY 290 @  
MERCER ST



EAST BOUND ON U.S. HWY 290, WEST  
OF CITGO GAS STATION

- KEY LEGEND:**
- WAYFINDING SIGNAGE
  - REPLACEMENT WAYFINDING
  - HISTORIC DISTRICTS BOUNDARY
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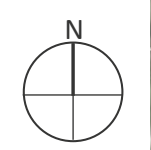
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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS



- KEY LEGEND:
- WAYFINDING SIGNAGE
  - REPLACEMENT WAYFINDING
  - HISTORIC DISTRICT
  - CITY LIMITS

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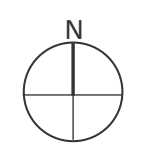
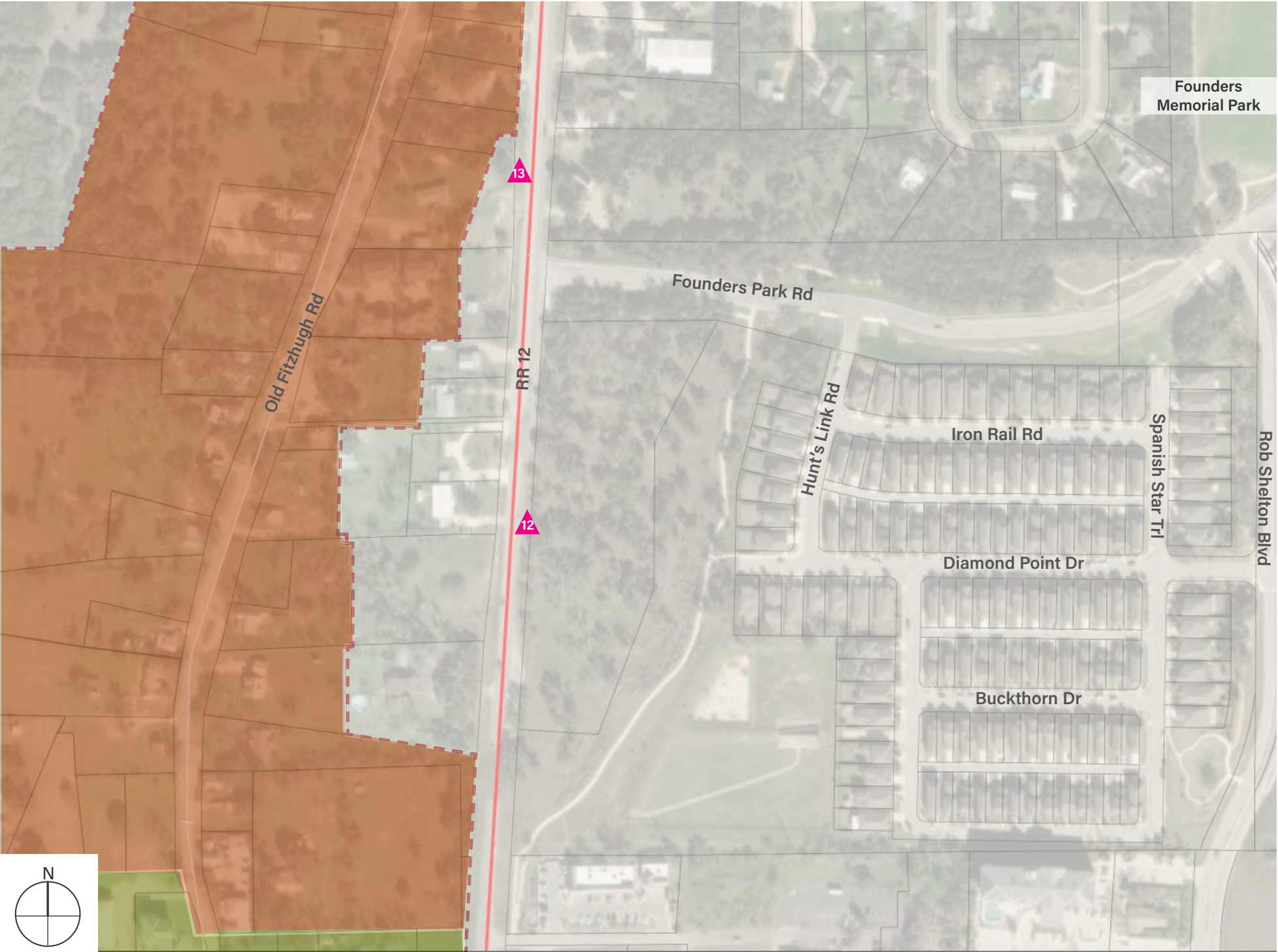
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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS



- KEY LEGEND:**
- WAYFINDING SIGNAGE
  - REPLACEMENT WAYFINDING
  - HISTORIC DISTRICTS BOUNDARY
  - MERCER HISTORIC DISTRICT
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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS CENTRAL ENLARGEMENT



WEST BOUND ON U.S. HWY 290 @ MIGHTY TIGER TRL



EAST BOUND ON U.S. HWY 290 @ MIGHTY TIGER TRL

- KEY LEGEND:**
- WAYFINDING SIGNAGE
  - REPLACEMENT WAYFINDING
  - HISTORIC DISTRICT
  - CITY LIMITS

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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS NORTH MAP



SCALE: NTS



- KEY LEGEND:
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  - REPLACEMENT WAYFINDING
  - HISTORIC DISTRICT
  - CITY LIMITS

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# WAYFINDING SIGN LOCATIONS

## DRIPPING SPRINGS SOUTH MAP



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- WAYFINDING SIGNAGE
  - REPLACEMENT WAYFINDING
  - HISTORIC DISTRICT
  - CITY LIMITS

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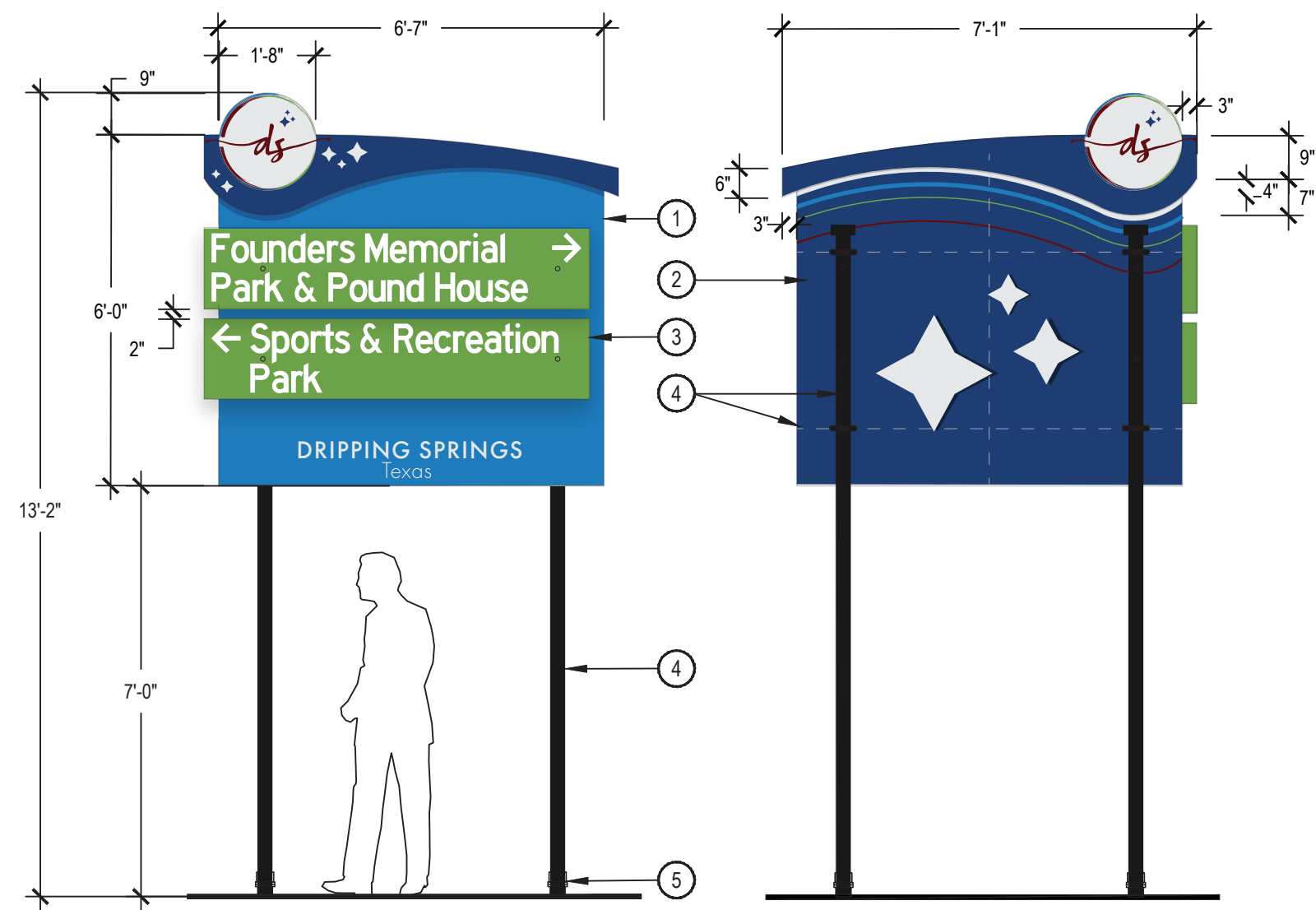
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# WAYFINDING SIGNS

## SIGN DETAILS & NOTES



- ① (1 EA) 0.125 MM ALUMINUM PANEL, DESIGN TO BE PRINTED VINYL APPLIED TO PANEL; SIGN FACE TO BE RETROREFLECTIVE: 3M™ HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING SERIES 3930 PER TXDOT STANDARDS & GUIDELINES (DMS-8300)
- ② BACK OF ALUMINUM PANEL DESIGN TO BE PRINTED VINYL APPLIED TO PANEL; DESIGN AS INDICATED IN DRAWINGS
- ③ 0.125 MM ALUMINUM PANEL MOUNTED TO SIGN FACE WITH SIGN CLAMPS AND WING CHANNEL, REF. DTL E, PG. 21, HEIGHT & QUANTITY VARIES, REF. DESTINATIONS DETAILS; DESIGN TO BE PRINTED VINYL APPLIED TO PANEL; SIGN FACE TO BE RETROREFLECTIVE: 3M™ HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING SERIES 3930 PER TXDOT STANDARDS & GUIDELINES (DMS-8300)
- ④ 2 7/8" O.D. SCHEDULE 80 ALUMINUM ALLOY POLE, PAINTED BLACK, PER TXDOT STANDARD SMD (GEN)-08, SMD(SLIP-1)-08, AND SMD(SLIP-3)-08; SIGN SUPPORT CODE: SM RD SGN ASSM TY S80 (2) SA (P-EXAL)
- ⑤ TXDOT SLIP BASE ON CONCRETE FOOTING, PER TXDOT STANDARD SMD(SLIP-1)-08 AND SMD(SLIP-3)-08

- NOTES:
- 1. WHERE SIGNS ARE INSTALLED IN OPEN DITCH SECTION, 7'-0" CLEARANCE MUST BE MAINTAINED FROM EDGE OF TRAVEL LANE TO BOTTOM OF SIGN. REFERENCE TXDOT STANDARD SMD (GEN)-08.
  - 2. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS AND MOCK-UPS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
  - 3. CONTRACTOR TO PROVIDE RETROREFLECTIVITY SAMPLE AND SPECIFICATIONS FOR LANDSCAPE ARCHITECT AND TXDOT APPROVAL PRIOR TO CONSTRUCTION.
  - 4. CONTRACTOR TO CONTACT TEXAS 811 PRIOR TO CONSTRUCTION TO CONFIRM SIGN LOCATIONS.
  - 5. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR SIGNAGE ARTWORK.
  - 6. CONTRACTOR TO ENSURE THAT LETTERING AND DIRECTIONAL SYMBOLS ARE NOT OBSTRUCTED FROM MOUNTING HARDWARE.

**FONTS:**

**Highway Gothic -**  
**6" per TXDOT; 90% Condensed**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

**Futura PT - Medium 4"**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

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## 1 WAYFINDING SIGNAGE CONCEPT - TXDOT

SCALE: 3/8" = 1'-0"

**COLOR SCHEME:** Sign face to be retroreflective: 3M™ high intensity prismatic reflective sheeting series 3930. Including lettering and directional arrows.

|                                                                   |                                                                     |                                                                    |
|-------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>SIGN MAIN</b><br>RGB 25 / 123 / 189<br>Web # 197b8d<br>Pantone | <b>TEXT</b><br>Retroreflective<br>White per TXDOT<br>DMS-8300       | <b>SIGN ACCENT</b><br>RGB 109 / 163 / 77<br>Web #6da34d<br>Pantone |
| <b>SIGN MAIN</b><br>RGB 32 / 59 / 113<br>Web #203b71<br>Pantone   | <b>SIGN ACCENT</b><br>RGB 230 / 231 / 232<br>Web #e6e7e8<br>Pantone | <b>SIGN ACCENT</b><br>RGB 98 / 14 / 16<br>Web #620e10<br>Pantone   |

**SYMBOLS:**  
Directional Arrows - 6"

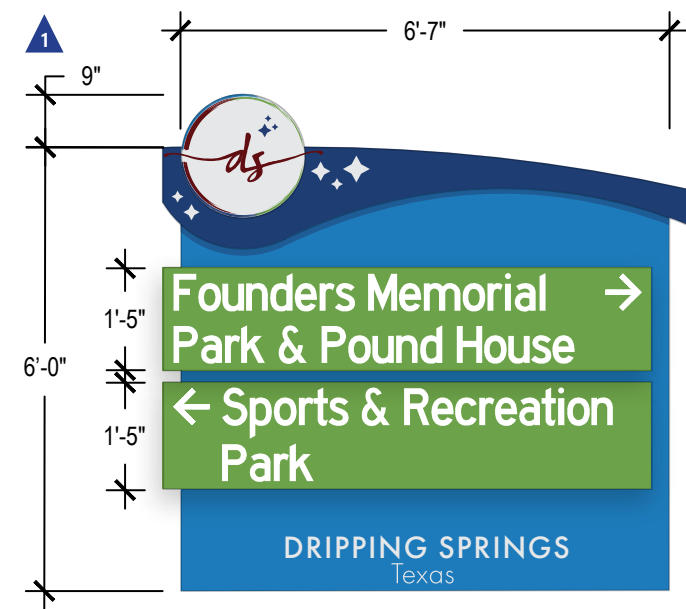


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WAYFINDING SIGNS

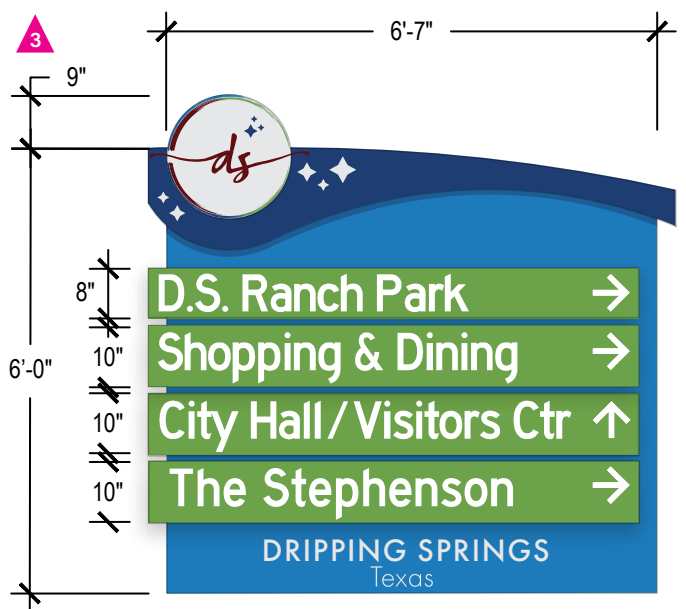
WAYFINDING DESTINATIONS MOCKUP



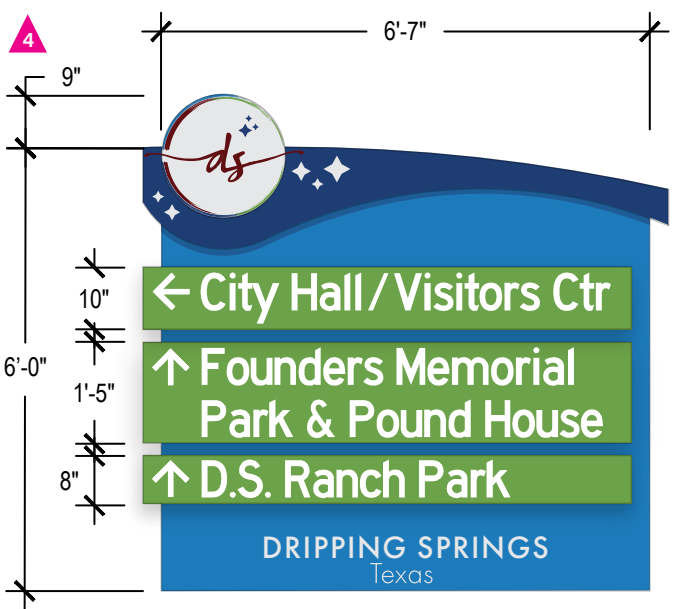
WEST BOUND ON U.S. HWY 290 @ ROB SHELTON BLVD



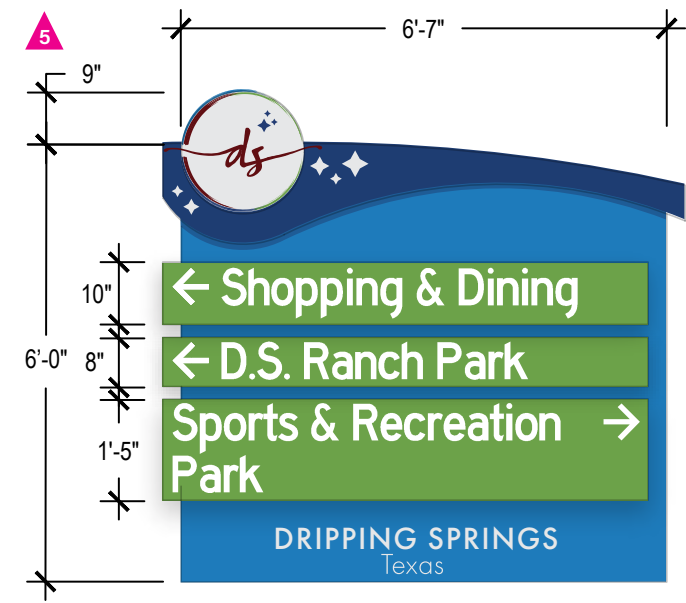
EAST BOUND ON U.S. HWY 290 @ ROB SHELTON BLVD



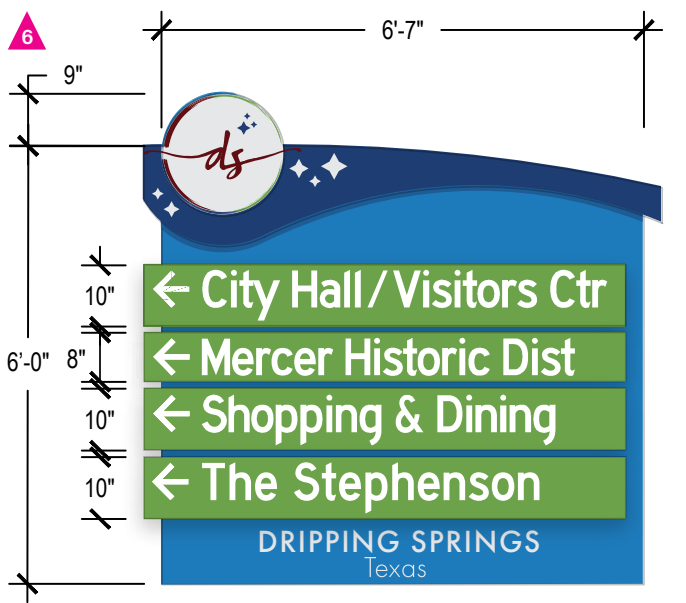
WEST BOUND ON U.S. HWY 290 @ RANCH ROAD 12



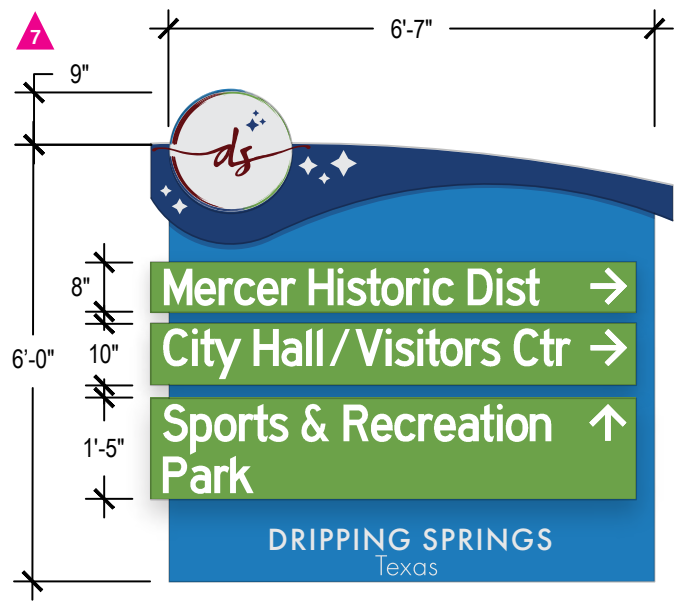
NORTH BOUND ON RANCH ROAD 12 @ U.S. HWY 290



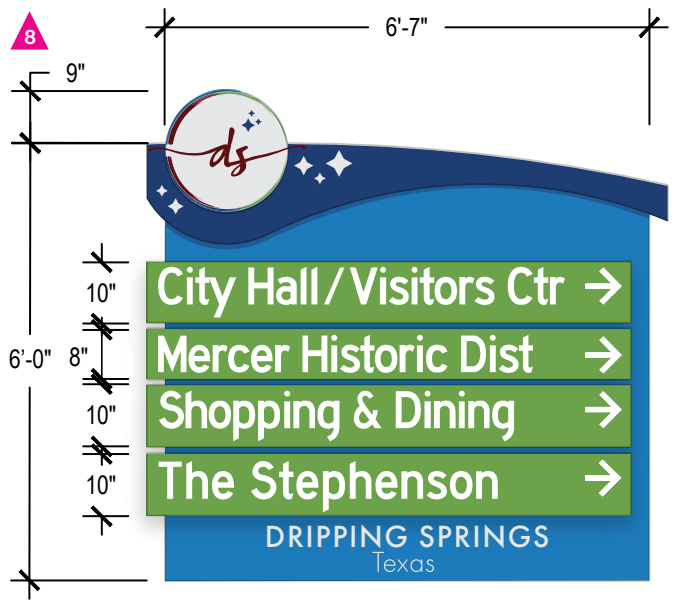
EAST BOUND ON U.S. HWY 290 @ RANCH ROAD 12



NORTH BOUND ON RANCH ROAD 12 @ MERCER ST



SOUTH BOUND ON RANCH ROAD 12 @ MERCER ST



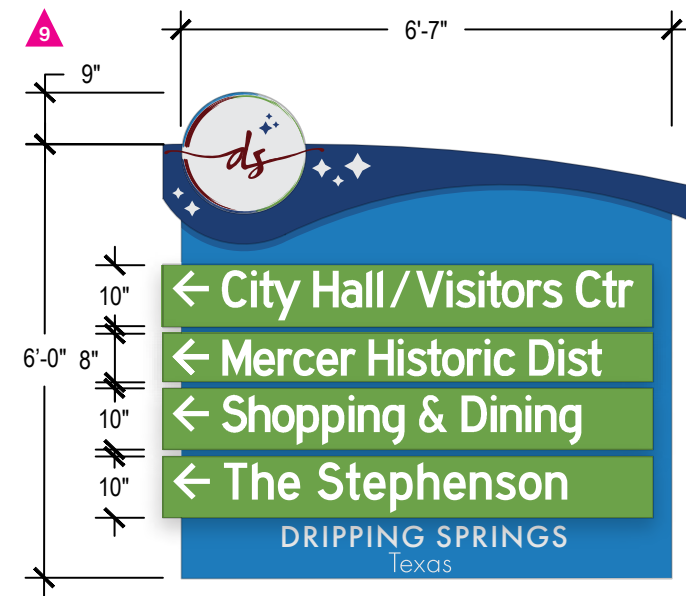
WEST BOUND ON U.S. HWY 290 @ MERCER ST

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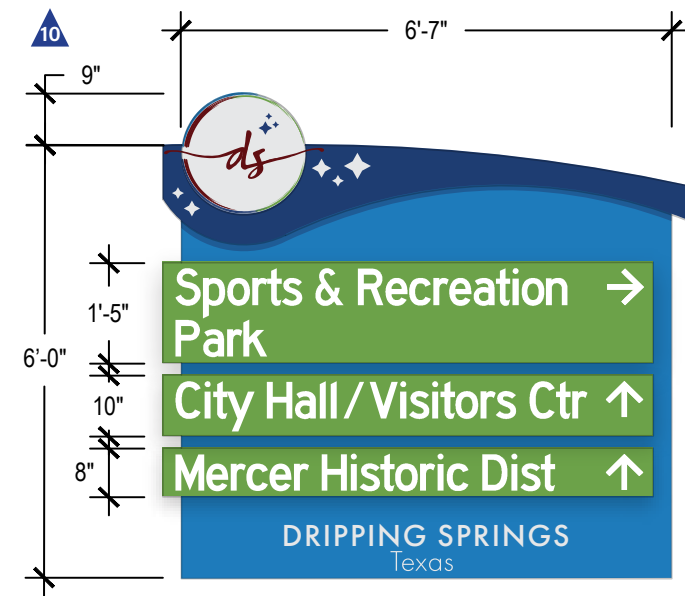
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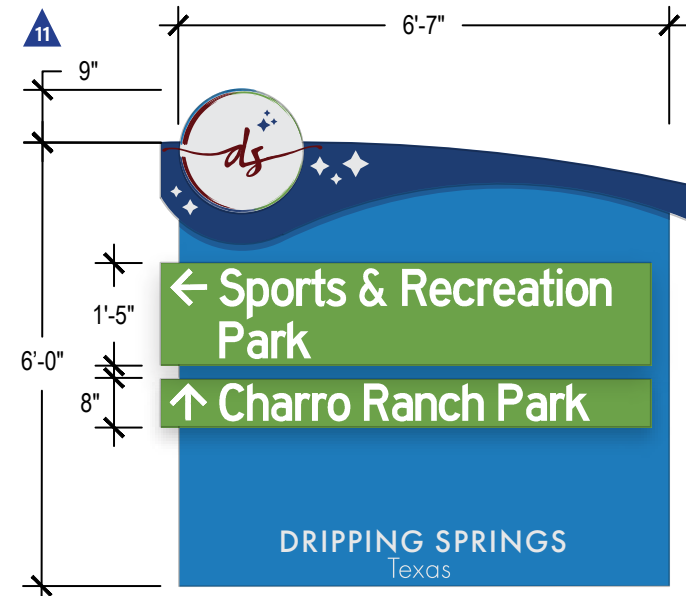
WAYFINDING DESTINATIONS MOCKUP



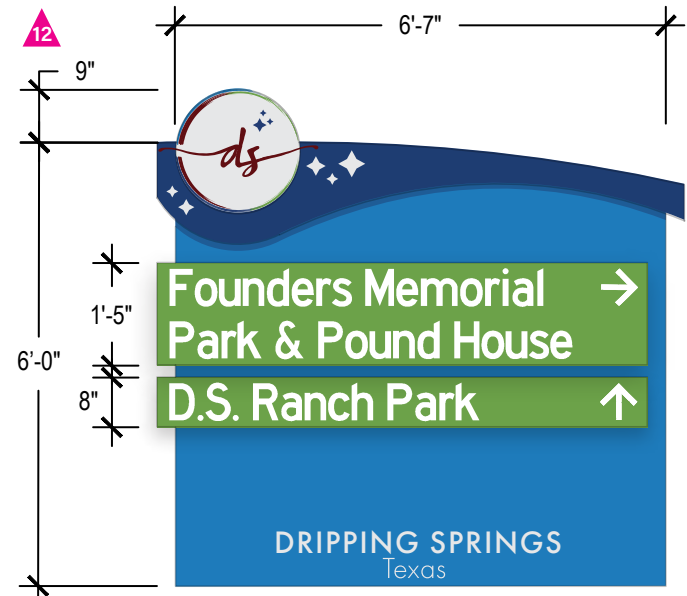
EAST BOUND ON U.S. HWY 290 @  
MERCER ST



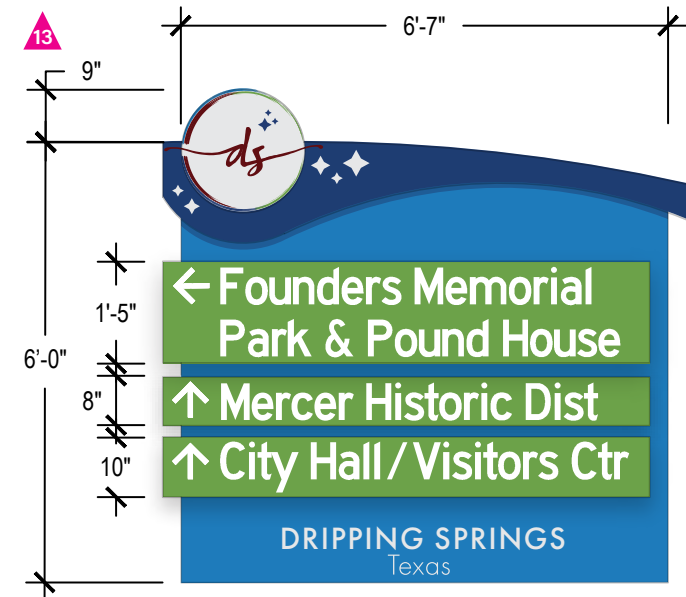
NORTH BOUND ON RANCH ROAD 12 @  
SPORTS PARK RD



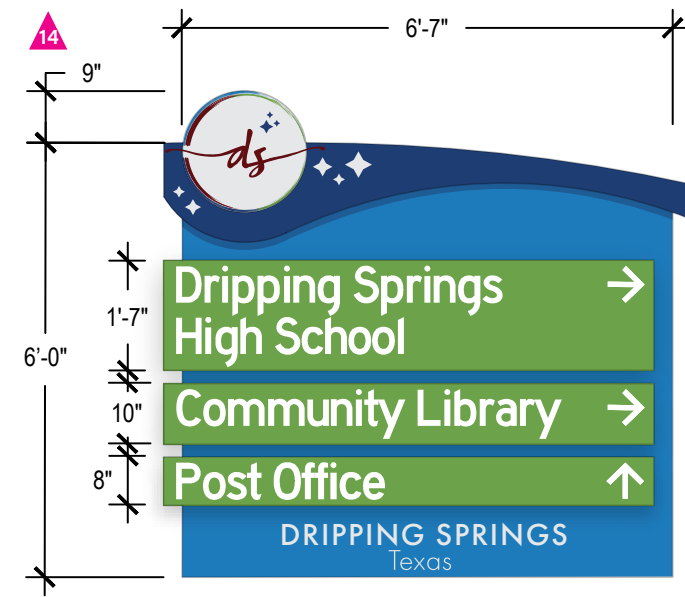
SOUTH BOUND ON RANCH ROAD 12 @  
SPORTS PARK RD



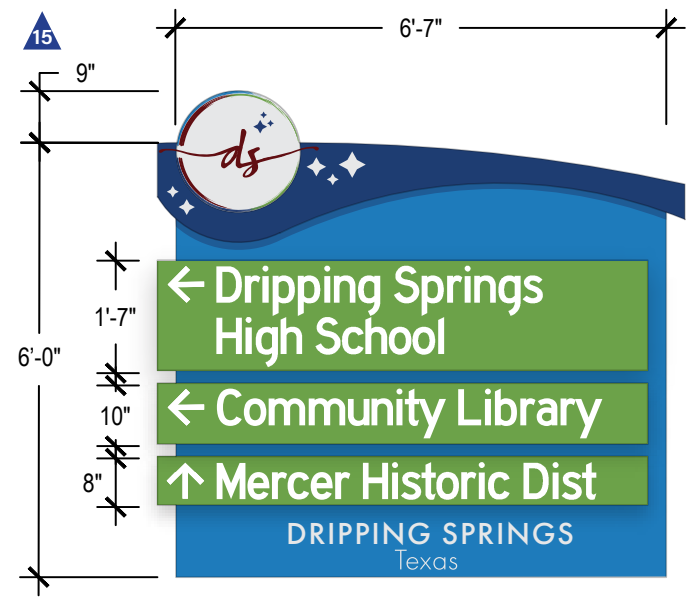
NORTH BOUND ON RANCH ROAD 12 @  
FOUNDERS PARK RD



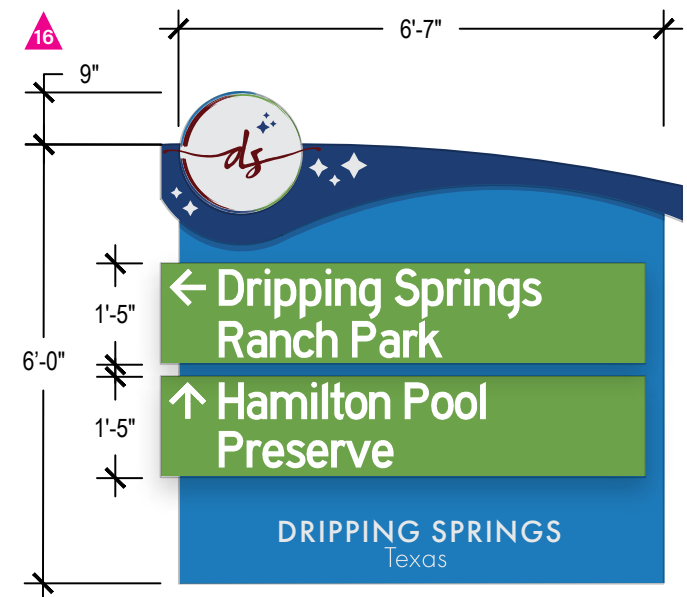
SOUTH BOUND ON RANCH ROAD 12 @  
FOUNDERS PARK RD



WEST BOUND ON U.S. HWY 290 @  
MIGHTY TIGER TRL



EAST BOUND ON U.S. HWY 290 @  
MIGHTY TIGER TRL



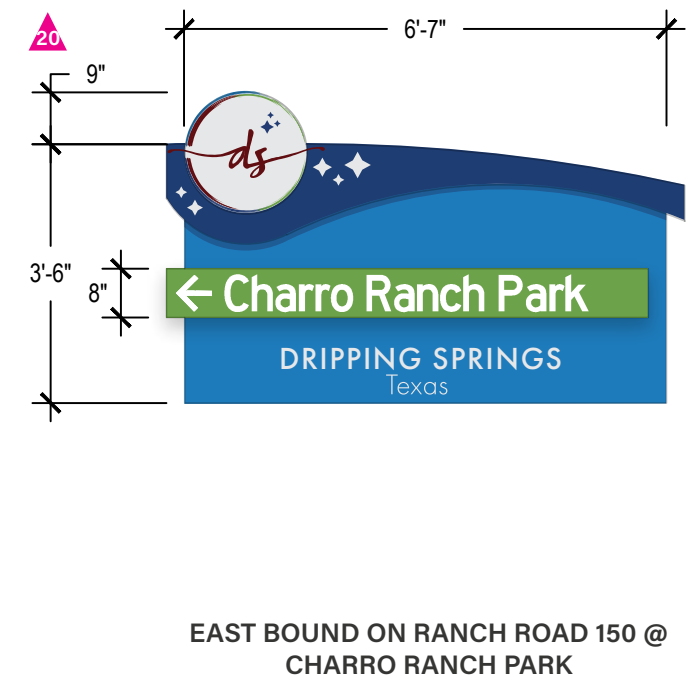
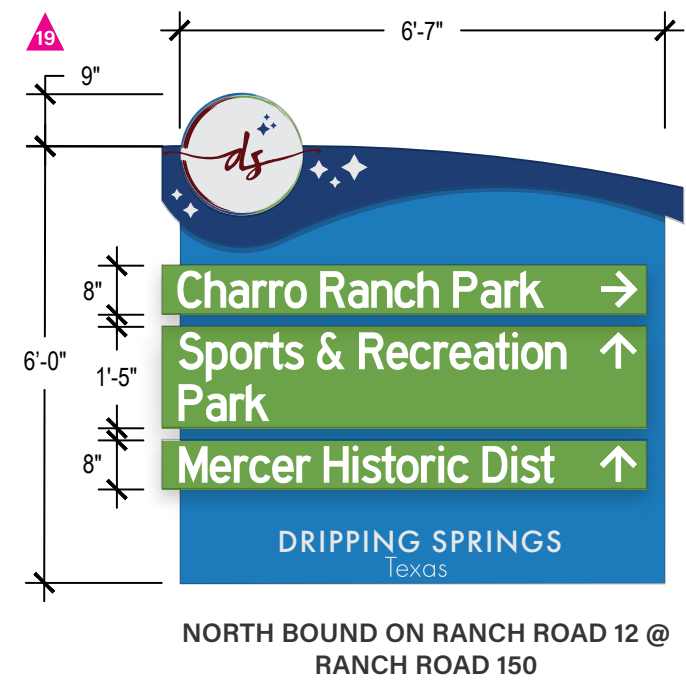
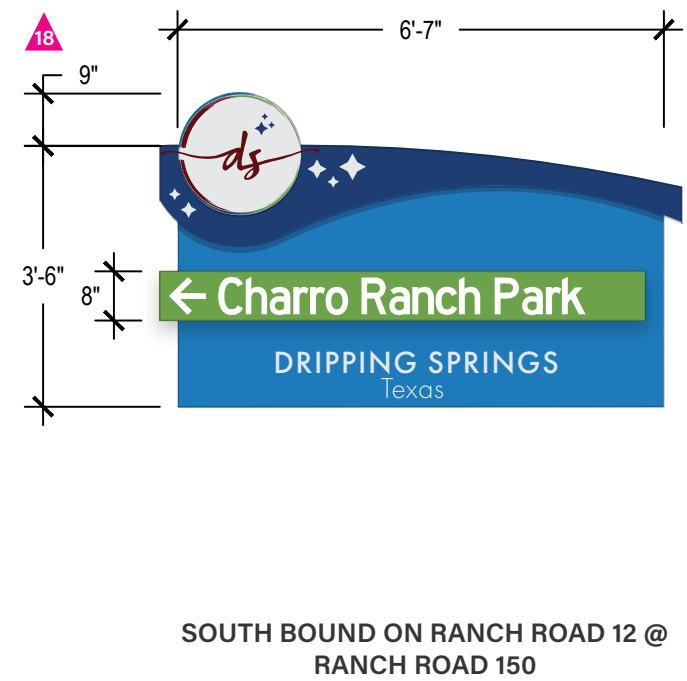
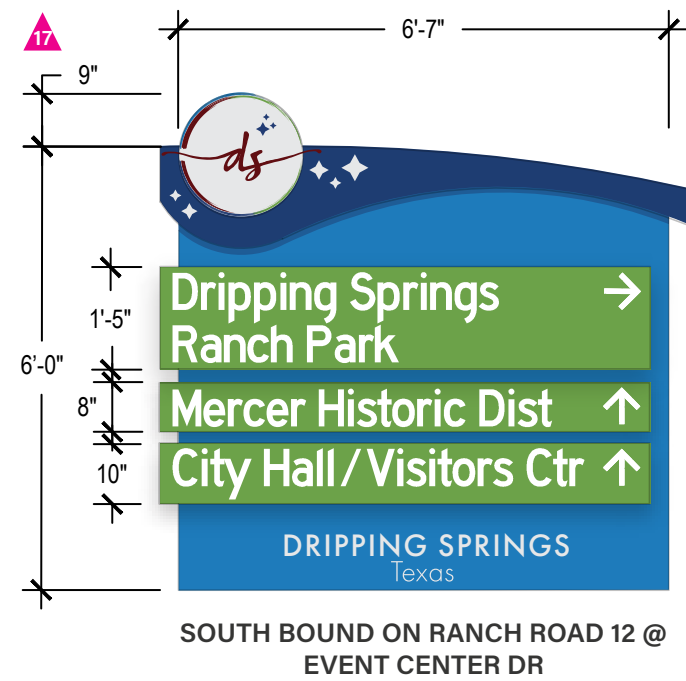
NORTH BOUND ON RANCH ROAD 12 @  
EVENT CENTER DR

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WAYFINDING SIGNS

WAYFINDING DESTINATIONS MOCKUP



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WAYFINDING MOCKUP



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SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

Post Type

- FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
- TWT = Thin-Walled Tubing (see SMD(TWT))
- 10BWG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
- S80 = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

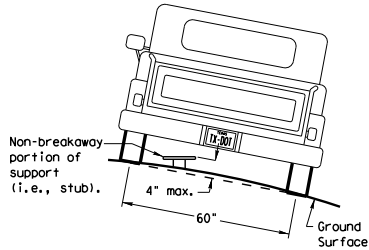
Anchor Type

- UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
- UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWT))
- WS = Wedge Anchor Steel - (see SMD(TWT))
- WP = Wedge Anchor Plastic (see SMD(TWT))
- SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
- SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

Sign Mounting Designation

- P = Prefab, "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
- T = Prefab, "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
- U = Prefab, "U" (see SMD(SLIP-1) to (SLIP-3))
- IF REQUIRED
- TEXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
- EM = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
- WC = 1.12 #/ft Wing Channel (see SMD(SLIP-1) to (SLIP-3))
- EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

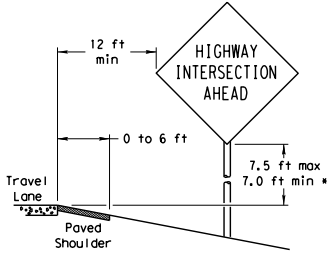
REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 4 inches above a 60-inch chord (i.e., typical space between wheel paths).

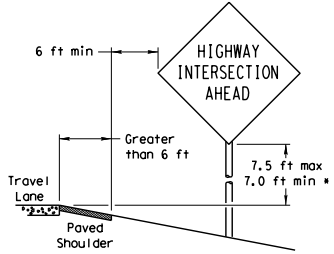
SIGN LOCATION

PAVED SHOULDERS



LESS THAN 6 FT. WIDE

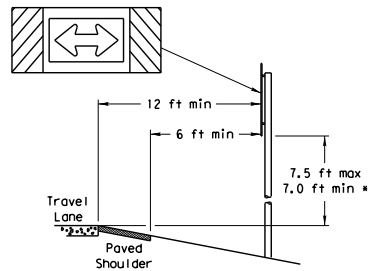
When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.



GREATER THAN 6 FT. WIDE

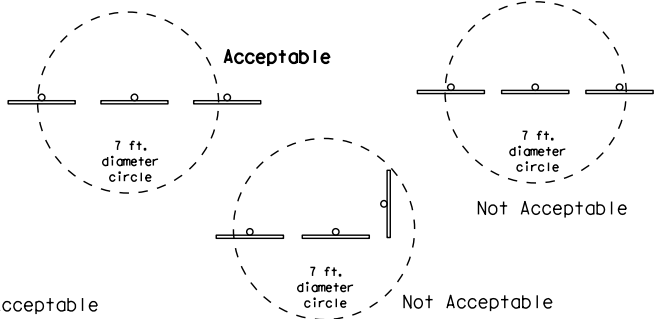
When the shoulder is greater than 6 ft. in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

T-INTERSECTION

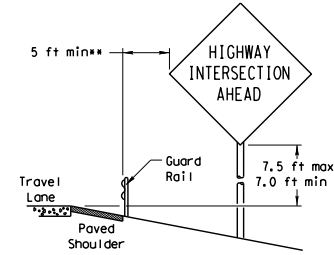


When this sign is needed at the end of a two-lane, two way roadway, the right edge of the sign should be in line with the centerline of the roadway. Place as close to ROW as practical.

No more than 2 sign posts should be located within a 7 ft. circle.

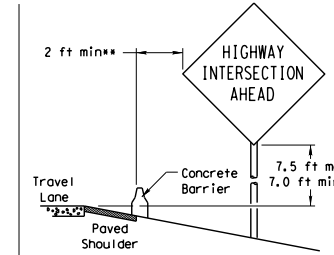


BEHIND BARRIER

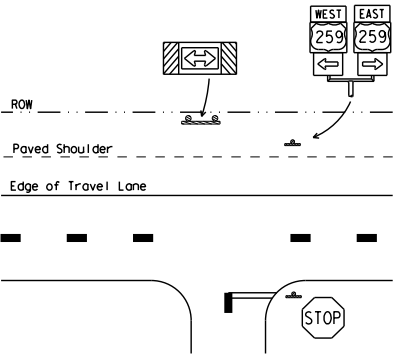


BEHIND GUARDRAIL

\*\*Sign clearance based on distance required for proper guard rail or concrete barrier performance.



BEHIND CONCRETE BARRIER



\* Signs shall be mounted using the following condition that results in the greatest sign elevation:

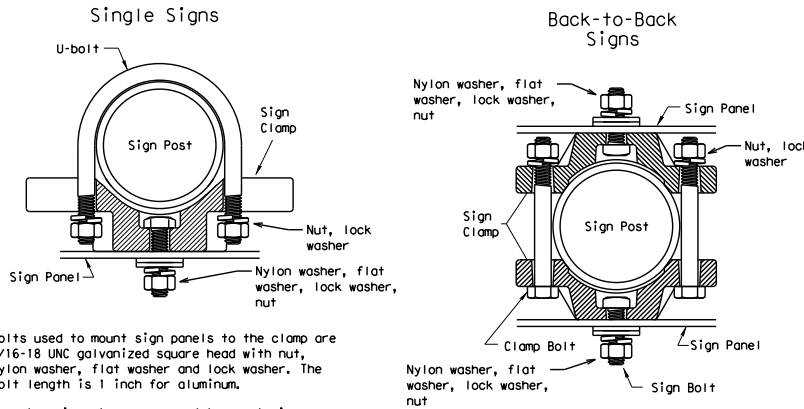
- (1) a minimum of 7 to a maximum of 7.5 feet above the edge of the travel lane or
- (2) a minimum of 7 to a maximum of 7.5 feet above the grade at the base of the support when sign is installed on the backslope.

The maximum values may be increased when directed by the Engineer.

See the Traffic Operations Division website for detailed drawings of sign clamps, Triangular Slipbase System components and Wedge Anchor System components.

The website address is:  
<http://www.txdot.gov/publications/traffic.htm>

TYPICAL SIGN ATTACHMENT DETAIL



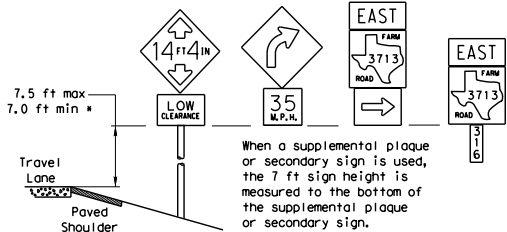
Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

Sign clamps may be either the specific size clamp or the universal clamp.

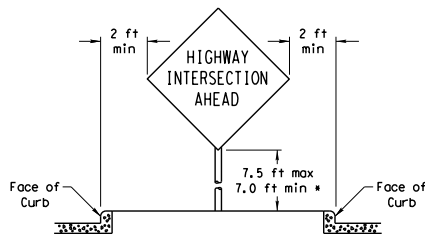
| Pipe Diameter  | Approximate Bolt Length |                 |
|----------------|-------------------------|-----------------|
|                | Specific Clamp          | Universal Clamp |
| 2" nominal     | 3"                      | 3 or 3 1/2"     |
| 2 1/2" nominal | 3 or 3 1/2"             | 3 1/2 or 4"     |
| 3" nominal     | 3 1/2 or 4"             | 4 1/2"          |

SIGNS WITH PLAQUES

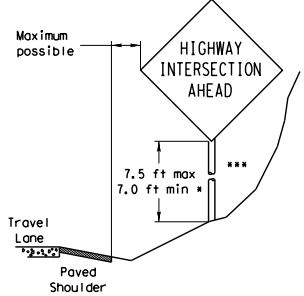


When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY (When 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction prevents the minimum horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

\*\*\* Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.

Texas Department of Transportation  
Traffic Operations Division

SIGN MOUNTING DETAILS  
SMALL ROADSIDE SIGNS  
GENERAL NOTES & DETAILS

SMD (GEN) - 08

|                   |           |           |           |           |
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|                   |           |           |           | HIGHWAY   |
|                   |           | DIST      | COUNTY    | SHEET NO. |

26A

NOTES:

1. Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
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3. Contractor to provide new footings for all signs.
4. Contractor to contact 811 prior to installation.
5. Contractor to field locate and stake all signage for landscape architect and owner approval. Locations to comply with TxDOT distance regulations.
6. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
7. Design Development drawings only.

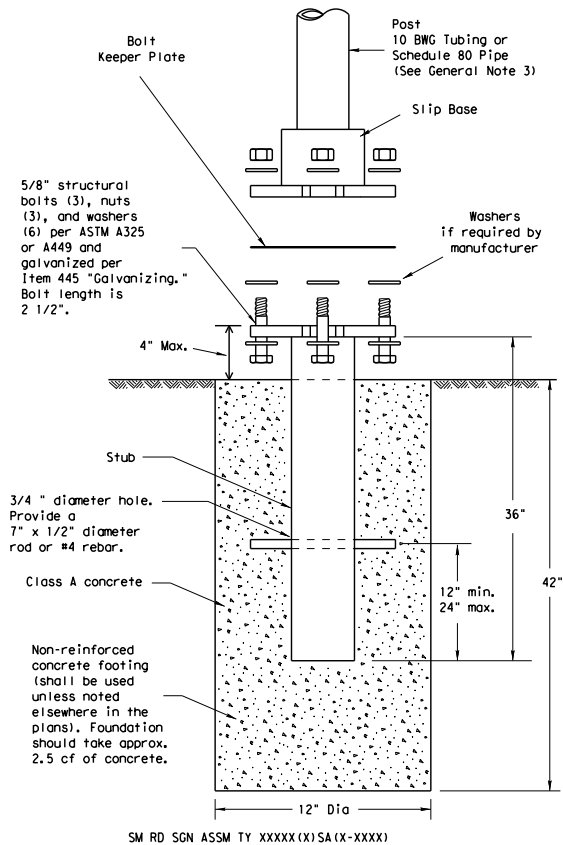
Design Development Drawings only. Contractor to provide shop drawings and mock-ups for Landscape Architect's approval.

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DATE: FILE:

TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



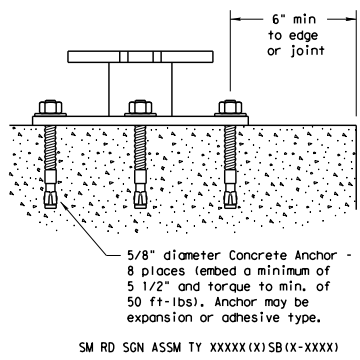
**NOTE**

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. [http://www.txdot.gov/business/producer\\_list.htm](http://www.txdot.gov/business/producer_list.htm) The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

- GENERAL NOTES:**
- Slip base shall be permanently marked to indicate manufacturer. Method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
  - Material used as post with this system shall conform to the following specifications:
    - 10 BWG Tubing (2.875" outside diameter)
    - 0.134" nominal wall thickness
    - Seamless or electric-resistance welded steel tubing or pipe
    - Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
    - Other steels may be used if they meet the following:
      - 65,000 PSI minimum yield strength
      - 70,000 PSI minimum tensile strength
      - 20% minimum elongation in 2"
    - Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
    - Outside diameter (uncoated) shall be within the range of 2.867" to 2.883"
    - Galvanization per ASTM A123 or ASTM A653 G210. For pre-coated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
  - Schedule 80 Pipe (2.875" outside diameter)
    - 0.276" nominal wall thickness
    - Steel tubing per ASTM A500 Gr C
    - Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
      - 46,000 PSI minimum yield strength
      - 62,000 PSI minimum tensile strength
      - 21% minimum elongation in 2"
    - Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
    - Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"
    - Galvanization per ASTM A123
  - See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: <http://www.txdot.gov/publications/traffic.htm>
  - Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

- ASSEMBLY PROCEDURE**
- Foundation**
- Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
  - The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
  - Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
  - Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
  - The triangular slipbase system is multidirectional and is designed to release when struck from any direction.
- Support**
- Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
  - Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD (SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.

**SIGN MOUNTING DETAILS**  
**SMALL ROADSIDE SIGNS**  
**TRIANGULAR SLIPBASE SYSTEM**  
**SMD (SLIP-1) - 08**

|                   |           |           |           |           |
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|                   | DIST      | COUNTY    | SHEET NO. |           |

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  - Design Development drawings only.

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## tem # 8.

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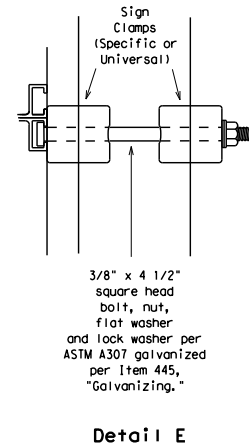
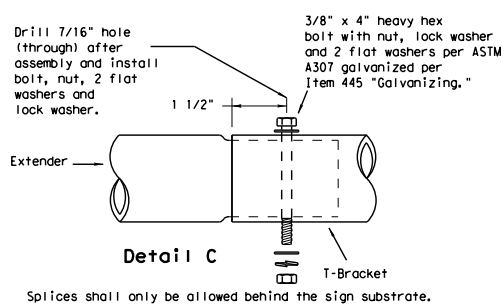
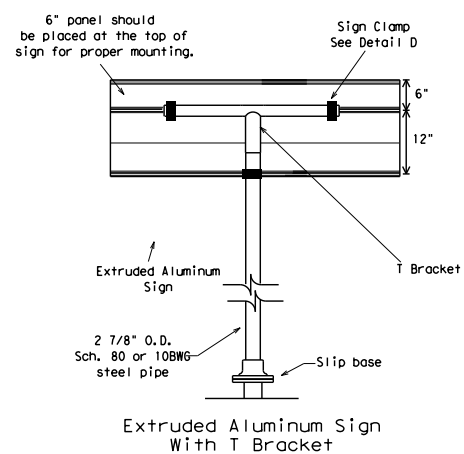
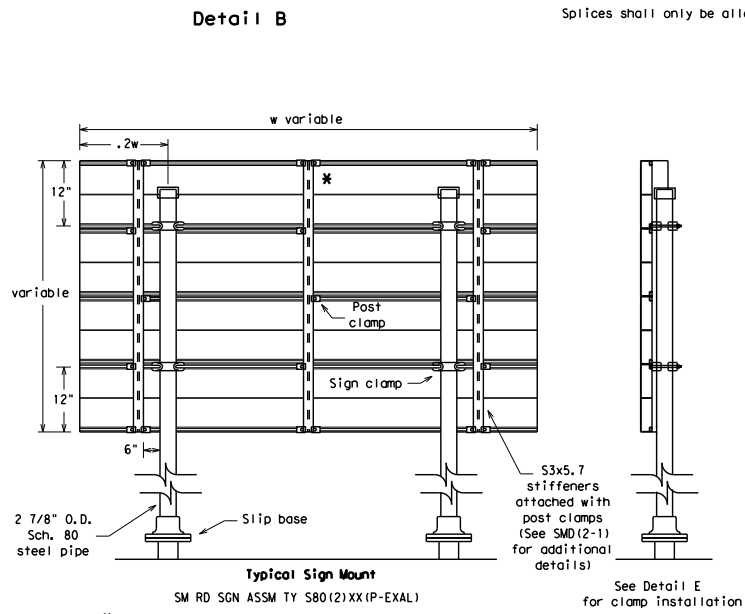
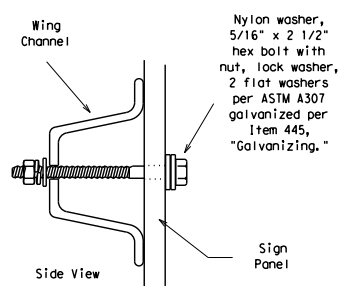
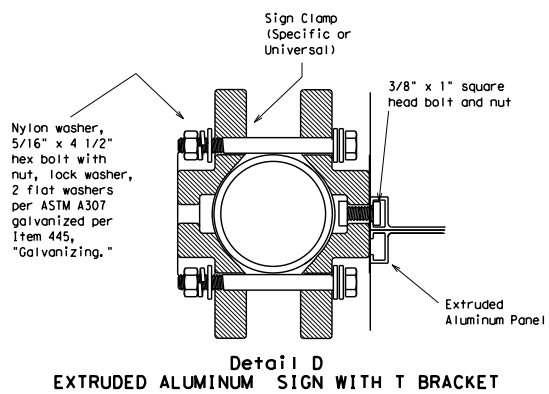
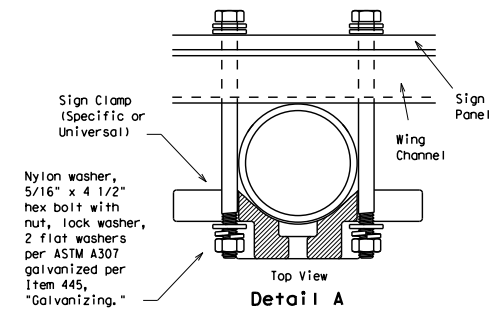
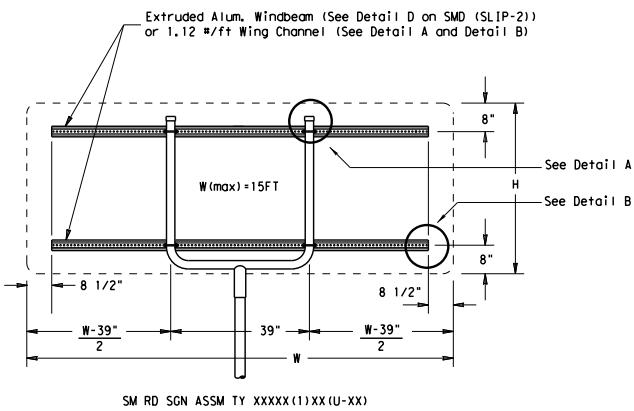
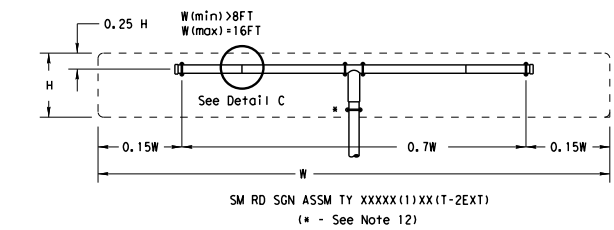
WAYFINDING SIGNS

Item # 8.

TXDOT DETAILS: SMD (SLIP-03) - 08

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DATE: FILE:



| REQUIRED SUPPORT |                                          |                                         |
|------------------|------------------------------------------|-----------------------------------------|
| SIGN DESCRIPTION |                                          | SUPPORT                                 |
| Regulatory       | 48-inch STOP sign (R1-1)                 | TY 10BWG(1)XX(T)<br>TY 10BWG(1)XX(P-BM) |
|                  | 60-inch YIELD sign (R1-2)                | TY 10BWG(1)XX(T)<br>TY 10BWG(1)XX(P-BM) |
|                  | 48x16-inch ONE-WAY sign (R6-1)           | TY 10BWG(1)XX(T)<br>TY 10BWG(1)XX(P-BM) |
|                  | 36x48, 48x36, and 48x48-inch signs       | TY 10BWG(1)XX(T)                        |
| Warning          | 48x60-inch signs                         | TY S80(1)XX(T)                          |
|                  | 48x48-inch signs (diamond or square)     | TY 10BWG(1)XX(T)                        |
|                  | 48x60-inch signs                         | TY S80(1)XX(T)                          |
|                  | 48-inch Advance School X-ing sign (S1-1) | TY 10BWG(1)XX(T)                        |
|                  | 48-inch School X-ing sign (S2-1)         | TY 10BWG(1)XX(T)                        |
|                  | Large Arrow sign (W1-6 & W1-7)           | TY 10BWG(1)XX(T)                        |

- GENERAL NOTES:
1. SIGN SUPPORT # OF POSTS MAX. SIGN AREA  
10 BWG 1 16 SF  
10 BWG 2 32 SF  
Sch 80 1 32 SF  
Sch 80 2 64 SF
  2. The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
  3. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
  4. Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
  5. Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
  6. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
  7. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
  8. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
  9. Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
  10. Sign blanks shall be the sizes and shapes shown on the plans.
  11. Additional sign clamp required on the "T-bracket" post for 24 inch high signs. Place the clamp 3 inches above bottom of sign when possible.
  12. Post open ends shall be fitted with Friction Caps.

Texas Department of Transportation  
Traffic Operations Division

**SIGN MOUNTING DETAILS  
SMALL ROADSIDE SIGNS  
TRIANGULAR SLIPBASE SYSTEM**

**SMD (SLIP-3) - 08**

|                   |           |           |           |           |
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|                   |           | DIST      | COUNTY    | SHEET NO. |

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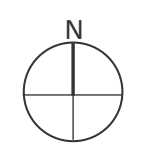
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# GATEWAY MONUMENT SIGN LOCATIONS

## DRIPPING SPRINGS NORTH MAP



SCALE: NTS

### KEY LEGEND:

-  GATEWAY MONUMENT SIGN
-  HISTORIC DISTRICT
-  CITY LIMITS

### NOTES:

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### IMAGE PROVIDED TO SHOW INTENT / APPROX. LOCATION



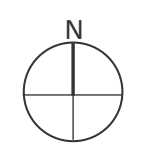
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# GATEWAY MONUMENT SIGN LOCATIONS

## DRIPPING SPRINGS EAST MAP



SCALE: NTS

### KEY LEGEND:

- GATEWAY MONUMENT SIGN
- HISTORIC DISTRICT
- CITY LIMITS

### NOTES:

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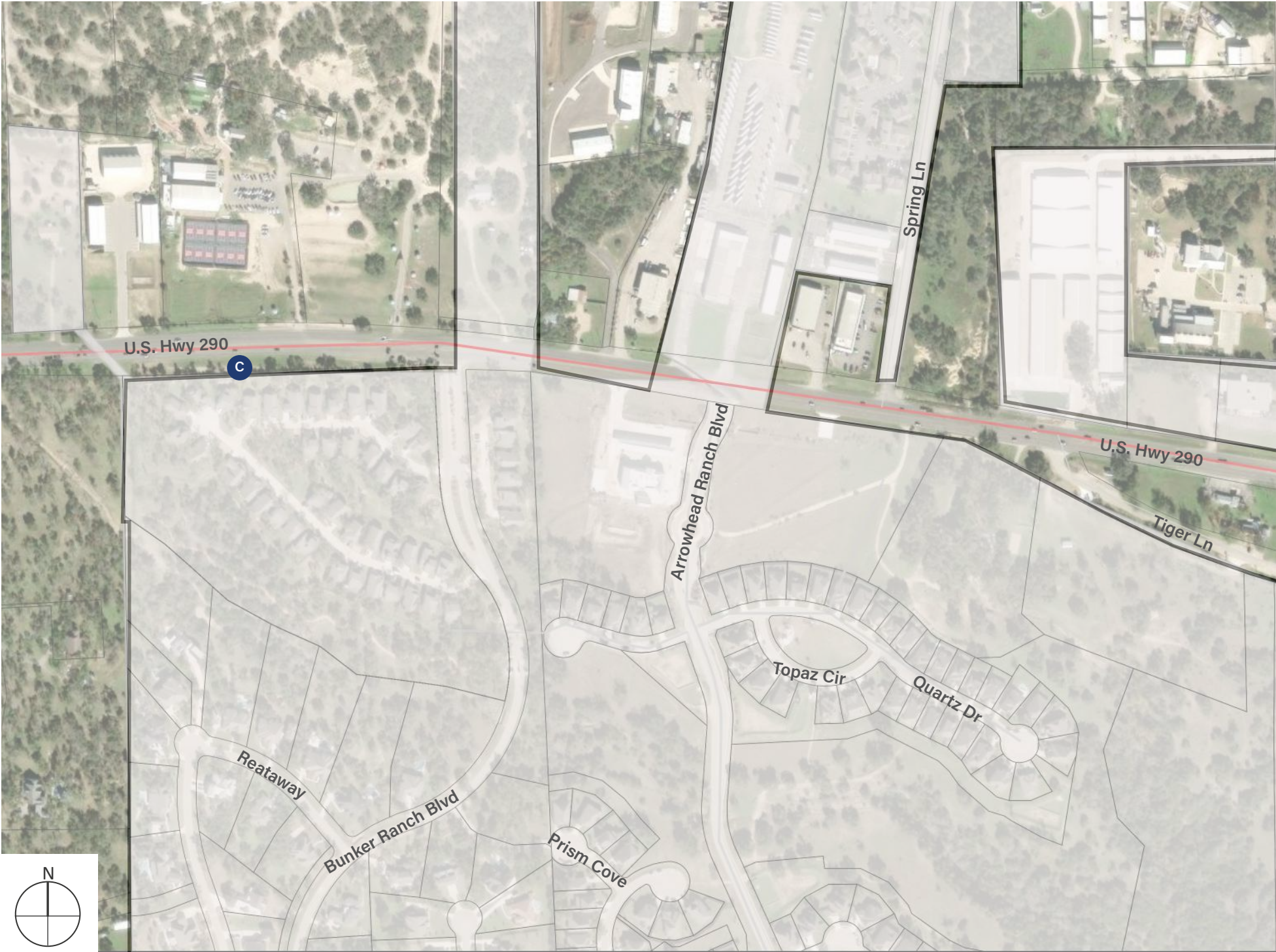
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# GATEWAY MONUMENT SIGN LOCATIONS

## DRIPPING SPRINGS WEST MAP



- KEY LEGEND:**
- GATEWAY MONUMENT SIGN
  - HISTORIC DISTRICT
  - CITY LIMITS
- NOTES:**
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IMAGE PROVIDED TO SHOW INTENT / APPROX. LOCATION



Design Development Drawings only.  
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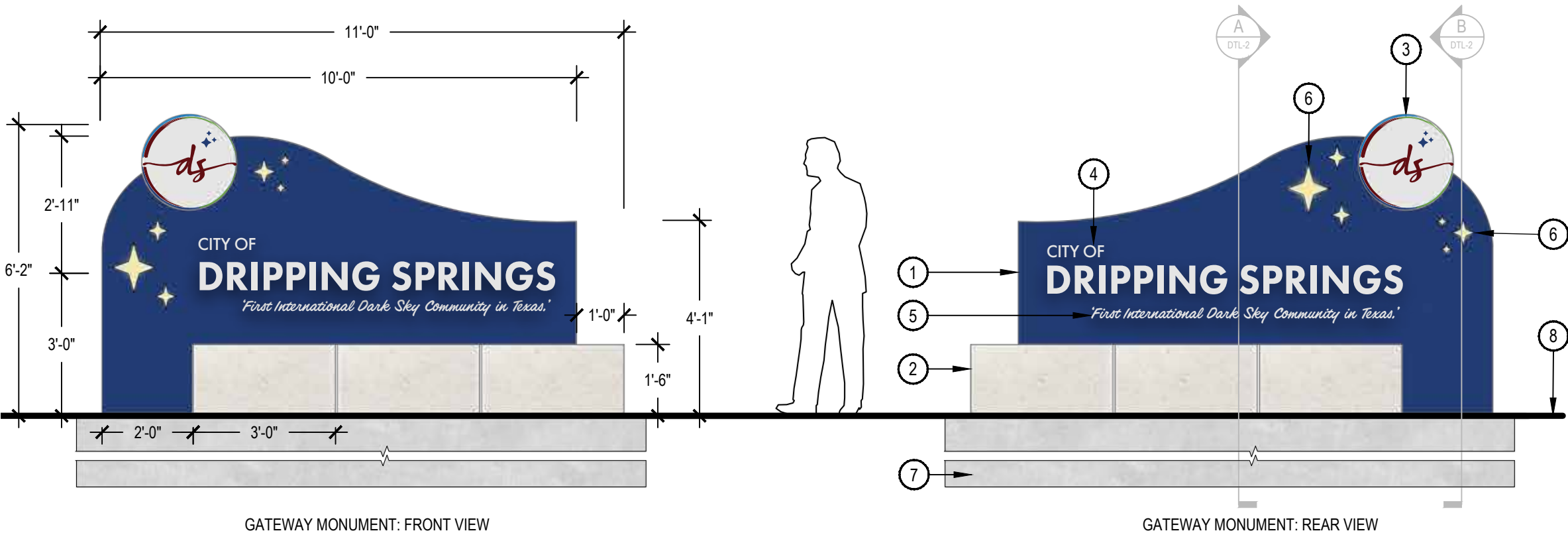
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GATEWAY MONUMENT SIGN

Item # 8.

SIGN DETAILS & NOTES



- 1 1/4" THICK CUT STEEL CABINET W/ INTERNAL STEEL FRAMING, PAINTED, CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL; SEAL W/ PROSOCO, INC. SURE KLEAN® WEATHER SEAL BLOK-GUARD® AND GRAFFITI CONTROL, TO BE APPLIED TO ALL VERTICAL SIGN SURFACES AND CAPS.
- 2 MORTARED LIMESTONE QUARRY BLOCK BASE (5 EA MIN.), MORTAR COLOR TO MATCH STONE. REF DETAIL FOR SIZING. ADDITIONAL BLOCKS MAY BE REQUIRED BASED ON SITE GRADING
- 3 24" DIA. ALUMINUM CABINET, INTERNALLY ILLUMINATED W/ CITY SEAL PRINTED ON TRANSLUCENT WHITE ACRYLIC SHEET DESIGN AS INDICATED IN DRAWINGS, PIN MOUNTED TO SIGN FACE ON 1" STANDOFFS; INTERNAL LIGHTING: EVO-LITE, AURAGAMI GEN 2 OR APPROVED ALTERNATE; CONTACT: JACK STAPF, E: JSTAPF@BELLANDMCCOY.COM
- 4 PIN MOUNTED ALUMINUM REVERSE CHANNEL CUT LETTERING ON 1" STANDOFFS, BACKLIT, COLOR AND FONT AS INDICATED IN DRAWINGS.
- 5 PIN MOUNTED ALUMINUM FLAT CUT LETTERING ON 1" STANDOFFS, COLOR AND FONT AS INDICATED IN DRAWINGS.
- 6 LASER CUT STARS WITH TRANSLUCENT WHITE ACRYLIC SHEET MOUNTED ON INSIDE OF PANEL, INTERNAL LIGHTING: EVO-LITE, AURAGAMI GEN 2 OR APPROVED ALTERNATE, 3,000K MAX TO COMPLY WITH SEC. 24.06.011 LIGHTING CURFEW BY PHOTOCELL
- 7 CONCRETE FOOTING, CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL
- 8 FINISHED GRADE, SLOPE AWAY 2% FROM SIGN, BERMUDA SOD REVEGETATION WITH TEMPORARY IRRIGATION FOR ALL DISTURBED AREAS

1 CITY GATEWAY MONUMENT SIGN

SCALE: 3/8" = 1'-0"

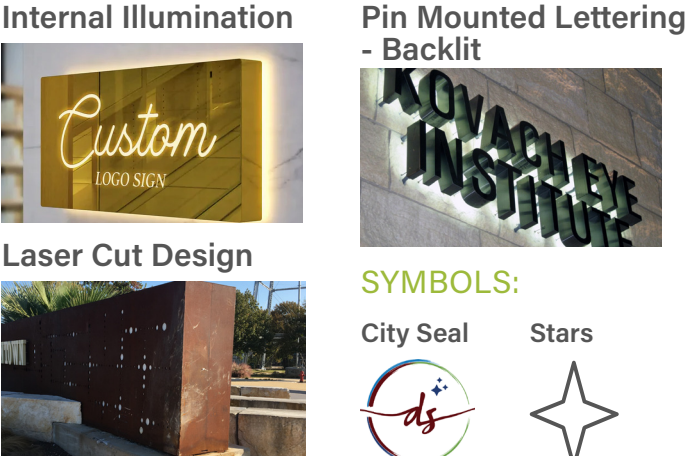
COLOR SCHEME:

|  |                                                                     |  |                                                                     |
|--|---------------------------------------------------------------------|--|---------------------------------------------------------------------|
|  | <b>SIGN MAIN</b><br>RGB 32 / 59 / 113<br>Web #203b71<br>Pantone     |  | <b>SIGN ACCENT</b><br>RGB 98 / 14 / 16<br>Web #620e10<br>Pantone    |
|  | <b>SIGN ACCENT</b><br>RGB 230 / 231 / 232<br>Web #e6e7e8<br>Pantone |  | <b>SIGN ACCENT</b><br>RGB 25 / 123 / 189<br>Web # 197bbd<br>Pantone |
|  | <b>SIGN ACCENT</b><br>RGB 109 / 163 / 77<br>Web #6da34d<br>Pantone  |  |                                                                     |

MATERIALS:



INSPIRATION IMAGERY:



FONTS:

Futura PT - Heavy (8"), Medium (4")  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

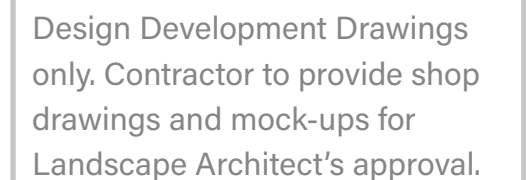
Filmotype Lucky - Regular (4")  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

SYMBOLS:



NOTES:

- 1. Contractor to coordinate with City to schedule any required traffic controls. Contractor to utilize TxDOT approved traffic control standards/details.
  - 2. Contractor to provide new footings for all signs.
  - 3. Contractor to contact 811 prior to installation.
  - 4. Contractor to field locate and stake all signage for landscape architect and owner approval. Locations to comply with TxDOT distance regulations.
  - 5. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
  - 6. Design Development drawings only.
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SCALE: 3/8" = 1'-0"

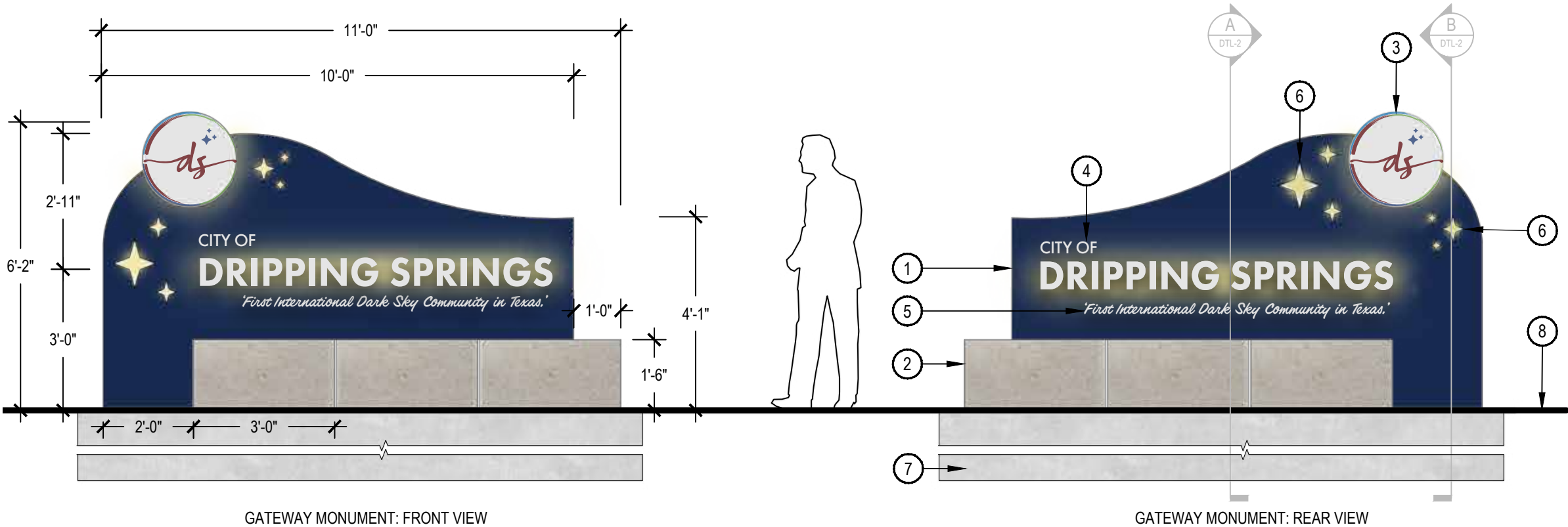


GATEWAY MONUMENT SIGN

Item # 8.

SIGN DETAILS & NOTES: NIGHT VIEW

Add Alternate: SEPCO Solar Power Kit: 170 W max Power Point, 170 W Total System Power Output, Item: 26KG83



- 1 1/4" THICK CUT STEEL CABINET W/ INTERNAL STEEL FRAMING, PAINTED, CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL; SEAL W/ PROSOCO, INC. SURE KLEAN® WEATHER SEAL BLOK-GUARD® AND GRAFFITI CONTROL, TO BE APPLIED TO ALL VERTICAL SIGN SURFACES AND CAPS.
- 2 MORTARED LIMESTONE QUARRY BLOCK BASE (5 EA MIN.), MORTAR COLOR TO MATCH STONE. REF DETAIL FOR SIZING. ADDITIONAL BLOCKS MAY BE REQUIRED BASED ON SITE GRADING
- 3 24" DIA. ALUMINUM CABINET, INTERNALLY ILLUMINATED W/ CITY SEAL PRINTED ON TRANSLUCENT WHITE ACRYLIC SHEET DESIGN AS INDICATED IN DRAWINGS, PIN MOUNTED TO SIGN FACE ON 1" STANDOFFS; INTERNAL LIGHTING: EVO-LITE, AURAGAMI GEN 2 OR APPROVED ALTERNATE; CONTACT: JACK STAPF, E: JSTAPF@BELLANDMCCOY.COM
- 4 PIN MOUNTED ALUMINUM REVERSE CHANNEL CUT LETTERING ON 1" STANDOFFS, BACKLIT, COLOR AND FONT AS INDICATED IN DRAWINGS.
- 5 PIN MOUNTED ALUMINUM FLAT CUT LETTERING ON 1" STANDOFFS, COLOR AND FONT AS INDICATED IN DRAWINGS.
- 6 LASER CUT STARS WITH TRANSLUCENT WHITE ACRYLIC SHEET MOUNTED ON INSIDE OF PANEL, INTERNAL LIGHTING: EVO-LITE, AURAGAMI GEN 2 OR APPROVED ALTERNATE, 3,000K MAX TO COMPLY WITH SEC. 24.06.011 LIGHTING CURFEW BY PHOTOCELL
- 7 CONCRETE FOOTING, CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL
- 8 FINISHED GRADE, SLOPE AWAY 2% FROM SIGN, BERMUDA SOD REVEGETATION WITH TEMPORARY IRRIGATION FOR ALL DISTURBED AREAS

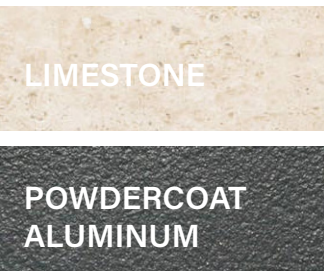
1 CITY GATEWAY MONUMENT SIGN

SCALE: 3/8" = 1'-0"

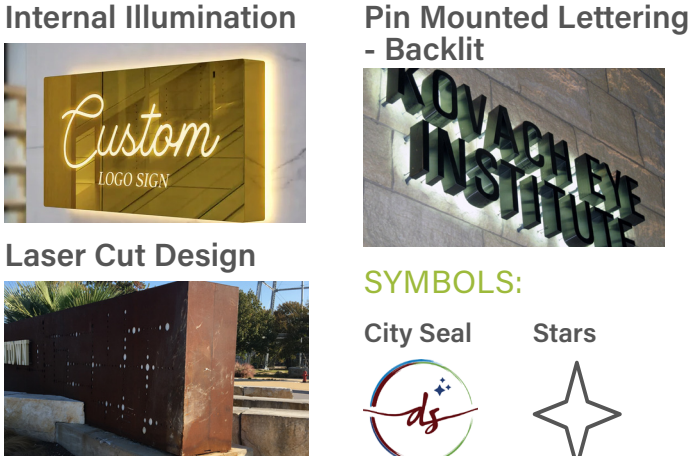
COLOR SCHEME:

|  |                                                                     |  |                                                                     |
|--|---------------------------------------------------------------------|--|---------------------------------------------------------------------|
|  | <b>SIGN MAIN</b><br>RGB 32 / 59 / 113<br>Web #203b71<br>Pantone     |  | <b>SIGN ACCENT</b><br>RGB 98 / 14 / 16<br>Web #620e10<br>Pantone    |
|  | <b>SIGN ACCENT</b><br>RGB 230 / 231 / 232<br>Web #e6e7e8<br>Pantone |  | <b>SIGN ACCENT</b><br>RGB 25 / 123 / 189<br>Web # 197bbd<br>Pantone |
|  | <b>SIGN ACCENT</b><br>RGB 109 / 163 / 77<br>Web #6da34d<br>Pantone  |  |                                                                     |

MATERIALS:



INSPIRATION IMAGERY:



FONTS:

Futura PT - Heavy (8"), Medium (4")  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

Filmotype Lucky - Regular (4")  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

SYMBOLS:



NOTES:

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GATEWAY MONUMENT SIGN

Item # 8.

SIGN MOCKUP: NIGHT VIEW



Design Development Drawings only.  
Contractor to provide shop drawings and  
mock-ups for Landscape Architect's approval.

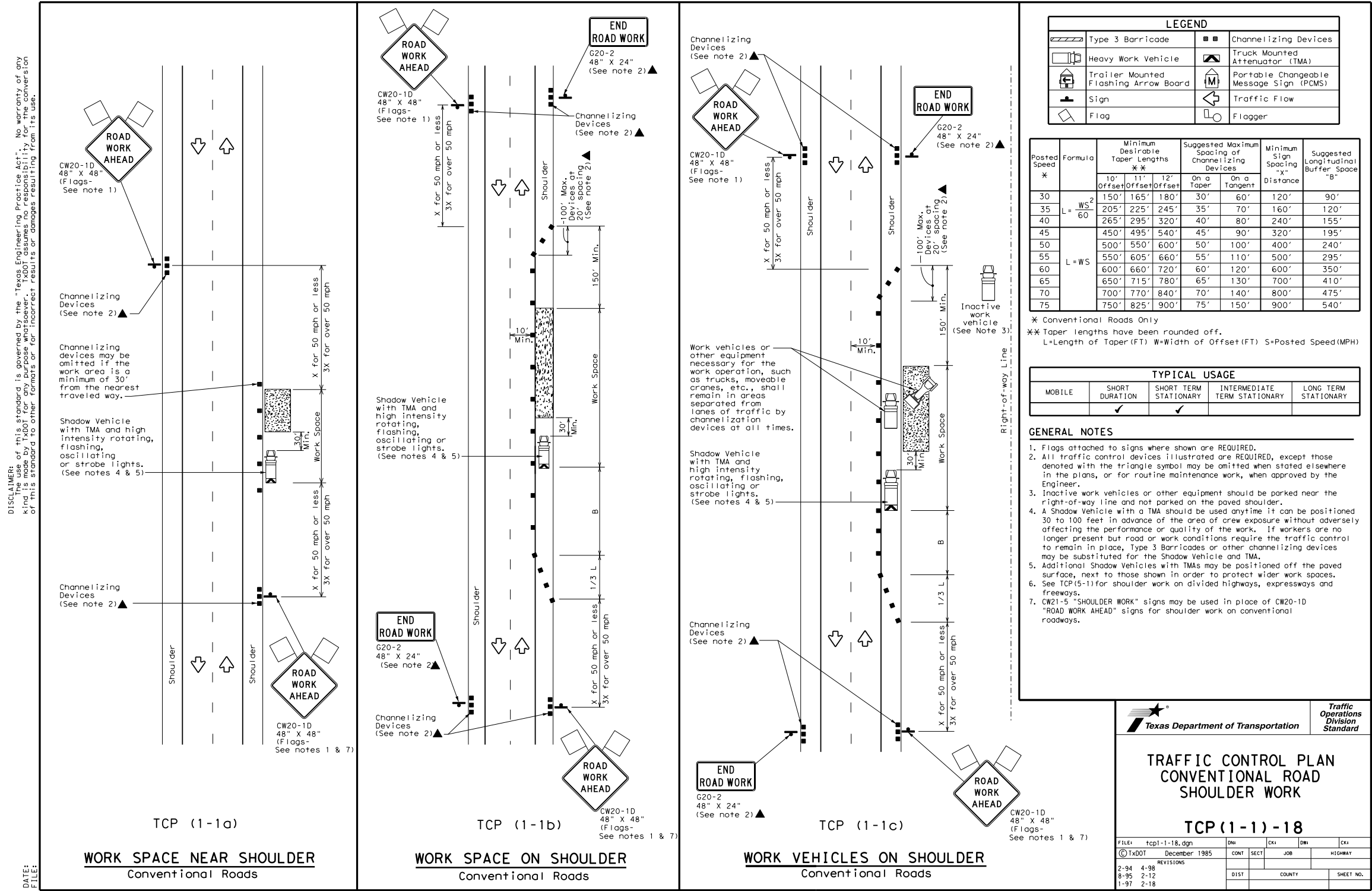
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GATEWAY MONUMENT SIGN

Item # 8.

TRAFFIC CONTROL DETAILS



NOTES:

- Contractor to coordinate with City to schedule any required traffic controls. Contractor to utilize TxDOT approved traffic control standards/details.
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- Contractor to field locate and stake all signage for landscape architect and owner approval. Locations to comply with TxDOT distance regulations.
- Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
- Design Development drawings only.

Design Development Drawings only. Contractor to provide shop drawings and mock-ups for Landscape Architect's approval.

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We would love to send our comments to the city because our visibility is limited here. We are currently situated behind a large building in front of us and a whole neighborhood behind us, which limits our visibility. Visibility would improve if the signage were addressed. The wayfinding and signage will help us as a locally owned business that has been in the city for more than 4 years now.

Thank you for your attention.

Rajeev Joseph (CEO)  
Natkhat Flavors

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Just a quick note of support about the proposed wayfinding signs. Any additional information that aids drivers/residents in better knowing which options (business, entertainment, retail, food and beverage, etc) are available is very beneficial for everyone in this community. The impact for passers-by is also extremely valuable. Thank you!

Susan Kimball, President  
Dripping Springs Chamber of Commerce

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Dear Mayor Foulds and Members of City Council,

On behalf of the Dripping Springs Small Business Alliance, I want to express our support for the City's wayfinding project and for the funding needed to move it into production and installation.

Visibility has come up again and again in our conversations with local business owners. As Dripping Springs has grown, it has become increasingly difficult for visitors—and sometimes even residents—to understand where our downtown businesses, restaurants, shops, parks and community spaces are and how they all connect.

That is why this project feels important to us. The goals of the wayfinding effort are simple but meaningful: make Dripping Springs easier to navigate, create a more welcoming experience for our community and visitors, and improve visibility for our local services and businesses. We were especially encouraged to see the plans evolve to more clearly direct people toward our Historic District, shopping and dining, in addition to our parks and civic destinations.

When someone comes into town for a soccer game, a wedding, a festival, City Hall or a visit to one of our parks, we want them to realize there is more of Dripping Springs to discover. We want them to find the locally owned restaurant around the corner, walk into a shop they didn't know was there, or spend another hour exploring our community. For a small business, those moments matter.

Over the past several months, our business community has asked the City to listen to our concerns about signage, visibility and the challenges of doing business in a rapidly changing Dripping Springs. We appreciate that the City has invited us into those conversations and, more importantly, that we are beginning to see some of those conversations turn into action.

As we continue to grow, we also believe it is more important than ever to have a strong central hub that reinforces the connection between our businesses, residents and community spaces. We want our downtown to feel like the living room of our community—a place where people gather, linger, run into neighbors and feel connected to Dripping Springs.

Growth and change understandably bring concerns about losing some of what makes this town unique. I think we all share a desire to make sure that as Dripping Springs grows, the character and soul of our community don't get diluted along the way. Protecting that doesn't mean resisting change. It means being intentional about the choices we make as we grow. Investments like wayfinding—connecting people to our downtown, our local businesses and each other—are part of how we keep that soul alive.

We hope City Council will approve the funding and allow this project to move forward. It is a meaningful investment in our local businesses, our visitors, and in making Dripping Springs feel more connected as our community continues to grow.

Becky Atkins

Summer Revival

Dripping Springs Small Business Alliance

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Dear Members of the City Council,

We are writing to express our support for wayfinding signs that direct visitors and residents to downtown. Clear, well-placed wayfinding signs would support our downtown's economic vitality, accessibility, and overall visitor experience.

Downtown businesses depend on foot traffic and adding wayfinding signs is a simple, but meaningful way for the city to increase the number of visitors to Dripping Springs and support more spending at our local businesses.

Thank you for your consideration and for your continued support of a vibrant, welcoming downtown.

Sincerely,

John McIntosh, Dave Niemeyer  
The Barber Shop & Acopon Brewing





# STAFF REPORT

## City of Dripping Springs

PO Box 384  
511 Mercer Street  
Dripping Springs, TX 78620

**Submitted By:** Shawn Cox, Deputy City Administrator

**Council Meeting Date:** September 1, 2026

**Agenda Item Wording:** Discussion and possible action on selecting a proposal for Strategic Planning Services and authorization of the City Administrator to finalize and execute a Professional Services Agreement for Strategic Planning Services.

**Agenda Item Requestor:** Mayor Bill Foulds, Jr.

With the resolution of recent court cases, the kick-off of the wastewater plant expansion project, the continued growth of the City, and the near completion of the Comprehensive Plan, Mayor Foulds asked that City Administration (Michelle, Ginger, & Shawn) look into strategic planning services the City could utilize.

While a Comprehensive Plan is a long-range planning document developed to identify where the City would like to be in the next twenty (20) years, a Strategic Plan is a mid-range planning document which when developed is intended to be used as a tool for the following:

- Prioritization of City Council's Goals and Objectives;
- Planning & Policy Development;
- Budgeting;
- Communication; and
- Accountability.

While designed to be redeveloped every three to five years, the priorities and goals are intended to be reviewed and possibly updated each year.

The purpose of this item is for the two contractors to give a presentation to City Council on their proposals and answer Council's questions. A Professional Services Agreement with the desired contractor may be entered into. Any strategic planning meeting would be scheduled after adoption of the FY 2027 Budget (around October 2026).

**Commission Recommendations:** N/A

**Recommended Council Actions:** Select a contractor and approve a Professional Services Agreement

**Attachments:** Proposals and examples of plans the contractors prepared.

**Next Steps/Schedule:** Act as directed by Council.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Shawn Cox, Deputy City Administrator

**Council Meeting Date:** Tuesday, September 1, 2026

**Agenda Item Wording:** **Discussion and possible action regarding The Stephenson and Downtown Parking Lot construction and operations budgets.**

**Agenda Item Sponsor:** Taline Manassian, Mayor Pro Tem

**Summary/Background:**

As The Stephenson/downtown parking lot project nears completion, staff, including Parks, IT, Administration and Communications, have begun to plan for the transition from construction project to usable City facility. While Council has been provided the FY 2027 Operational budget for The Stephenson, there are a few items (including IT equipment, wiring, security equipment, etc.) that were not included as a part of the construction budget and are not included in the FY 2027 requests.

The contract for the project included \$447,200 in contingency funds when approved on October 7, 2025. In February 2026, a change order for \$189,681 was approved for audio visual components of the project, not included in the original contract. Approved change orders for the project, including the AV components total \$334,435. Additionally, there is \$54,343 in change orders being reviewed, bringing the total to \$388,779.

As mentioned earlier, there are expenditures which are not included in the construction or operations budget for the project, which total \$52,000. If the project we approved to utilize the remaining contingency funds for these expenditures, a balance of \$6,421 would remain.

|                              |                   |
|------------------------------|-------------------|
|                              | \$                |
| <b>Beginning Contingency</b> | <b>447,200.00</b> |
|                              | \$                |
| AV                           | (189,681.66)      |
|                              | \$                |
| Approved Change Orders       | (144,754.04)      |
|                              | \$                |
| Pending Contingencies        | (54,343.47)       |
| Security/Networking          | \$                |
| Request                      | (52,000.00)       |
|                              | \$                |
| <b>Balance</b>               | <b>6,420.83</b>   |

The ability to utilize these remaining contingency funds for the security/networking costs also reduces the proposed FY 2027 request to \$23,805, after moving some of the originally requested items to FY 2028. A breakdown of The Stephenson furniture, fixtures & equipment (FFE) costs is attached.

The Debt 2025 Fund has generated \$523,825 in interest of which, \$164,611 can be attributed to The Stephenson/downtown parking lot project. These unencumbered funds may be able to be utilized for FY 2027 & 2028 expenditures, pending an eligibility review of their adherence to the bond language.

**Commission** N/A

**Recommendations:**

**Recommended Council Actions:** The Deputy City Administrator requests permission to utilize project contingency funds for networking and security expenditures.

**Attachments:**

- The Stephenson FFE Breakdown
- Project Change Order Tracker

**Next Steps/Schedule:**

# The Stephenson FFE

Item # 10.

| Description                              | FY 2026          | FY 2027<br>Proposed | FY 2028<br>Proposed | Notes                                                                                                                                                             | Vendor/Funding                 |
|------------------------------------------|------------------|---------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>Top Priorities</b>                    |                  |                     |                     |                                                                                                                                                                   |                                |
| Stephenson Program Specialist            |                  | 70,786.00           |                     | Proposed Salary & Benefits                                                                                                                                        |                                |
| Program Specialist Supplies              |                  | 3,765.00            |                     | Computer/Phone/Software/Etc...                                                                                                                                    |                                |
| Tables                                   |                  | 1,400.00            |                     | \$69.98 per @ 20 (6 ft.) Lifetime/Black                                                                                                                           | Sam's Club                     |
| Chairs                                   |                  | 2,880.00            |                     | \$24 per @ 120 (6 pp/table) Lifetime 2nd Gen Commercial folding chair/Black                                                                                       | Sam's Club                     |
| Chair Carts                              |                  |                     | 800.00              | 2 @ \$400 (Lifetime) 34 chairs per rack                                                                                                                           |                                |
| Trash Cans - Indoor                      |                  | 875.00              |                     | 7 @ \$125 per (44 Gallon Rubbermaid with rollers and Yaya's)                                                                                                      |                                |
| Trash Cans - Outdoor                     |                  | 3,750.00            | 1,250.00            | \$1,250 per (same as Mercer St.)                                                                                                                                  | Belson                         |
| PCS Office - Shelving and Storage        |                  |                     | 5,000.00            |                                                                                                                                                                   |                                |
| Security Equipment                       | 28,000.00        |                     |                     | cameras, card readers                                                                                                                                             |                                |
| Keys                                     |                  | 1,500.00            |                     | physical keys and hardware                                                                                                                                        |                                |
| Kitchen - Refrigerator                   |                  | 2,500.00            |                     |                                                                                                                                                                   | Home Depot                     |
| Kitchen - Warming Oven                   |                  |                     | 3,000.00            |                                                                                                                                                                   | Home Depot                     |
| Kitchen - Dishwasher                     |                  |                     | 1,000.00            |                                                                                                                                                                   | Home Depot                     |
| Kitchen - Commercial Microwave           |                  | 500.00              |                     |                                                                                                                                                                   | Home Depot                     |
| PCS Office - Printer                     |                  | 1,750.00            |                     | Office                                                                                                                                                            |                                |
| Floor Mats                               |                  | 2,000.00            | 1,000.00            | \$500 per: 2027 = Entry & Kitchen 2028 = PCS Offices                                                                                                              | HD Supply                      |
| Stage Lighting Package (Lights and Bars) |                  |                     | 25,000.00           | 2 Above Stage Area; QA is putting the front bar.                                                                                                                  | HOT                            |
| Exterior Signage                         |                  | 5,000.00            |                     |                                                                                                                                                                   |                                |
| Sound Acoustics                          |                  |                     | 30,000.00           | Treatment for sound if needed.                                                                                                                                    |                                |
| Network Cabling                          | 6,000.00         |                     |                     | Rack, cable for network infrastructure                                                                                                                            |                                |
| Network Hardware                         | 18,000.00        |                     |                     | Firewall, 2WAPS, Switch, Misc..                                                                                                                                   |                                |
| Restroom Fixtures                        |                  | 450.00              |                     | Trim for the wall mounted paper towel dispenser/trash cans. ADA compliance and consistent with current products. Recognized savings from CO of restroom fixtures. | HD Supply                      |
| Podium                                   |                  | 200.00              |                     | Same as City Hall                                                                                                                                                 |                                |
| TV and Stand for A & B Room              |                  | 1,000.00            |                     |                                                                                                                                                                   |                                |
| <b>Total Top Priority</b>                | <b>52,000.00</b> | <b>98,356.00</b>    | <b>67,050.00</b>    |                                                                                                                                                                   |                                |
| <b>Middle Priorities</b>                 |                  |                     |                     |                                                                                                                                                                   |                                |
| PCS Office - Window Blinds               |                  |                     | 7,000.00            | Value Engineered Out                                                                                                                                              |                                |
| Patio Furniture                          |                  |                     | 15,000.00           | South side of building; Possible donation.                                                                                                                        |                                |
| Benches - Outdoor                        |                  |                     | 2,400.00            | \$2,100 per. Entry of building and office; Possible donation.                                                                                                     | Belson / Donations with Plaque |
| Quarry Blocks                            |                  |                     | 400.00              | 4 @ \$100                                                                                                                                                         | Landscaping                    |
| Kitchen Shelving/Overhead Cabinets       |                  |                     | 3,400.00            | Value Engineered Out                                                                                                                                              |                                |
| Stage Drapes and Curtain                 |                  |                     | 10,000.00           |                                                                                                                                                                   | HOT                            |
| Owl - Video Conferencing                 |                  |                     | 1,500.00            |                                                                                                                                                                   |                                |
| PCS Office - Refrigerator                |                  |                     | 2,500.00            |                                                                                                                                                                   | Home Depot                     |
| <b>Total Middle Priority</b>             | <b>-</b>         | <b>-</b>            | <b>42,200.00</b>    |                                                                                                                                                                   |                                |
| <b>Low Priorities</b>                    |                  |                     |                     |                                                                                                                                                                   |                                |
| Throw rug for Green Room                 |                  |                     | 500.00              |                                                                                                                                                                   |                                |
| Throw rugs for Offices                   |                  |                     | 1,000.00            |                                                                                                                                                                   |                                |
| Indoor Flags/Stage                       |                  |                     | 200.00              |                                                                                                                                                                   |                                |
| Stainless Steel Tabel for Kitchen        |                  |                     | 200.00              |                                                                                                                                                                   |                                |
| Furniture for the Green Room             |                  |                     | 24,000.00           | 4 - 6ft Mittzon @ \$400 each and 8 chairs @ \$100 each                                                                                                            | Ikea                           |
| <b>Total Low Priority</b>                | <b>-</b>         | <b>-</b>            | <b>25,900.00</b>    |                                                                                                                                                                   |                                |
| <b>Total FFE Expenditures</b>            | <b>52,000.00</b> | <b>98,356.00</b>    | <b>135,150.00</b>   |                                                                                                                                                                   |                                |



## Potential Change Orders (PCOs)

| Potential Change Orders (PCOs) |          |                                                                                        |                      |          |                     |                 |                |                    | Item # 10. |
|--------------------------------|----------|----------------------------------------------------------------------------------------|----------------------|----------|---------------------|-----------------|----------------|--------------------|------------|
| Number                         | Revision | Title                                                                                  | Status               | Executed | Amount              | Schedule Impact | Date Initiated | Change Reason      |            |
| 033                            | 0        | Temporary ROW Approaches                                                               | Draft                | No       | \$0.00              | --              | 7/21/2026      | Design Development |            |
| 032                            | 0        | Paseo & Stephenson Earthwork Tie-in                                                    | Pending - In Review  | No       | \$42,879.39         | 0 days          | 7/21/2026      | Client Request     |            |
| 031                            | 0        | Mercer Street Paseo                                                                    | Draft                | No       | \$0.00              | 30 days         | 7/14/2026      | Client Request     |            |
| 030                            | 0        | Windows                                                                                | Draft                | No       | \$0.00              | --              | 7/1/2026       | --                 |            |
| 029                            | 0        | RFI 035 Existing Wastewater Routing (Additional Scope)                                 | Pending - In Review  | No       | \$14,951.94         | --              | 7/1/2026       | Design Development |            |
| 028                            | 0        | Window Shade Fabric                                                                    | Pending - In Review  | No       | (\$909.70)          | --              | 6/24/2026      | Design Development |            |
| 027                            | 0        | RFI 056 Fire Lane Requirements                                                         | Pending - In Review  | No       | \$2,552.60          | --              | 6/3/2026       | Design Development |            |
| 026                            | 0        | RFI 053 New Electrical Pole Location                                                   | Pending - In Review  | No       | \$46,566.84         | --              | 6/3/2026       | Design Development |            |
| 025                            | 0        | Additional AV Electrical                                                               | Draft                | No       | \$0.00              | --              | 5/26/2026      | Client Request     |            |
| 024                            | 0        | Electrical Panel KAIC Rating                                                           | Pending - Proceeding | No       | \$9,231.93          | --              | 5/19/2026      | Design Development |            |
| 023                            | 0        | RFI 051 Soffit, Fascia, and Rafter Tail Material Selection                             | Draft                | No       | \$0.00              | --              | 5/19/2026      | Design Development |            |
| 022                            | 0        | PR 06, RFI 044 Existing Bldg Trusses and Equipment                                     | Pending - Proceeding | No       | \$1,827.15          | --              | 5/13/2026      | Design Development |            |
| 021                            | 0        | RFI 45 West Elevation Steel Columns Conflict                                           | Draft                | No       | \$0.00              | --              | 5/12/2026      | Design Development |            |
| 020                            | 0        | PR 05                                                                                  | Pending - In Review  | No       | \$1,043.37          | --              | 4/28/2026      | Design Development |            |
| 019                            | 0        | PR 03                                                                                  | Draft                | No       | \$0.00              | --              | 3/25/2026      | Design Development |            |
| 018                            | 0        | PR 04                                                                                  | Pending - In Review  | No       | (\$662.91)          | --              | 3/25/2026      | Client Request     |            |
| 017                            | 0        | PR 02                                                                                  | Approved             | No       | (\$677.52)          | --              | 3/25/2026      | Design Development | PCCO #007  |
| 016                            | 0        | RFI 035 Existing Wastewater Routing                                                    | Pending - Proceeding | No       | \$2,108.41          | --              | 3/18/2026      | Existing Condition |            |
| 015                            | 0        | RFI 033 Waterproofing at Porch Steel                                                   | Approved             | No       | \$1,310.06          | --              | 3/11/2026      | Design Development | PCCO #008  |
| 014                            | 0        | RFI 026 Reroute of SS Line Around Vestibule - Clean Out Locations in Existing Building | Pending - In Review  | No       | \$2,930.35          | --              | 2/27/2026      | Design Development |            |
| 013                            | 0        | RFI 065 Dumpster Pad and Enclosure Deletion                                            | Draft                | No       | \$7,115.13          | --              | 2/12/2026      | Client Request     |            |
| 012                            | 0        | RFI 22 RPZ Placement                                                                   | Pending - In Review  | No       | \$9,391.60          | --              | 2/10/2026      | Design Development |            |
| 011                            | 0        | RFI 023 Existing Wood Blocking in Plaster Walls                                        | Approved             | No       | \$0.00              | --              | 2/4/2026       | Existing Condition | PCCO #003  |
| 010                            | 0        | ASI 05                                                                                 | Pending - Proceeding | No       | \$2,521.80          | --              | 1/28/2026      | Design Development |            |
| 009                            | 0        | PR 01                                                                                  | Approved             | No       | \$19,960.60         | --              | 1/26/2026      | Design Development | PCCO #004  |
| 008                            | 0        | RFI 020 Galvanized steel at girders                                                    | Approved             | No       | \$3,119.97          | --              | 1/22/2026      | Design Development | PCCO #005  |
| 007                            | 0        | RFI 015 Girder Reinforcement                                                           | Approved             | No       | \$1,909.41          | --              | 1/20/2026      | Design Development | PCCO #003  |
| 006                            | 0        | Wood flooring replacement at water damaged areas                                       | Draft                | No       | \$0.00              | --              | 1/8/2026       | Existing Condition |            |
| 005                            | 0        | RFI 006 Termite Damaged Joints on North Side of Gallery                                | Approved             | No       | \$0.00              | --              | 1/8/2026       | Existing Condition | PCCO #009  |
| 004                            | 0        | RFI 011 Main Water Line Access                                                         | Pending - Proceeding | No       | \$3,944.39          | --              | 1/7/2026       | Design Development |            |
| 003                            | 0        | RFI 034 Parking Lot Electrical Scope                                                   | Approved             | No       | \$9,172.84          | --              | 1/7/2026       | Design Development | PCCO #006  |
| 002                            | 0        | RFI 013 Underfloor Insulation at Existing Building                                     | Approved             | No       | \$18,809.86         | --              | 1/6/2026       | Existing Condition | PCCO #002  |
| 001                            | 0        | Audio-Video and Sound Reinforcement System                                             | Approved             | No       | \$189,681.06        | --              | 1/6/2026       | Client Request     | PCCO #001  |
| <b>Grand Totals:</b>           |          |                                                                                        |                      |          | <b>\$388,778.57</b> |                 |                |                    |            |

Pending Change Orders



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Shawn Cox, Deputy City Administrator

**Council Meeting Date:** Tuesday, September 1, 2026

**Agenda Item Wording:** Public hearing regarding the proposed 2026 ad valorem tax rate and levy of \$0.2729 per \$100 of taxable value of all taxable property within the City of Dripping Springs, consisting of a \$0.0461 debt-service tax rate and a \$0.2268 maintenance-and-operations tax rate.

**Agenda Item Requestor:**

**Summary/Background:**

At the August 18, 2026, meeting Council set the proposed property tax rate for 2026 at \$0.2729 per \$100 valuation. The proposed rate is the sum of the City's Maintenance & Operation Rate and Debt Rate and is below the calculated "Voter-approval" rate.

| Rate                     | Calculation     | Generated Revenue |
|--------------------------|-----------------|-------------------|
| <b>M&amp;O</b>           | \$0.2268 /\$100 | \$5,136,689.35    |
| <b>I&amp;S</b><br>(Debt) | \$0.0461/\$100  | \$1,044,097.79    |
| <b>Total</b>             | \$0.2729/\$100  | \$6,180,787.14    |

Based on the 2026 Tax Rate Calculation prepared by the Tax Assessor – Collector, the City's 2026 calculated rates are:

| Rate                           | Calculation     | Generated Revenue |
|--------------------------------|-----------------|-------------------|
| <b>No-new-revenue tax rate</b> | \$0.2788 /\$100 | \$6,314,413.54    |
| <b>Voter-approval tax rate</b> | \$0.2729 /\$100 | \$6,180,787.14    |
| <b>De minimis rate</b>         | \$0.2706 /\$100 | \$6,128,695.49    |

The proposed rate is below the stated no-new-revenue tax rate and equals the stated voter-approval tax rate.

Notice of the September 1, 2026 public hearing was published in the **News Dispatch** on August 19, 2026. The public hearing provides an opportunity for Council to receive comments from interested persons regarding the proposed rate before the Council considers adoption on September 15, 2026.

**Commission  
Recommendations:**

**Recommended  
Council Actions:**

Conduct the public hearing and receive public comment regarding the proposed 2026 ad valorem tax rate. No action to adopt the tax rate is requested at this meeting.

**Attachments:**

- 2026 Draft Tax Rate Ordinance
- Tax Rate Calculation Worksheet
- Public Hearing Notice

**Next Steps/Schedule:**

Consideration and possible adoption of the proposed tax rate at the September 15, 2026, Regular Council Meeting.

**City of Dripping Springs**

**2026 Tax Levy Ordinance**

**ORDINANCE No. 2026-##**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, ADOPTING AND LEVYING THE 2026 AD VALOREM TAX RATE; SEPARATELY ADOPTING THE DEBT-SERVICE AND MAINTENANCE-AND-OPERATIONS COMPONENTS OF THE TAX RATE; PROVIDING FOR ASSESSMENT AND COLLECTION; PROVIDING A REPEALER AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS,** the City Council of the City of Dripping Springs, Texas (the City Council), is required to adopt a tax rate for tax year 2026;

**WHEREAS,** on August 18, 2026, the City Council set the proposed 2026 ad valorem tax rate at \$0.2729 per \$100 of taxable value;

**WHEREAS,** the City Council held a public hearing regarding the proposed 2026 ad valorem tax rate on September 1, 2026;

**WHEREAS,** the proposed 2026 ad valorem tax rate of \$0.2729 per \$100 of taxable value does not exceed the City's no-new-revenue tax rate of \$0.2788 per \$100 of taxable value; and

**WHEREAS,** the City Council finds that all prerequisites to adoption of the tax rate imposed by applicable law have been satisfied.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:**

**1. FINDINGS OF FACT**

The recitals stated above are true and correct and are incorporated into this Ordinance as findings of the City Council.

**2. SEPARATE ADOPTION OF DEBT-SERVICE TAX RATE**

The City Council separately adopts, for tax year 2026, a debt-service tax rate of \$0.0461 per \$100 of taxable value of all taxable property within the corporate limits of the City. Revenue generated by this rate shall be used only as authorized by applicable law for payment of the City's debt obligations.

### **3. SEPARATE ADOPTION OF MAINTENANCE-AND-OPERATIONS TAX RATE**

The City Council separately adopts, for tax year 2026, a maintenance-and-operations tax rate of \$0.2268 per \$100 of taxable value of all taxable property within the corporate limits of the City.

### **4. TAX LEVY**

The City hereby levies, for tax year 2026, an ad valorem tax of **\$0.2729 per \$100 of taxable value** on all taxable property within the corporate limits of the City. The total tax rate consists of the debt-service rate adopted in Section 2 and the maintenance-and-operations rate adopted in Section 3.

### **5. ASSESSMENT AND COLLECTION**

The taxes levied by this Ordinance shall be assessed and collected in accordance with the Texas Property Tax Code and other applicable law. Penalties and interest on delinquent taxes shall accrue as provided by applicable law.

### **6. REPEALER**

All ordinances, resolutions, and parts thereof in conflict with this Ordinance are repealed to the extent of the conflict.

### **7. SEVERABILITY**

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect remaining provisions or applications of this Ordinance that can be given effect without the invalid provision or application. To that end, the provisions of this Ordinance are severable.

### **8. PUBLICATION CLAUSE**

The City Secretary of the City of Dripping Springs, Texas, is hereby directed to public in the Official Newspaper of the City of Dripping Springs, the caption, and effective date clause of this Ordinance as required by Texas Local Government Code §52.011.

### **9. EFFECTIVE DATE**

The necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage as the law in such provides.

### **10. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.



**PASSED & APPROVED** this, 15<sup>th</sup> day of September 2026, by the following City Council of Dripping Springs roll call vote:

|                                |                   |            |                   |                |                   |                |                   |               |
|--------------------------------|-------------------|------------|-------------------|----------------|-------------------|----------------|-------------------|---------------|
| <b>Mayor Pro Tem Manassian</b> | <u>          </u> | <i>for</i> | <u>          </u> | <i>against</i> | <u>          </u> | <i>abstain</i> | <u>          </u> | <i>absent</i> |
| <b>Council Member Husted</b>   | <u>          </u> | <i>for</i> | <u>          </u> | <i>against</i> | <u>          </u> | <i>abstain</i> | <u>          </u> | <i>absent</i> |
| <b>Council Member Tahuahua</b> | <u>          </u> | <i>for</i> | <u>          </u> | <i>against</i> | <u>          </u> | <i>abstain</i> | <u>          </u> | <i>absent</i> |
| <b>Council Member Crow</b>     | <u>          </u> | <i>for</i> | <u>          </u> | <i>against</i> | <u>          </u> | <i>abstain</i> | <u>          </u> | <i>absent</i> |
| <b>Council Member Parks</b>    | <u>          </u> | <i>for</i> | <u>          </u> | <i>against</i> | <u>          </u> | <i>abstain</i> | <u>          </u> | <i>absent</i> |

CITY OF DRIPPING SPRINGS:

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary

# 2026 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50  
Item # 11.

City of Dripping Springs

Taxing Unit Name

(512) 585-4725

Phone (area code and number)

P O Box 384, Dripping Springs, TX, 78620

Taxing Unit's Address, City, State, ZIP Code

<http://www.cityofdrippingsprings.co>

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.<sup>1</sup> Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount/Rate        |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1.   | <b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>2</sup> | \$ 2,189,857,157   |
| 2.   | <b>Prior year tax ceilings.</b> Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. <sup>3</sup>                                                                                                                                                                                                                                       | \$ 0               |
| 3.   | <b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 2,189,857,157   |
| 4.   | <b>Prior year total adopted tax rate.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 0.226700 /\$100 |
| 5.   | <b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b><br><br>A. Original prior year ARB values:..... \$ 12,144,485<br><br>B. Prior year values resulting from final court decisions:..... - \$ 12,462,500<br><br>C. Prior year value loss. Subtract B from A. <sup>4</sup>                                                                                                                                                                                                                                                                                                                 | \$ -318,015        |

<sup>1</sup> Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)<sup>2</sup> Tex. Tax Code §26.012(14)<sup>3</sup> Tex. Tax Code §26.012(14)<sup>4</sup> Tex. Tax Code §26.012(13)

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Amount           |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 6.   | <b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
|      | A. Prior year ARB certified value: ..... \$ 771,200                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
|      | B. Prior year disputed value: ..... - \$ 77,120                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
|      | C. Prior year undisputed value. Subtract B from A. <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 694,080       |
| 7.   | <b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ 376,065       |
| 8.   | <b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.                                                                                                                                                                                                                                                                                                                                                                                     | \$ 2,190,233,222 |
| 9.   | <b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.</b> Enter the prior year value of property in deannexed territory. <sup>6</sup>                                                                                                                                                                                                                                                                                                           | \$ 0             |
| 10.  | <b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. |                  |
|      | A. Absolute exemptions. Use prior year market value: ..... \$ 0                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
|      | B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: ..... + \$ 23,458,165                                                                                                                                                                                                                                                                                                                                                                  |                  |
|      | C. Value loss. Add A and B. <sup>7</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 23,458,165    |
| 11.  | <b>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.                                                                                                                                      |                  |
|      | A. Prior year market value: ..... \$ 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
|      | B. Current year productivity or special appraised value: ..... - \$ 0                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
|      | C. Value loss. Subtract B from A. <sup>8</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ 0             |
| 12.  | <b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 23,458,165    |
| 13.  | <b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. <sup>9</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.                                                                                                                                          | \$ 311,721,132   |
| 14.  | <b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 1,855,053,925 |
| 15.  | <b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 4,205,407     |
| 16.  | <b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. <sup>10</sup>                                                                        | \$ 16,333        |
| 17.  | <b>Adjusted prior year levy with refunds.</b> Add Lines 15 and 16. <sup>11</sup>                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 4,221,740     |

<sup>5</sup> Tex. Tax Code §26.012(13)<sup>6</sup> Tex. Tax Code §26.012(15)<sup>7</sup> Tex. Tax Code §26.012(15)<sup>8</sup> Tex. Tax Code §26.012(15)<sup>9</sup> Tex. Tax Code §26.03(c)<sup>10</sup> Tex. Tax Code §26.012(13)<sup>11</sup> Tex. Tax Code §26.012(13) and (15)

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Amount           |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 18.  | <b>Total current year taxable value on the current year certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>12</sup> <p><b>A. Certified values:</b> ..... \$ 2,264,854,210</p> <p><b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ 0</p> <p><b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - \$ 0</p> <p><b>D. Tax increment financing:</b> Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.<sup>13</sup> Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.<sup>14</sup> Enter the total from Form 50-110 ..... - \$ 704,929,801</p> <p><b>E. Total current year value.</b> Add A and B, then subtract C and D.</p>                            | \$ 1,559,924,409 |
| 19.  | <b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>15</sup> <p><b>A. Current year taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.<sup>16</sup> ..... \$ 22,821,279</p> <p><b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.<sup>17</sup> ..... + \$ 0</p> <p><b>C. Total value under protest or not certified.</b> Add A and B.</p> | \$ 22,821,279    |
| 20.  | <b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. <sup>18</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$ 0             |
| 21.  | <b>Anticipated contested value.</b> Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. <sup>19</sup> An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. <sup>20</sup> If completing this line, the taxing unit must include supporting documentation in Section 9. <sup>21</sup> Taxing units that are not affected, enter 0.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 0             |
| 22.  | <b>Current year total taxable value.</b> Add Lines 18E and 19C, then subtract Lines 20 and 21. <sup>22</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 1,582,745,688 |
| 23.  | <b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed. <sup>23</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ 0             |
| 24.  | <b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for the current year. <sup>24</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 68,795,448    |

<sup>12</sup> Tex. Tax Code §§26.012(6) and 26.04(c-2)<sup>13</sup> Tex. Tax Code §26.03(c)<sup>14</sup> Tex. Tax Code §26.03(e)<sup>15</sup> Tex. Tax Code §26.01(c) and (d)<sup>16</sup> Tex. Tax Code §26.01(c)<sup>17</sup> Tex. Tax Code §26.01(d)<sup>18</sup> Tex. Tax Code §26.012(6)(B)<sup>19</sup> Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)<sup>20</sup> Tex. Tax Code §26.012(1-a)<sup>21</sup> Tex. Tax Code §26.04(d-3)<sup>22</sup> Tex. Tax Code §26.012(6)<sup>23</sup> Tex. Tax Code §26.012(17)<sup>24</sup> Tex. Tax Code §26.012(17)

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                             | Amount             |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 25.  | <b>Total adjustments to the current year taxable value.</b> Add Lines 23 and 24.                                                                              | \$ 68,795,448      |
| 26.  | <b>Adjusted current year taxable value.</b> Subtract Line 25 from Line 22.                                                                                    | \$ 1,513,950,240   |
| 27.  | <b>Current year NNR tax rate.</b> Divide Line 17 by Line 26 and multiply by \$100. <sup>25</sup>                                                              | \$ 0.278855 /\$100 |
| 28.  | <b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. <sup>26</sup> | \$ 0.000000 /\$100 |

### Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

### SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.<sup>27</sup> This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Amount/Rate        |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 29.  | <b>Prior year M&amp;O tax rate.</b> Enter the prior year M&O tax rate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ 0.185000 /\$100 |
| 30.  | <b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 2,190,233,222   |
| 31.  | <b>Total prior year M&amp;O levy.</b> Multiply Line 29 by Line 30 and divide by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ 4,051,931       |
| 32.  | <b>Adjusted prior year levy for calculating NNR M&amp;O rate.</b> <p><b>A. M&amp;O taxes refunded for years preceding the prior tax year.</b> Enter the amount of M&amp;O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year..... + \$ 16,333</p> <p><b>B. Prior year taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 586,009</p> <p><b>C. Prior year transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0</p> <p><b>D. Prior year M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ -569,676</p> <p><b>E. Add Line 31 to 32D.</b></p> | \$ 3,482,255       |
| 33.  | <b>Adjusted current year taxable value.</b> Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ 1,513,950,240   |
| 34.  | <b>Current year NNR M&amp;O rate (unadjusted).</b> Divide Line 32E by Line 33 and multiply by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 0.230011 /\$100 |

<sup>25</sup> Tex. Tax Code §26.04(c)

<sup>26</sup> Tex. Tax Code §26.04(d)

<sup>27</sup> Tex. Tax Code §26.012(3)



| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Amount             |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 35.  | <b>Rate adjustment for state criminal justice mandate.</b> <sup>28</sup><br><b>A. Current year state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0<br><b>B. Prior year state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ 0<br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ 0.000000 /\$100<br><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.                                                                                                                                                                                                       | \$ 0.000000 /\$100 |
| 36.  | <b>Rate adjustment for indigent health care expenditures.</b> <sup>29</sup><br><b>A. Current year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..... \$ 0<br><b>B. Prior year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..... - \$ 0<br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ 0.000000 /\$100<br><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.                                                                                                                                                                                                                                                                                    | \$ 0.000000 /\$100 |
| 37.  | <b>Rate adjustment for county indigent defense compensation.</b> <sup>30</sup><br><b>A. Current year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose..... \$ 0<br><b>B. Prior year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. .... \$ 0<br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ 0.000000 /\$100<br><b>D.</b> Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ 0.000000 /\$100<br><b>E.</b> Enter the lesser of C and D. If not applicable, enter 0. | \$ 0.000000 /\$100 |
| 38.  | <b>Rate adjustment for county hospital expenditures.</b> <sup>31</sup><br><b>A. Current year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. .... \$ 0<br><b>B. Prior year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. .... \$ 0<br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ 0.000000 /\$100<br><b>D.</b> Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ 0.000000 /\$100<br><b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.                                                                                                                                                                                                                                                                                                                       | \$ 0.000000 /\$100 |

<sup>28</sup> Tex. Tax Code §26.044<sup>29</sup> Tex. Tax Code §26.0441<sup>30</sup> Tex. Tax Code §26.0442<sup>31</sup> Tex. Tax Code §26.0443

| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Amount             |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 39.  | <b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. <p>A. <b>Amount appropriated for public safety in the prior year.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. .... \$ 0</p> <p>B. <b>Expenditures for public safety in the prior year.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year ..... \$ 0</p> <p>C. Subtract B from A and divide by Line 33 and multiply by \$100 ..... \$ 0.000000 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 0.000000 /\$100 |
| 40.  | <b>Adjusted current year NNR M&amp;O rate.</b> Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 0.230011 /\$100 |
| 41.  | <b>Adjustment for prior year sales tax specifically to reduce property taxes.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. <p>A. Enter the amount of additional sales tax collected and spent on M&amp;O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent ..... \$ 4,982,625</p> <p>B. Divide Line 41A by Line 33 and multiply by \$100 ..... \$ 0.329114 /\$100</p> <p>C. Add Line 41B to Line 40.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$ 0.559125 /\$100 |
| 42.  | <b>Current year voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <p><b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08.</p> <p>- or -</p> <p><b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 0.578694 /\$100 |
| D42. | <b>Disaster Line 42 (D42): Current year voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> <sup>32</sup> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: <p>A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 <sup>33</sup> ..... \$ _____ /\$100</p> <p>- or -</p> <p>B. The voter-approval M&amp;O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. <sup>34</sup> Complete Section 5 through Line 68 to complete D42(B).</p> <p>a. Enter the <b>disaster relief cost</b>. .... \$ _____</p> <p>b. <b>Disaster relief rate.</b> Divide Line D42(B)(a) by Line 26 and multiply by 100 ..... \$ _____ /\$100</p> <p>c. Add Line D42(B)(b) to Line 42. .... \$ _____ /\$100</p> <p>d. Enter the <b>current year unused increment rate</b> from Line 68 ..... \$ _____ /\$100</p> <p>e. Add Line D42(c) to Line D42(d). .... \$ _____ /\$100</p> <p>The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of:</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or</p> <p>2) the third tax year after the tax year in which the disaster occurred.</p> <p>C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). <sup>35</sup></p> <p>If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).</p> | \$ _____ /\$100    |

<sup>32</sup> Tex. Tax Code §26.042<sup>33</sup> Tex. Tax Code §26.042(a-2)(1)<sup>34</sup> Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)<sup>35</sup> Tex. Tax Code §26.042(a-2)

| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount             |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 43.  | <b>Total current year debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: <ul style="list-style-type: none"> <li>(1) are paid by property taxes;</li> <li>(2) are secured by property taxes;</li> <li>(3) are scheduled for payment over a period longer than one year; and</li> <li>(4) are not classified in the taxing unit's budget as M&amp;O expenses.</li> </ul> <p><b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>36</sup></p> <p>Enter debt amount ..... \$ 1,044,492</p> <p><b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 0</p> <p><b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0</p> <p><b>D. Subtract amount paid</b> from other resources ..... - \$ 0</p> <p><b>E. Adjusted debt.</b> Subtract B, C and D from A. .... \$ 1,044,492</p> |                    |
| 44.  | <b>Certified prior year excess debt collections.</b> Enter the amount certified by the collector. <sup>37</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 900,979         |
| 45.  | <b>Adjusted current year debt.</b> Subtract Line 44 from Line 43E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 143,513         |
| 46.  | <b>Current year anticipated collection rate.</b> <ul style="list-style-type: none"> <li><b>A.</b> Enter the current year anticipated collection rate certified by the collector. <sup>38</sup> ..... 100.00 %</li> <li><b>B.</b> Enter the prior year actual collection rate. .... 98.39 %</li> <li><b>C.</b> Enter the 2024 actual collection rate. .... 98.53 %</li> <li><b>D.</b> Enter the 2023 actual collection rate. .... 97.79 %</li> <li><b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>39</sup> ..... 100.00 %</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |
| 47.  | <b>Current year debt adjusted for collections.</b> Divide Line 45 by Line 46E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ 143,513         |
| 48.  | <b>Current year total taxable value.</b> Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 1,582,745,688   |
| 49.  | <b>Current year debt rate.</b> Divide Line 47 by Line 48 and multiply by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 0.009067 /\$100 |
| 50.  | <b>Current year voter-approval M&amp;O rate plus current year debt rate.</b> Add Lines 42 and 49.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$ 0.587761 /\$100 |
| D50. | <b>Disaster Line 50 (D50): Current year voter-approval M&amp;O and debt tax rate for taxing unit affected by disaster declaration.</b><br>Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42.<br>Add Line D42(C) and 49.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ _____ /\$100    |
| 51.  | <b>COUNTIES ONLY.</b> Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 0.000000 /\$100 |

<sup>36</sup> Tex. Tax Code §26.012(7)<sup>37</sup> Tex. Tax Code §§26.012(10) and 26.04(b)<sup>38</sup> Tex. Tax Code §26.04(b)<sup>39</sup> Tex. Tax Code §26.04(h), (h-1) and (h-2)

**SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

| Line | Additional Sales and Use Tax Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Amount/Rate        |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 52.  | <b>Taxable Sales.</b> For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>40</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage.<br><br>Taxing units that adopted the sales tax before November of the prior year, enter 0.                                                                                                                                                                                                          | \$ 0               |
| 53.  | <b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>41</sup><br><br><b>Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.</b> Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>42</sup><br><br>- or -<br><br><b>Taxing units that adopted the sales tax before November of the prior year.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95. | \$ 4,982,625       |
| 54.  | <b>Current year total taxable value.</b> Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 1,582,745,688   |
| 55.  | <b>Sales tax adjustment rate.</b> Divide Line 53 by Line 54 and multiply by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 0.314808 /\$100 |
| 56.  | <b>Current year NNR tax rate, unadjusted for sales tax.</b> <sup>43</sup> Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 0.278855 /\$100 |
| 57.  | <b>Current year NNR tax rate, adjusted for sales tax.</b><br><b>Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.</b><br>Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.                                                                                                                                                                                                                                                                                                                                      | \$ /\$100          |
| 58.  | <b>Current year voter-approval tax rate, unadjusted for sales tax.</b> <sup>44</sup> Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&amp;O and Debt Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 0.587761 /\$100 |
| 59.  | <b>Current year voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 55 from Line 58.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 0.272953 /\$100 |

**SECTION 4: Adjustment for Pollution Control**

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

| Line | Adjustment for Pollution Control Requirements Worksheet                                                                                                                                                                                                                | Amount/Rate |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 60.  | <b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>45</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>46</sup> | \$          |
| 61.  | <b>Current year total taxable value.</b> Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                               | \$          |
| 62.  | <b>Additional rate for pollution control.</b> Divide Line 60 by Line 61 and multiply by \$100.                                                                                                                                                                         | \$ /\$100   |
| 63.  | <b>Current year voter-approval tax rate, adjusted for pollution control.</b> Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).                      | \$ /\$100   |

<sup>40</sup> Tex. Tax Code §26.041(d)<sup>41</sup> Tex. Tax Code §26.041(i)<sup>42</sup> Tex. Tax Code §26.041(d)<sup>43</sup> Tex. Tax Code §26.04(c)<sup>44</sup> Tex. Tax Code §26.04(c)<sup>45</sup> Tex. Tax Code §26.045(d)<sup>46</sup> Tex. Tax Code §26.045(i)

## SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.<sup>47</sup> The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.<sup>48</sup>

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;<sup>49</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>50</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>51</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>52</sup>

| Line       | Unused Increment Rate Worksheet                                                                                                                                                                                                                                       | Amount/Rate         |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>64.</b> | <b>Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value</b>                                                                    |                     |
|            | A. Voter-approval tax rate (Line 68) .....                                                                                                                                                                                                                            | \$ 0.184952 /\$100  |
|            | B. Unused increment rate (Line 67) .....                                                                                                                                                                                                                              | \$ 0.000000 /\$100  |
|            | C. Subtract B from A .....                                                                                                                                                                                                                                            | \$ 0.184952 /\$100  |
|            | D. Adopted Tax Rate .....                                                                                                                                                                                                                                             | \$ 0.226700 /\$100  |
|            | E. Subtract D from C .....                                                                                                                                                                                                                                            | \$ -0.041748 /\$100 |
|            | F. 2025 Total Taxable Value (Line 61) .....                                                                                                                                                                                                                           | \$ 1,881,897,708    |
|            | G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero. ....                                                                                                                                                                 | \$ 0                |
| <b>65.</b> | <b>Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value</b>                                                                    |                     |
|            | A. Voter-approval tax rate (Line 68) .....                                                                                                                                                                                                                            | \$ 0.017940 /\$100  |
|            | B. Unused increment rate (Line 67) .....                                                                                                                                                                                                                              | \$ 0.000000 /\$100  |
|            | C. Subtract B from A .....                                                                                                                                                                                                                                            | \$ 0.017940 /\$100  |
|            | D. Adopted Tax Rate .....                                                                                                                                                                                                                                             | \$ 0.179400 /\$100  |
|            | E. Subtract D from C .....                                                                                                                                                                                                                                            | \$ -0.161460 /\$100 |
|            | F. 2024 Total Taxable Value (Line 60) .....                                                                                                                                                                                                                           | \$ 1,803,946,097    |
|            | G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero. ....                                                                                                                                                                 | \$ 0                |
| <b>66.</b> | <b>Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value</b>                                                                    |                     |
|            | A. Voter-approval tax rate (Line 67) .....                                                                                                                                                                                                                            | \$ 0.171800 /\$100  |
|            | B. Unused increment rate (Line 66) .....                                                                                                                                                                                                                              | \$ 0.000000 /\$100  |
|            | C. Subtract B from A .....                                                                                                                                                                                                                                            | \$ 0.171800 /\$100  |
|            | D. Adopted Tax Rate .....                                                                                                                                                                                                                                             | \$ 0.171800 /\$100  |
|            | E. Subtract D from C .....                                                                                                                                                                                                                                            | \$ 0.000000 /\$100  |
|            | F. 2023 Total Taxable Value (Line 60) .....                                                                                                                                                                                                                           | \$ 1,716,831,971    |
|            | G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero. ....                                                                                                                                                                 | \$ 0                |
| <b>67.</b> | <b>Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G</b>                                                                                                                                                                                                      | \$ 0.000000         |
| <b>68.</b> | <b>2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100</b>                                                                                                                                         | \$ 0.000000 /\$100  |
| <b>69.</b> | <b>Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)</b> | \$ 0.272953 /\$100  |

<sup>47</sup> Tex. Tax Code §26.013(b)

<sup>48</sup> Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

<sup>49</sup> Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

<sup>50</sup> Tex. Tax Code §26.0501(a) and (c)

<sup>51</sup> Tex. Local Gov't Code §120.007(d)

<sup>52</sup> Tex. Local Gov't Code §26.04(c)(2)(B)



## SECTION 6: De Minimis Rate

Item # 11.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>53</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>54</sup>

| Line | De Minimis Rate Worksheet                                                                                                          | Amount/Rate        |
|------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 70.  | <b>Adjusted current year NNR M&amp;O tax rate.</b> Enter the rate from Line 40 of the <i>M&amp;O and Debt Tax Rate Worksheet</i> . | \$ 0.230011 /\$100 |
| 71.  | <b>Current year total taxable value.</b> Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .             | \$ 1,582,745,688   |
| 72.  | <b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 71 and multiply by \$100.                             | \$ 0.031590 /\$100 |
| 73.  | <b>Current year debt rate.</b> Enter the rate from Line 49 of the <i>M&amp;O and Debt Tax Rate Worksheet</i> .                     | \$ 0.009067 /\$100 |
| 74.  | <b>De minimis rate.</b> Add Lines 70, 72 and 73.                                                                                   | \$ 0.270668 /\$100 |

## SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>55</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

| Line | Emergency Revenue Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount/Rate     |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 75.  | <b>2025 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ _____ /\$100 |
| 76.  | <b>Adjusted 2025 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. <sup>56</sup><br><br>If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> .<br><br>- or -<br><br>If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. <sup>57</sup> Enter the final adjusted 2025 voter-approval tax rate from the worksheet. | \$ _____ /\$100 |
| 77.  | <b>Increase in 2025 tax rate due to disaster.</b> Subtract Line 76 from Line 75.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ _____ /\$100 |
| 78.  | <b>Adjusted 2025 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ _____        |
| 79.  | <b>Emergency revenue.</b> Multiply Line 77 by Line 78 and divide by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ _____        |
| 80.  | <b>Adjusted current year taxable value.</b> Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ _____        |
| 81.  | <b>Emergency revenue rate.</b> Divide Line 79 by Line 80 and multiply by \$100. <sup>58</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ _____ /\$100 |
| 82.  | <b>Current year voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ _____ /\$100 |

<sup>53</sup> Tex. Tax Code §26.012(8-a)

<sup>54</sup> Tex. Tax Code §26.063(a)(1)

<sup>55</sup> Tex. Tax Code §26.042(b)

<sup>56</sup> Tex. Tax Code §26.042(c)

<sup>57</sup> Tex. Tax Code §26.042(b)

<sup>58</sup> Tex. Tax Code §26.042(b)

## SECTION 8: Total Tax Rate

Item # 11.

Indicate the applicable total tax rates as calculated above.

**No-new-revenue tax rate.** ..... \$ 0.278855 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

**Voter-approval tax rate.** ..... \$ 0.272953 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

**De minimis rate.** ..... \$ 0.270668 /\$100

If applicable, enter the current year de minimis rate from Line 74.

## SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

## SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.<sup>59</sup>

print  
here

Jennifer Escobar

Printed Name of Taxing Unit Representative

sign  
here

Jennifer Escobar

Taxing Unit Representative

8/11/26

Date

<sup>59</sup> Tex. Tax Code §26.04(c-2) and (d-2)

**CITY OF DRIPPING SPRINGS, TEXAS  
NOTICE OF PUBLIC HEARING ON PROPOSED 2026 TAX RATE**

The City of Dripping Springs, Texas, will hold a public hearing on the following date, time, and place for the purpose of receiving written or oral comments concerning the proposed 2026 property tax rate:

Date: September 1, 2026

Time: 5:30 p.m.

Place: City Hall Council Chambers

511 Mercer Street, Dripping Springs, Texas 78620

A tax rate of \$0.272900 per \$100 taxable value has been proposed by the City Council of the City of Dripping Springs.

PROPOSED TAX RATE: \$0.272900 per \$100

NO-NEW-REVENUE TAX RATE: \$0.278855 per \$100

VOTER-APPROVAL TAX RATE: \$0.272953 per \$100

DE MINIMIS RATE: \$0.270668 per \$100

**The proposed tax rate is below both the no-new-revenue tax rate and the voter-approval tax rate.**

Any person may attend and participate in the public hearing or submit written comments. Written comments can be emailed to City Secretary Diana Boone at [dboone@cityofdrippingsprings.com](mailto:dboone@cityofdrippingsprings.com) or mailed to the attention of the City Secretary, City of Dripping Springs, P.O. Box 384, Dripping Springs, TX 78620.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

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**Submitted By:** Shawn Cox, Deputy City Administrator

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**Council Meeting Date:** Tuesday, September 1, 2026

**Agenda Item Wording:** **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2026-2027 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

- a. Staff Report
- b. Public Hearing
- c. Budget Ordinance

**Agenda Item Requestor:**

**Summary/Background:**

The latest draft of the budget has been attached to this item.

**Commission  
Recommendations:**

**Recommended  
Council Actions:** The Deputy City Administrator is seeking feedback on the proposed budget and recommends postponing any action until the September 15, 2026 Regular Meeting.

**Attachments:**

- Public Notice
- FY27 Draft Budget – 08.18.2026

**Next Steps/Schedule:** Once approved, the City will file the FY 2027 Approved Budget with the County Clerk's Office.

**City of Dripping Springs**

**Fiscal Year 2026-2027 Budget Adoption Ordinance**

**ORDINANCE No. 2026-##**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, ADOPTING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2026-2027; AUTHORIZING MUNICIPAL EXPENDITURES; RATIFYING THE PROPERTY-TAX REVENUE INCREASE REFLECTED IN THE BUDGET; PROVIDING FOR FILING AND POSTING; PROVIDING A REPEALER AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- WHEREAS,** the City Council of the City of Dripping Springs, Texas (the City Council), has caused a proposed municipal budget for fiscal year 2026-2027 to be prepared and filed as required by Chapter 102 of the Texas Local Government Code;
- WHEREAS,** the City Council held a public hearing on the proposed budget on September 1, 2026, after notice was provided as required by law;
- WHEREAS,** the proposed budget is attached to this Ordinance as Attachment A and is incorporated by reference;
- WHEREAS,** the budget reflects an increase in property-tax revenue over the prior fiscal year and requires a separate vote to ratify the property-tax revenue increase, in addition to the vote adopting the budget; and
- WHEREAS,** the City Council finds that adoption of the fiscal year 2026-2027 municipal budget is in the best interest of the City and its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

**1. FINDINGS OF FACT**

The recitals stated above are true and correct and are incorporated into this Ordinance as findings of the City Council.

**2. ADOPTION OF FISCAL YEAR 2026-2027 BUDGET**

The City Council adopts the municipal budget for fiscal year 2026-2027, attached as Attachment A, as the budget of the City. The budget includes the revenues, transfers, appropriations, and expenditures for the funds, departments, operations, services, projects, and purposes identified in Attachment A.



### **3. AUTHORIZATION OF EXPENDITURES**

Expenditures and transfers are authorized in accordance with the adopted budget, subject to applicable law, City purchasing and financial policies, and any additional approval required by law or City policy. Adoption of the budget does not itself authorize a contract, purchase, debt obligation, or other action requiring separate City Council approval.

### **4. RATIFICATION OF PROPERTY-TAX REVENUE INCREASE**

By a vote separate from the vote adopting this Ordinance and the vote adopting the property tax rate, the City Council ratifies the property-tax revenue increase reflected in the fiscal year 2026-2027 budget, as required by Texas Local Government Code Section 102.007(c).

### **5. BUDGET ADMINISTRATION AND AMENDMENTS**

The City Administrator, or the City Administrator's designee, shall administer the budget in accordance with this Ordinance, applicable law, and City policy. The City Council may amend the budget as authorized by law.

### **6. FILING AND POSTING**

The City Secretary is directed to file the approved budget, including its required cover page, with the City Secretary's office. The City shall post the approved budget, cover page, and the record vote on the City's internet website as required by Texas Local Government Code Section 102.008.

### **7. REPEALER**

All ordinances, resolutions, and parts thereof in conflict with this Ordinance are repealed to the extent of the conflict.

### **8. SEVERABILITY**

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect the remaining provisions or applications of this Ordinance that can be given effect without the invalid provision or application. To that end, the provisions of this Ordinance are severable.

### **9. EFFECTIVE DATE**

This Ordinance takes effect immediately upon its passage and approval.

### **10. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary

|                                            | FY 2026<br>Adopted | FY 2026<br>Amended | Change           | FY 2026<br>Projected | Item # 12.        |
|--------------------------------------------|--------------------|--------------------|------------------|----------------------|-------------------|
| <b>CITY - GENERAL FUND</b>                 |                    |                    |                  |                      |                   |
| <b>Balance Forward</b>                     | <b>2,081,138</b>   | <b>3,119,482</b>   | <b>1,038,344</b> | <b>3,119,482</b>     | <b>1,701,398</b>  |
| <b>Revenue</b>                             |                    |                    |                  |                      |                   |
| AD Valorem                                 | 4,933,596          | 4,933,596          | -                | 4,965,789            | 6,180,787         |
| AV P&I                                     | 4,000              | 4,000              | -                | 11,000               | 4,000             |
| Sales Tax                                  | 4,600,000          | 4,600,000          | -                | 4,950,000            | 4,900,000         |
| Mixed Beverage                             | -                  | -                  | -                | -                    | 24,000            |
| Alcohol Permits                            | 5,000              | 5,000              | -                | 2,943                | -                 |
| Fire Inspections                           | 40,000             | 40,000             | -                | 225,387              | 40,000            |
| Bank Interest                              | 175,000            | 175,000            | -                | 170,000              | 155,000           |
| Development Fees:                          |                    |                    |                  |                      |                   |
| - Subdivision                              | 459,825            | 459,825            | -                | 480,587              | 496,700           |
| - Site Dev                                 | 50,000             | 50,000             | -                | 212,918              | 50,000            |
| - Zoning/Signs/Ord                         | 65,000             | 65,000             | -                | 65,000               | 65,000            |
| Building Code                              | 1,500,000          | 1,500,000          | -                | 2,000,000            | 1,500,000         |
| Transportation Improvements Reimbursements | 1,850,000          | 1,850,000          | -                | 1,850,000            | 200,000           |
| Solid Waste                                | 60,000             | 60,000             | -                | 60,000               | 60,000            |
| Health Permits/Inspections                 | 60,000             | 60,000             | -                | 60,000               | 60,000            |
| Other Income                               | 40,000             | 40,000             | -                | 40,000               | 40,000            |
| TXF from HOT                               | 3,496              | 3,496              | -                | 3,496                | -                 |
| TXF from WWU                               | 281,199            | 285,663            | 4,464            | 285,663              | 13,600            |
| TXF from Series 2025                       | 690,948            | 690,948            | -                | 690,948              | 1,454,825         |
| <b>Total</b>                               | <b>16,899,203</b>  | <b>17,942,010</b>  | <b>1,042,807</b> | <b>19,193,212</b>    | <b>16,945,311</b> |
| <b>Expense</b>                             |                    |                    |                  |                      |                   |
| Supplies                                   | 30,000             | 30,000             | -                | 30,000               | 40,000            |
| Office IT Equipment and Support            | 154,150            | 216,490            | 62,340           | 216,490              | 132,200           |
| Software Purchase, Agreements and Licenses | 315,900            | 315,900            | -                | 315,900              | 338,866           |
| Website                                    | 11,930             | 11,930             | -                | 11,930               | 14,860            |
| Communications Network/Phone               | 97,000             | 97,000             | -                | 97,000               | 107,420           |
| Miscellaneous Office Equipment             | 10,016             | 10,016             | -                | 5,000                | 10,000            |
| Utilities:                                 |                    |                    |                  |                      |                   |
| - Street Lights                            | 20,000             | 20,000             | -                | 20,000               | 20,000            |
| - Streets Water                            | 4,000              | 4,000              | -                | 4,500                | 4,700             |
| - Office Electric                          | 15,000             | 15,000             | -                | 15,000               | 15,000            |
| - Office Water                             | 3,000              | 3,000              | -                | 1,500                | 2,000             |
| - DT Restroom Electric                     | 2,000              | 2,000              | -                | 1,000                | 1,000             |
| - DT Restroom Water                        | 2,000              | 2,000              | -                | 1,200                | 1,500             |
| - Stephenson Electric                      | 1,500              | 1,500              | -                | 1,000                | 1,500             |
| - Stephenson Water                         | 1,500              | 1,500              | -                | 1,000                | 1,500             |
| Transportation:                            |                    |                    |                  |                      |                   |
| - Improvement Projects                     | 2,655,000          | 2,655,000          | -                | 2,655,000            | 515,825           |
| - Street & ROW Maintenance                 | 272,000            | 272,000            | -                | 272,000              | 275,000           |
| - Street Improvements                      | 690,948            | 1,220,626          | 529,678          | 1,035,626            | 664,000           |
| Office Maintenance/Repairs                 | 94,200             | 94,200             | -                | 94,200               | 129,440           |
| Stephenson Building Maintenance            | -                  | -                  | -                | -                    | -                 |
| Maintenance Equipment                      | 24,500             | 24,500             | -                | 24,500               | 25,000            |
| Equipment Maintenance                      | 49,500             | 49,500             | -                | 30,000               | 55,000            |
| Maintenance Supplies                       | 10,000             | 10,000             | -                | 10,000               | 15,000            |
| Fleet Acquisition                          | -                  | -                  | -                | -                    | -                 |
| Fleet Maintenance                          | 130,000            | 130,000            | -                | 130,000              | 174,700           |
| Maintenance Facility                       |                    |                    |                  |                      |                   |
| Uniforms                                   | 18,310             | 18,310             | -                | 18,310               | 18,380            |
| Special Projects:                          |                    |                    |                  |                      |                   |
| - Family Violence Ctr                      | 7,000              | 7,000              | -                | 7,000                | 7,000             |
| - Lighting Compliance                      | 2,000              | 2,000              | -                | 2,000                | 2,000             |
| - Economic Development                     | 5,000              | 5,000              | -                | 5,000                | 5,000             |
| - Records Management                       | 2,500              | 2,500              | -                | 2,500                | 3,048             |
| - Government Affairs                       | -                  | -                  | -                | -                    | -                 |
| - Planning Consultant                      | -                  | -                  | -                | -                    | -                 |
| - Land Acquisition                         | 10,000             | 10,000             | -                | -                    | -                 |
| Public Safety:                             |                    |                    |                  |                      |                   |
| - Emergency Management Equipment           | 6,800              | 6,800              | -                | 6,800                | -                 |

Filed : June 30, 2026

|                                                 | FY 2026<br>Adopted | FY 2026<br>Amended | Change         | FY 2026<br>Projected | Item # 12.        |
|-------------------------------------------------|--------------------|--------------------|----------------|----------------------|-------------------|
| - Emergency Equipment Fire & Safety             | 13,000             | 13,000             | -              | 13,000               | 17,336            |
| - Emergency Mgt PR                              | 3,000              | 3,000              | -              | 3,000                | 4,000             |
| - Emergency Equipment Maintenance & Service     | 12,910             | 12,910             | -              | 12,910               | 8,786             |
| - Emergency Management Other                    |                    |                    |                |                      |                   |
| - Animal Control                                | 3,400              | 6,800              | 3,400          | 6,800                | 3,400             |
| Public Relations                                | 15,000             | 15,000             | -              | 15,000               | 15,000            |
| Postage                                         | 4,500              | 4,500              | -              | 4,500                | 4,500             |
| TML Insurance:                                  |                    |                    |                |                      |                   |
| - Liability                                     | 30,000             | 30,000             | -              | 30,000               | 36,000            |
| - Property                                      | 95,989             | 105,588            | 9,599          | 105,588              | 121,426           |
| - Workers' Comp                                 | 68,004             | 74,805             | 6,800          | 74,805               | 89,766            |
| Dues, Fees, Subscriptions                       | 104,048            | 104,048            | -              | 104,048              | 146,628           |
| Public Notices                                  | 4,200              | 4,200              | -              | 4,200                | 6,068             |
| City Sponsored Events                           |                    |                    |                |                      |                   |
| Election                                        | 8,000              | 8,000              | -              | 8,000                | 11,080            |
| Salaries                                        | 4,248,369          | 4,248,369          | -              | 4,120,918            | 4,352,399         |
| Taxes                                           | 333,759            | 333,759            | -              | 323,747              | 341,327           |
| Benefits                                        | 394,103            | 394,103            | -              | 382,280              | 481,234           |
| Retirement                                      | 239,939            | 239,939            | -              | 232,741              | 245,202           |
| DSRP Salaries                                   | 306,909            | 306,909            | -              | 306,909              | 330,137           |
| DSRP Taxes                                      | 24,739             | 24,739             | -              | 24,739               | 26,515            |
| DSRP Benefits                                   | 36,410             | 36,410             | -              | 36,410               | 43,610            |
| DSRP Retirement                                 | 17,993             | 17,993             | -              | 17,993               | 18,867            |
| Professional Services:                          |                    |                    |                |                      |                   |
| - Financial Services                            | 55,000             | 55,000             | -              | 56,760               | 62,850            |
| - Engineering                                   | 70,000             | 70,000             | -              | 70,000               | 70,000            |
| - Special Counsel and Consultants               | 12,000             | 12,000             | -              | 9,000                | 54,500            |
| - Muni Court                                    | 15,500             | 15,500             | -              | 8,000                | 12,000            |
| - Bldg. Inspector                               | 750,000            | 750,000            | -              | 750,000              | 800,000           |
| - Fire Inspector                                | 40,000             | 40,000             | -              | 180,309              | 32,000            |
| - Health Inspector                              | 15,000             | 15,000             | -              | 9,000                | -                 |
| - Architectural and Landscape Consultants       | 5,000              | 5,000              | -              | 2,500                | 5,000             |
| - Historic District Consultant                  | -                  | -                  | -              |                      |                   |
| - Lighting Consultant                           | 2,000              | 2,000              | -              | 5,000                | 3,000             |
| - Human Resource Consultant                     | 32,000             | 32,000             | -              | 32,000               | 40,000            |
| - Law Enforcement                               | 10,000             | 10,000             | -              | -                    |                   |
| Training/CE                                     | 100,000            | 100,000            | -              | 80,000               | 150,464           |
| Employee Engagement                             | 5,000              | 5,000              | -              | 5,000                | 10,000            |
| Meeting Supplies                                | 9,360              | 9,360              | -              | 9,360                | 8,150             |
| Code Publication                                | 6,500              | 6,500              | -              | 6,500                | 5,000             |
| Mileage                                         | 2,000              | 2,000              | -              | 1,000                | 2,000             |
| Miscellaneous Office Expense                    | 10,000             | 10,000             | -              | 5,000                | 10,000            |
| Bad Debt Expense                                |                    |                    |                |                      |                   |
| Contingencies/Emergency Fund                    | 50,000             | 50,000             | -              | 20,000               | 50,000            |
| Coronavirus Local Fiscal Recovery Funds (CLFRF) |                    |                    |                |                      |                   |
| Debt Payment 2024                               | 485,238            | 485,238            | -              | 485,238              | 487,922           |
| Debt Payment 2025                               | 424,393            | 424,393            | -              | 424,393              | 556,570           |
| TXF to Reserve Fund                             | 300,000            | 300,000            | -              | 300,000              | 300,000           |
| TXF AV to TIF                                   | 705,585            | 705,585            | -              | 832,193              | 1,024,101         |
| TXF to TIRZ                                     |                    |                    |                |                      |                   |
| Sales Tax TXF to WWU                            | 920,000            | 920,000            | -              | -                    | -                 |
| SPA & ECO D TXF                                 | 225,000            | 225,000            | -              | 235,125              | 232,750           |
| TXF to DSRP                                     |                    |                    |                |                      |                   |
| TXF to Capital Improvement Fund                 | 300,000            | 300,000            | -              | 150,000              | 150,000           |
| TXF to Vehicle Replacement Fund                 | 162,679            | 162,679            | -              | 152,336              | 155,382           |
| TXF to WWU                                      |                    |                    |                | 2,500,000            | 2,000,000         |
| TXF to Founders Day                             |                    |                    |                |                      |                   |
| TXF to Farmers Market                           | 17,766             | 17,766             | -              | 17,766               | 21,046            |
| <b>Total</b>                                    | <b>15,340,046</b>  | <b>15,951,864</b>  | <b>611,818</b> | <b>17,188,524</b>    | <b>15,132,756</b> |

**PARKS - GENERAL FUND****Revenue**

|                            |       |       |   |       |       |
|----------------------------|-------|-------|---|-------|-------|
| Sponsorships and Donations | 6,000 | 6,000 | - | 8,194 | 7,000 |
| City Sponsored Events      |       |       |   |       | 222   |

|                                   | FY 2026<br>Adopted | FY 2026<br>Amended | Change         | FY 2026<br>Projected | Item # 12.     |
|-----------------------------------|--------------------|--------------------|----------------|----------------------|----------------|
| <b>Revenue</b>                    |                    |                    |                |                      |                |
| Programs and Events               | 8,800              | 8,800              | -              | 8,800                | 1,000          |
| Community Service Permit Fees     | 1,375              | 1,375              | -              | 2,850                | 1,575          |
| Aquatics Program Income           | 32,750             | 32,750             | -              | 33,288               | 32,750         |
| Pool and Pavilion Rental          | 22,239             | 22,239             | -              | 6,000                | 27,877         |
| Park Rental Fees                  | 19,000             | 19,000             | -              | 15,000               | 16,500         |
| Reimbursement of Utility Costs    |                    |                    |                |                      |                |
| TXF from HOT Fund                 | 16,500             | 16,500             | -              | 16,500               | 16,500         |
| TXF from Parkland Dedication      | 116,610            | 116,610            | -              | 220,500              | 172,191        |
| TXF from Parkland Development     | 392,691            | 392,691            | -              | 65,000               | 51,610         |
| TXF from Landscaping Fund         | 60,000             | 60,000             | -              | -                    | -              |
| <b>Total Revenue</b>              | <b>675,964</b>     | <b>675,964</b>     | <b>-</b>       | <b>376,132</b>       | <b>327,003</b> |
| <b>Expense</b>                    |                    |                    |                |                      |                |
| Other                             | 6,500              | 6,500              | -              | 6,000                | 6,500          |
| Park Consultants                  | 35,000             | 35,000             | -              | 10,000               | 45,000         |
| Dues Fees and Subscriptions       | 3,075              | 3,075              | -              | 4,124                | 3,140          |
| Advertising & Marketing           | 17,020             | 17,020             | -              | 17,020               | 17,000         |
| Event Contacted Services          |                    |                    |                |                      | 5,000          |
| <b>Total Other</b>                | <b>61,595</b>      | <b>61,595</b>      | <b>-</b>       | <b>37,144</b>        | <b>76,640</b>  |
| <b>Public Improvements</b>        |                    |                    |                |                      |                |
| All Parks                         | 445,500            | 445,500            | -              | 21,380               | 223,801        |
| Triangle Improvement              | -                  | -                  |                |                      | -              |
| Rathgeber Improvements            |                    |                    |                |                      | -              |
| Founders Park                     | 3,000              | 136,784            | 133,784        | 133,784              | -              |
| Founders Pool                     | 50,000             | 50,000             | -              | 41,354               | -              |
| Skate Park                        | 25,000             | 25,000             | -              | -                    | -              |
| S & R Park                        | 15,000             | 37,885             | 22,885         | 37,806               | 36,050         |
| Charro Ranch Park                 | -                  | -                  |                | -                    | -              |
| <b>Total Improvements</b>         | <b>538,500</b>     | <b>695,169</b>     | <b>156,669</b> | <b>234,324</b>       | <b>259,851</b> |
| <b>Utilities</b>                  |                    |                    |                |                      |                |
| Portable Toilets                  | 10,000             | 10,000             | -              | 8,000                | 10,000         |
| Hays Trinity Groundwater Permit   | 150                | 150                | -              | 150                  | 150            |
| Triangle Electric                 | 500                | 500                | -              | -                    | 500            |
| Triangle Water                    | 500                | 500                | -              | 500                  | 500            |
| Ranch House Network/Phone         | 8,568              | 8,568              | -              | 8,658                | 8,568          |
| S&R Park Water                    | 13,000             | 13,000             | -              | 5,000                | 13,000         |
| SRP Electric                      | 2,500              | 2,500              | -              | 5,800                | 2,500          |
| SRP Wastewater                    | -                  | -                  | -              | 1,150                | 1,140          |
| FMP Pool/ Pavilion Water          | 5,300              | 5,300              | -              | 7,750                | 6,300          |
| FMP Pool//Electricity             | 6,000              | 6,000              | -              | 7,900                | 8,000          |
| Pool Phone/Network                | 7,500              | 7,500              | -              | 7,500                | 7,500          |
| FMP Pool Propane                  | 6,000              | 6,000              | -              | 2,000                | 2,000          |
| <b>Total Utilities</b>            | <b>60,018</b>      | <b>60,018</b>      | <b>-</b>       | <b>54,408</b>        | <b>60,158</b>  |
| <b>Maintenance</b>                |                    |                    |                |                      |                |
| General Maintenance (All Parks)   | 25,000             | 25,000             | -              | 27,954               | 25,000         |
| Trail Washout repairs             | 25,000             | 25,000             | -              | 25,000               | 15,000         |
| Equipment Rental                  | 5,000              | 5,000              | -              | 6,300                | 7,500          |
| Founders Pool                     | 7,500              | 7,500              | -              | 7,500                | 21,000         |
| Founders Park                     | 44,000             | 44,000             | -              | 34,000               | 15,500         |
| Skate Park Maintenance            | 500                | 500                | -              | 500                  | 500            |
| S&R                               | 43,500             | 43,500             | -              | 33,500               | 27,500         |
| Charro Ranch Park                 | 25,700             | 25,700             | -              | 15,700               | 5,700          |
| Triangle/ Veteran's Memorial Park | 5,700              | 5,700              | -              | 5,700                | 700            |
| Rathgeber Maintenance             | -                  | -                  |                |                      |                |
| Ranch Park Maintenance            | 22,000             | 22,000             | -              | 22,000               | 17,000         |
| <b>Total Maintenance</b>          | <b>203,900</b>     | <b>203,900</b>     | <b>-</b>       | <b>178,154</b>       | <b>135,400</b> |
| <b>Supplies</b>                   |                    |                    |                |                      |                |
| General Parks                     | 27,000             | 27,000             | -              | 27,000               | 32,000         |
| Charro Ranch Supplies             | 1,500              | 1,500              | -              | 1,500                | 1,500          |
| Founders Pool Supplies            | 26,200             | 26,200             | -              | 26,200               | 223            |



Filed : June 30, 2026

|                                        | FY 2026<br>Adopted | FY 2026<br>Amended | Change           | FY 2026<br>Projected | Item # 12.        |
|----------------------------------------|--------------------|--------------------|------------------|----------------------|-------------------|
| Program and Events                     | 11,250             | 11,250             | -                | 11,250               | 10,500            |
| DSRP & Ranch House Supplies            |                    |                    |                  |                      |                   |
| Rathgeber Supplies                     | 1,504              | 1,504              | -                | 1,504                | 1,500             |
| S&R Supplies                           | 400                | 400                | -                | 400                  | 400               |
| <b>Total Supplies</b>                  | <b>67,854</b>      | <b>67,854</b>      | <b>-</b>         | <b>67,854</b>        | <b>72,100</b>     |
| <b>Program Staff</b>                   |                    |                    |                  |                      |                   |
| Camp Staff                             |                    |                    |                  |                      |                   |
| Program Event Staff                    | 3,000              | 3,000              | -                | 6,000                | 3,000             |
| Aquatics Staff                         | 118,013            | 118,013            | -                | 118,013              | 116,213           |
| <b>Total Staff Expense</b>             | <b>121,013</b>     | <b>121,013</b>     | <b>-</b>         | <b>124,013</b>       | <b>119,213</b>    |
| <b>Total Parks Expenditures</b>        | <b>1,052,880</b>   | <b>1,209,549</b>   | <b>156,669</b>   | <b>695,897</b>       | <b>723,362</b>    |
| <b>FOUNDERS DAY - GENERAL FUND</b>     |                    |                    |                  |                      |                   |
| <b>Balance Forward</b>                 | <b>68,248</b>      | <b>68,248</b>      | <b>-</b>         | <b>68,248</b>        | <b>16,477</b>     |
| <b>Revenue</b>                         |                    |                    |                  |                      |                   |
| Craft booths/Business Booths           | 12,150             | 12,150             | -                | 14,725               | 14,725            |
| Facility Rentals                       | 10,000             | 10,000             | -                | 8,489                | 21,000            |
| Food booths                            | 1,613              | 1,613              | -                | 1,613                | 1,613             |
| BBQ cookers                            | 6,650              | 6,650              | -                | 6,700                | 6,700             |
| Carnival                               | 20,000             | 20,000             | -                | 20,796               | 22,796            |
| Parade                                 | -                  | -                  | -                | 1,960                | -                 |
| Sponsorship                            | 120,000            | 120,000            | -                | 121,300              | 122,200           |
| Parking concession                     | -                  | -                  | -                | 1,447                | 1,000             |
| Electric                               | 3,300              | 3,300              | -                | 3,210                | 3,300             |
| Misc.                                  |                    |                    |                  |                      | 6,000             |
| TXF from General Fund                  |                    |                    |                  |                      |                   |
| <b>Total</b>                           | <b>241,960</b>     | <b>241,960</b>     | <b>-</b>         | <b>248,487</b>       | <b>215,810</b>    |
| <b>Expense</b>                         |                    |                    |                  |                      |                   |
| Publicity                              | 3,450              | 3,450              | -                | 2,652                | 2,500             |
| Porta-Potties                          | 10,500             | 10,500             | -                | 12,198               | 19,674            |
| Security                               | 46,837             | 46,837             | -                | 45,178               | 46,954            |
| Health, Safety & Lighting              | 20,862             | 20,862             | -                | 28,544               | 22,000            |
| Transportation                         | 19,303             | 19,303             | -                | 13,838               | 14,800            |
| Barricades/Traffic Plan                | 12,650             | 12,650             | -                | 23,490               | 18,000            |
| Bands/Music/Sound                      | 26,000             | 26,000             | -                | 27,650               | 24,000            |
| Clean Up                               | 19,200             | 19,200             | -                | 21,100               | 21,500            |
| FD Event Supplies                      | 5,000              | 5,000              | -                | 7,391                | 1,330             |
| Sponsorship                            | 9,800              | 9,800              | -                | 2,226                | 3,000             |
| Parade                                 | -                  | -                  | -                | 78                   | -                 |
| Tent, Tables & Chairs                  | 15,000             | 15,000             | -                | 16,746               | 30,500            |
| Electricity                            | -                  | -                  | -                |                      | -                 |
| FD Electrical Setup                    | 30,000             | 30,000             | -                | 24,421               | 3,000             |
| Contingencies                          | 5,000              | 5,000              | -                | 6,500                |                   |
| DSISD Charges                          |                    |                    |                  |                      | 6,000             |
| <b>Total expenses</b>                  | <b>223,602</b>     | <b>223,602</b>     | <b>-</b>         | <b>232,011</b>       | <b>213,258</b>    |
| <b>Balance Forward</b>                 | <b>18,359</b>      | <b>18,359</b>      | <b>-</b>         | <b>16,477</b>        | <b>2,552</b>      |
| <b>CONSOLIDATED GENERAL FUND</b>       |                    |                    |                  |                      |                   |
| <b>Revenue</b>                         |                    |                    |                  |                      |                   |
| City                                   | 16,899,203         | 17,942,010         | 1,042,807        | 19,193,212           | 16,945,311        |
| Parks                                  | 675,964            | 675,964            | -                | 376,132              | 327,003           |
| Founders                               | 241,960            | 241,960            | -                | 248,487              | 215,810           |
| <b>Total</b>                           | <b>17,817,128</b>  | <b>18,859,935</b>  | <b>1,042,807</b> | <b>19,817,831</b>    | <b>17,488,123</b> |
| <b>Expense</b>                         |                    |                    |                  |                      |                   |
| City                                   | 15,340,046         | 15,951,864         | 611,818          | 17,188,524           | 15,132,756        |
| Parks                                  | 1,052,880          | 1,209,549          | 156,669          | 695,897              | 723,362           |
| Founders                               | 223,602            | 223,602            | -                | 232,011              | 213,258           |
| <b>Total Expense</b>                   | <b>16,616,528</b>  | <b>17,385,014</b>  | <b>768,487</b>   | <b>18,116,432</b>    | <b>16,069,376</b> |
| <b>Balance Forward</b>                 | <b>1,200,600</b>   | <b>1,474,921</b>   | <b>274,321</b>   | <b>1,701,398</b>     | <b>1,418,747</b>  |
| <b>DRIPPING SPRINGS FARMERS MARKET</b> |                    |                    |                  |                      |                   |

|                            | FY 2026<br>Adopted | FY 2026<br>Amended | Change   | FY 2026<br>Projected | Item # 12.     |
|----------------------------|--------------------|--------------------|----------|----------------------|----------------|
| <b>Balance Forward</b>     | <b>9,529</b>       | <b>9,529</b>       | <b>-</b> | <b>17,293</b>        | <b>24,426</b>  |
| <b>Revenue</b>             |                    |                    |          |                      |                |
| FM Sponsor                 | 1,000              | 1,000              | -        | 535                  | 1,000          |
| Grant Income               | -                  | -                  | -        | -                    | -              |
| Booth Space                | 63,000             | 63,000             | -        | 67,000               | 67,000         |
| Applications               | 1,400              | 1,400              | -        | 1,500                | 1,200          |
| Facility Fee               | 2,000              | 2,000              | -        | 3,250                | 2,000          |
| Interest Income            | 1,600              | 1,600              | -        | 1,431                | 1,400          |
| Market Event/Merch.        | 500                | 500                | -        | 250                  | 250            |
| Transfer from General Fund | 17,766             | 17,766             | -        | 17,766               | 21,046         |
| <b>Total</b>               | <b>96,795</b>      | <b>96,795</b>      | <b>-</b> | <b>109,026</b>       | <b>118,322</b> |

|                           |               |               |          |               |               |
|---------------------------|---------------|---------------|----------|---------------|---------------|
| <b>Expense</b>            |               |               |          |               |               |
| Advertising               | 3,000         | 3,000         | -        | 1,000         | 1,500         |
| Market Manager            | 62,382        | 62,382        | -        | 63,000        | 64,951        |
| Payroll Tax Expense       | 5,024         | 5,024         | -        | 5,100         | 5,221         |
| DSFM Benefits             | 7,285         | 7,285         | -        | 7,400         | 8,713         |
| Retirement                | 3,657         | 3,657         | -        | 3,750         | 3,712         |
| Entertainment& Activities | 5,200         | 5,200         | -        | 3,500         | 5,200         |
| Dues Fees & Subscriptions | 200           | 200           | -        | -             | -             |
| Training                  | 200           | 200           | -        | 100           | 200           |
| Office Expense            | 100           | 100           | -        | -             | 100           |
| Supplies Expense          | 500           | 500           | -        | 250           | 2,000         |
| Network & Phone           | 250           | 250           | -        | 250           | 250           |
| Cleaning & Maintenance    | 1,000         | 1,000         | -        | 250           | 100           |
| Other Expense             |               |               |          |               |               |
| Capital Fund              |               |               |          |               |               |
| Contingency Fund          | 500           | 500           | -        | -             | 500           |
| Transfer to Reserve Fund  | -             | -             | -        | -             | -             |
| <b>Total Expense</b>      | <b>89,298</b> | <b>89,298</b> | <b>-</b> | <b>84,600</b> | <b>92,447</b> |
| <b>Balance Forward</b>    | <b>7,497</b>  | <b>7,497</b>  | <b>-</b> | <b>24,426</b> | <b>25,875</b> |

**PARKLAND DEDICATION FUND**

|                        |                |                |          |                |                |
|------------------------|----------------|----------------|----------|----------------|----------------|
| <b>Balance Forward</b> | <b>392,691</b> | <b>392,691</b> | <b>-</b> | <b>392,691</b> | <b>172,191</b> |
| <b>Revenue</b>         |                |                |          |                |                |
| Parkland Fees          | -              | -              | -        | -              | 77,760         |
| <b>Total Revenue</b>   | <b>392,691</b> | <b>392,691</b> | <b>-</b> | <b>392,691</b> | <b>249,951</b> |
| <b>Expense</b>         |                |                |          |                |                |
| Park Improvements      | 392,691        | 392,691        | -        | 220,500        | 172,191        |
| TXF to AG Facility     |                |                |          |                |                |
| Master Naturalists     |                |                |          |                |                |
| <b>Total Expenses</b>  | <b>392,691</b> | <b>392,691</b> | <b>-</b> | <b>220,500</b> | <b>172,191</b> |
| <b>Balance Forward</b> | <b>-</b>       | <b>-</b>       | <b>-</b> | <b>172,191</b> | <b>77,760</b>  |

**PARKLAND DEVELOPMENT FUND**

|                           |                |                |          |                |               |
|---------------------------|----------------|----------------|----------|----------------|---------------|
| <b>Balance Forward</b>    | <b>116,610</b> | <b>116,610</b> | <b>-</b> | <b>116,610</b> | <b>83,362</b> |
| <b>Revenue</b>            |                |                |          |                |               |
| Parkland Development Fees | -              | -              | -        | 31,752         | -             |
| <b>Total Revenue</b>      | <b>116,610</b> | <b>116,610</b> | <b>-</b> | <b>148,362</b> | <b>83,362</b> |
| <b>Expense</b>            |                |                |          |                |               |
| Transfer to Parks         | 116,610        | 116,610        | -        | 65,000         | 51,610        |
| <b>Total Expenses</b>     | <b>116,610</b> | <b>116,610</b> | <b>-</b> | <b>65,000</b>  | <b>51,610</b> |
| <b>Balance Forward</b>    | <b>-</b>       | <b>-</b>       | <b>-</b> | <b>83,362</b>  | <b>31,752</b> |

**AG FACILITY FUND**

|                        |          |          |          |                |            |
|------------------------|----------|----------|----------|----------------|------------|
| <b>Balance Forward</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>156,800</b> | <b>-</b>   |
| <b>Revenue</b>         |          |          |          |                |            |
| Ag Facility Fees       | -        | -        | -        | -              | 50,500     |
| <b>Total Revenues</b>  | <b>-</b> | <b>-</b> | <b>-</b> | <b>156,800</b> | <b>225</b> |

|                        | FY 2026<br>Adopted | FY 2026<br>Amended | Change | FY 2026<br>Projected | Item # 12.    |
|------------------------|--------------------|--------------------|--------|----------------------|---------------|
| <b>Expense</b>         |                    |                    |        |                      |               |
| TXF to DSRP            | -                  | -                  |        | 156,800              | 59,500        |
| <b>Total Expense</b>   | -                  | -                  |        | <b>156,800</b>       | <b>59,500</b> |
| <b>Balance Forward</b> | -                  | -                  |        | -                    | -             |

**LANDSCAPING FUND**

|                                     |                |                |  |                |                |
|-------------------------------------|----------------|----------------|--|----------------|----------------|
| <b>Balance Forward</b>              | <b>478,767</b> | <b>478,767</b> |  | <b>509,913</b> | <b>422,913</b> |
| <b>Revenue</b>                      |                |                |  |                |                |
| Tree Replacement Fees               |                |                |  | -              | -              |
| <b>Total Revenues</b>               | <b>478,767</b> | <b>478,767</b> |  | <b>509,913</b> | <b>422,913</b> |
| <b>Expense</b>                      |                |                |  |                |                |
| Sports and Rec Park                 | 25,000         | 25,000         |  | 25,000         | 10,000         |
| DSRP                                | 10,000         | 10,000         |  | 10,000         | 10,000         |
| FMP                                 | 10,000         | 10,000         |  | 10,000         | 10,000         |
| Charro                              | 10,000         | 10,000         |  | 10,000         | 10,000         |
| Veterans Memorial Park              | 5,000          | 5,000          |  | 5,000          | 10,000         |
| Historic Districts                  |                |                |  |                | 26,000         |
| Professional Services               |                |                |  |                |                |
| Tree Maintenance                    |                |                |  | 25,000         |                |
| Stephenson                          |                |                |  |                | 200,000        |
| City Hall Lawn and Tree Maintenance | 2,000          | 2,000          |  | 2,000          | 2,000          |
| <b>Total Expense</b>                | <b>62,000</b>  | <b>62,000</b>  |  | <b>87,000</b>  | <b>278,000</b> |
| <b>Balance Forward</b>              | <b>416,767</b> | <b>416,767</b> |  | <b>422,913</b> | <b>144,913</b> |

**SIDEWALK FUND**

|                        |            |            |  |            |            |
|------------------------|------------|------------|--|------------|------------|
| <b>Balance Forward</b> | <b>829</b> | <b>829</b> |  | <b>829</b> | <b>829</b> |
| <b>Revenue</b>         |            |            |  |            |            |
| Fees                   | -          | -          |  | -          | -          |
| <b>Total Revenues</b>  | <b>829</b> | <b>829</b> |  | <b>829</b> | <b>829</b> |
| <b>Expense</b>         |            |            |  |            |            |
| Expense                | -          | -          |  | -          | -          |
| <b>Total Expense</b>   | -          | -          |  | -          | -          |
| <b>Balance Forward</b> | <b>829</b> | <b>829</b> |  | <b>829</b> | <b>829</b> |

**DRIPPING SPRINGS RANCH PARK OPERATING FUND**

|                             |                |                |              |                |                |
|-----------------------------|----------------|----------------|--------------|----------------|----------------|
| <b>Balance Forward</b>      | <b>276,083</b> | <b>284,083</b> | <b>8,000</b> | <b>284,083</b> | <b>350,720</b> |
| <b>Revenue</b>              |                |                |              |                |                |
| Stall Rentals               | 35,500         | 35,500         | -            | 37,785         | 33,500         |
| RV/Camping Site Rentals     | 21,000         | 21,000         | -            | 21,000         | 21,000         |
| Facility Rentals            | 130,500        | 130,500        | -            | 110,000        | 111,500        |
| Equipment Rental            | 10,000         | 10,000         | -            | 24,250         | 15,000         |
| Sponsorships & Donations    | 51,775         | 51,775         | -            | 10,433         | 51,775         |
| Grants                      | 100,000        | 100,000        | -            | -              |                |
| Merchandise Sales           | 22,500         | 22,500         | -            | 25,100         | 20,500         |
| Riding Permits              | 10,000         | 10,000         | -            | 10,000         | 10,000         |
| Staff & Misc. Fees          | 4,700          | 4,700          | -            | 3,500          | 4,700          |
| Cleaning Fees               | 20,000         | 20,000         | -            | 15,000         | 20,000         |
| General Program and Events: |                |                |              |                |                |
| - Riding Series             | 38,000         | 38,000         | -            | 37,000         | 40,000         |
| - Coyote Camp               | 140,000        | 140,000        | -            | 140,000        | 140,000        |
| - Misc. Events              | 12,000         | 12,000         | -            | 72,111         | 10,000         |
| - Programing                | 62,500         | 62,500         | -            | 71,000         | 44,500         |
| - Concert Series            |                |                |              |                |                |
| - Ice Rink                  | 190,800        | 190,800        | -            | 145,574        | 140,000        |
| - Ice Rink Merchandise      | 2,000          | 2,000          | -            | 3,156          | -              |
| Concessions                 | 1,500          | 1,500          | -            | 1,534          | 2,000          |
| Other Income                | 500            | 500            | -            | 846            | 500            |
| Interest                    | 4,500          | 4,500          | -            | 8,600          |                |
| TXF from Ag Facility        | -              | -              |              | 156,800        |                |

Filed : June 30, 2026

|                                 | FY 2026<br>Adopted | FY 2026<br>Amended | Change       | FY 2026<br>Projected | Item # 12.       |
|---------------------------------|--------------------|--------------------|--------------|----------------------|------------------|
| TXF from HOT                    | 308,800            | 308,800            | -            | 308,800              | 330,000          |
| HOT for Event Center Roof       | 300,000            | 300,000            | -            | 300,000              | -                |
| HOT for Improvements            | 138,250            | 138,250            | -            | 138,250              | -                |
| TXF from General Fund           |                    |                    |              |                      |                  |
| TXF from Landscape Fund         |                    |                    |              |                      |                  |
| TXF from PEG                    |                    |                    |              |                      |                  |
| TXF from General Fund CLFRF     |                    |                    |              |                      |                  |
| <b>Total Revenue</b>            | <b>1,880,908</b>   | <b>1,888,908</b>   | <b>8,000</b> | <b>1,924,822</b>     | <b>1,350,195</b> |
| <b>Expense</b>                  |                    |                    |              |                      |                  |
| Advertising                     | 15,000             | 15,000             | -            | 15,000               | 15,000           |
| Office Supplies                 | 10,000             | 10,000             | -            | 10,000               | 7,500            |
| Postage                         |                    |                    |              |                      |                  |
| DSRP On Call                    |                    |                    |              |                      |                  |
| Programing Staff                | 138,246            | 138,246            | -            | 138,246              | 138,246          |
| Network and Communications      | 8,912              | 8,912              | -            | 15,000               | 13,500           |
| IT Equipment & Support          | 3,700              | 3,700              | -            | 3,700                | 3,700            |
| Co-Sponsored Events             | 7,900              | 7,900              | -            | 7,900                | 7,900            |
| Sponsorship Expenses            | 2,100              | 2,100              | -            | 2,100                | 2,100            |
| Supplies and Materials          |                    |                    |              |                      |                  |
| Uniforms                        | 1,000              | 1,000              | -            | 1,000                | 1,000            |
| Ranch House Supplies            | 1,000              | 1,000              | -            | 1,600                | 1,000            |
| Dues, Fees and Subscriptions    | 5,000              | 5,000              | -            | 4,000                | 5,000            |
| Mileage                         | 500                | 500                | -            | 500                  | 500              |
| Equipment                       | 33,578             | 33,578             | -            | 33,578               | 17,000           |
| House Equipment                 |                    |                    |              |                      |                  |
| Equipment Rental                | 3,000              | 5,000              | 2,000        | 5,000                | 3,000            |
| Equipment Maintenance           | 25,000             | 25,000             | -            | 22,000               | 25,000           |
| Portable Toilets                | 2,500              | 2,500              | -            | -                    | 2,500            |
| Electric                        | 90,000             | 90,000             | -            | 90,000               | 90,000           |
| Water                           | 15,000             | 15,000             | -            | 15,000               | 15,000           |
| Wastewater                      |                    |                    |              | 7,250                |                  |
| Septic                          | 750                | 750                | -            | 750                  | 750              |
| Lift Station Maintenance        | 5,000              | 5,000              | -            | 5,000                | 5,000            |
| Propane/Natural Gas             | 2,500              | 5,000              | 2,500        | 6,500                | 3,000            |
| On Call Phone                   |                    |                    |              |                      |                  |
| Alarm                           | 13,317             | 13,317             | -            | 15,000               | 13,317           |
| Stall Cleaning & Repair         | 4,000              | 4,000              | -            | 2,000                | 4,000            |
| Training and Education          |                    |                    |              |                      |                  |
| General Program and Events:     |                    |                    |              |                      |                  |
| - Riding Series                 | 28,000             | 28,000             | -            | 27,000               | 25,000           |
| - Coyote Camp                   | 16,000             | 16,000             | -            | 16,000               | 16,000           |
| - Misc. Events                  | 1,500              | 1,500              | -            | 25,000               | 1,500            |
| - Programing                    | 13,000             | 13,000             | -            | 21,500               | 9,500            |
| - Concert Series                |                    |                    |              |                      |                  |
| - Ice Rink                      | 229,169            | 229,169            | -            | 206,093              | 206,093          |
| Other Expense                   | 20,000             | 20,000             | -            | 20,000               | 20,000           |
| Improvements                    | 138,250            | 138,250            | -            | 138,250              | -                |
| Tree Planting                   |                    |                    |              |                      |                  |
| Contingencies                   | 50,000             | 50,000             | -            | 50,000               | 50,000           |
| Fleet Acquisition               |                    |                    |              |                      |                  |
| Fleet Maintenance               | 5,500              | 5,500              | -            | 5,000                | 2,500            |
| General Maintenance and Repair  | 146,272            | 146,272            | -            | 146,272              | 151,536          |
| Grounds and General Maintenance |                    |                    |              |                      |                  |
| House Maintenance               | 10,000             | 10,000             | -            | 8,500                | 10,000           |
| HCLE                            | 13,200             | 13,200             | -            | 13,200               | 13,200           |
| Merchandise                     | 15,500             | 15,500             | -            | 18,000               | 20,500           |
| Sales Tax Remittance            | 1,565              | 1,565              | -            | 2,100                | 1,565            |
| RV/Parking Lot                  |                    |                    |              |                      |                  |
| Event Center Roof               | 600,000            | 600,000            | -            | 456,593              | -                |
| TXF to Vehicle Replacement Fund | 19,469             | 19,469             | -            | 19,469               | 19,073           |
| <b>Total Expenses</b>           | <b>1,695,430</b>   | <b>1,699,930</b>   | <b>4,500</b> | <b>1,574,102</b>     | <b>920,481</b>   |
| <b>Balance Forward</b>          | <b>185,479</b>     | <b>188,979</b>     | <b>3,500</b> | <b>350,720</b>       | <b>227</b>       |

|                                 | FY 2026<br>Adopted | FY 2026<br>Amended | Change   | FY 2026<br>Projected | Item # 12.       |
|---------------------------------|--------------------|--------------------|----------|----------------------|------------------|
| <b>HOTEL OCCUPANCY TAX FUND</b> |                    |                    |          |                      |                  |
| <b>Balance Forward</b>          | <b>555,045</b>     | <b>555,045</b>     | <b>-</b> | <b>1,055,857</b>     | <b>326,706</b>   |
| <b>Revenues</b>                 |                    |                    |          |                      |                  |
| Hotel Occupancy Tax             | 900,000            | 900,000            | -        | 900,000              | 900,000          |
| Interest                        | 10,000             | 10,000             | -        | 38,400               | 10,000           |
| <b>Total</b>                    | <b>1,465,045</b>   | <b>1,465,045</b>   | <b>-</b> | <b>1,994,257</b>     | <b>1,236,706</b> |
| <b>Expenses</b>                 |                    |                    |          |                      |                  |
| Advertising                     | 3,496              | 3,496              | -        | 3,460                | -                |
| Christmas Lighting Displays     | 27,290             | 27,290             | -        | 27,290               | 30,000           |
| City Sponsored Events           |                    |                    |          |                      |                  |
| Historic Districts Marketing    |                    |                    |          |                      |                  |
| Signage                         | 121,200            | 121,200            | -        | 121,200              | 150,000          |
| Arts                            |                    |                    |          |                      |                  |
| Lighting                        |                    |                    |          |                      |                  |
| Dues and Fees                   | 5,000              | 5,000              | -        | 4,890                | 5,000            |
| TXF to Debt Service             | 92,055             | 92,055             | -        | 92,055               | 88,528           |
| RV/ Parking Lot                 |                    |                    |          |                      |                  |
| Software                        | 9,000              | 9,000              | -        | 8,000                | 8,000            |
| TXF to General Fund             | -                  | -                  |          | 255,000              |                  |
| TXF to DSVB                     | 375,000            | 375,000            | -        | 375,000              | 425,000          |
| TXF to Event Center             | 308,800            | 308,800            | -        | 308,800              | 330,000          |
| Event Center Roof               | 300,000            | 300,000            | -        | 300,000              | -                |
| Event Center Improvements       | 138,250            | 138,250            | -        | 138,250              | -                |
| Grants                          | 33,633             | 33,633             | -        | 33,606               | 36,400           |
| Capital Reserve                 |                    |                    |          |                      | 100,000          |
| <b>Total expenses</b>           | <b>1,413,724</b>   | <b>1,413,724</b>   | <b>-</b> | <b>1,667,551</b>     | <b>1,172,928</b> |
| <b>Balance Forward</b>          | <b>51,321</b>      | <b>51,321</b>      | <b>-</b> | <b>326,706</b>       | <b>63,779</b>    |
| <b>VISITORS BUREAU</b>          |                    |                    |          |                      |                  |
| <b>Balance Forward</b>          | <b>195,762</b>     | <b>195,762</b>     | <b>-</b> | <b>204,307</b>       | <b>52,109</b>    |
| <b>Revenue</b>                  |                    |                    |          |                      |                  |
| Fees                            |                    |                    |          |                      |                  |
| - Wedding Showcase              | 9,000              | 9,000              | -        | -                    | 9,000            |
| - Songwriters Festival          |                    |                    |          | -                    | 500              |
| Merchandise                     |                    |                    |          |                      |                  |
| - Songwriters Festival          | 5,000              | 5,000              | -        | 1,888                | 5,000            |
| Sponsorships & Donations        |                    |                    |          |                      |                  |
| - Songwriter's Festival         | 50,000             | 50,000             | -        | 17,092               | 30,000           |
| - Stars in Dripping Springs     | 15,000             | 15,000             | -        | -                    | 24,000           |
| Grants                          |                    |                    |          |                      |                  |
| TXF from HOT Fund               | 375,000            | 375,000            | -        | 375,000              | 399,000          |
| Other Revenues                  |                    |                    |          | 8,711                |                  |
| Interest                        | 8,000              | 8,000              | -        | 4,600                | 4,000            |
| <b>Total</b>                    | <b>657,762</b>     | <b>657,762</b>     | <b>-</b> | <b>611,598</b>       | <b>523,609</b>   |
| <b>Expense</b>                  |                    |                    |          |                      |                  |
| Personnel                       |                    |                    |          |                      |                  |
| - Salaries                      | 143,690            | 143,690            | -        | 130,000              | 143,741          |
| - Taxes                         | 11,496             | 11,496             | -        | 10,347               | 11,500           |
| - Benefits                      | 14,627             | 14,627             | -        | 13,164               | 17,426           |
| - TMRS                          | 8,424              | 8,424              | -        | 7,581                | 8,215            |
| Dues, Fees and Subscriptions    | 4,014              | 4,014              | -        | 9,000                | 4,014            |
| Advertising & Marketing         | 111,500            | 111,500            | -        | 111,500              | 121,500          |
| Supplies                        | 2,300              | 2,300              | -        | 2,300                | 2,300            |
| IT Equipment & Support          | 5,555              | 5,555              | -        | 5,000                | 1,000            |
| Software                        | 21,621             | 21,621             | -        | 21,621               | 26,020           |
| Training & Education            | 6,000              | 6,000              | -        | 6,000                | 7,175            |
| Professional Services           |                    |                    |          |                      |                  |
| - Marketing Consultant          | -                  | -                  |          | -                    | -                |
| Utilities                       |                    |                    |          |                      |                  |
| - Water                         |                    |                    |          |                      |                  |
| - Electricity                   | 1,000              | 1,000              | -        | 1,000                |                  |



Filed : June 30, 2026

|                            | FY 2026<br>Adopted | FY 2026<br>Amended | Change   | FY 2026<br>Projected | Item # 12.     |
|----------------------------|--------------------|--------------------|----------|----------------------|----------------|
| - Phone/Network            |                    |                    |          |                      |                |
| Website                    | 12,000             | 12,000             | -        | 12,000               | 6,000          |
| Office Maintenance/Repairs | 12,176             | 12,176             | -        | 12,176               | 11,270         |
| Office Improvements        | -                  | -                  |          |                      | 3,000          |
| Postage                    | 500                | 500                | -        | 600                  | 800            |
| Other                      |                    |                    |          |                      |                |
| Songwriter's Festival      | 115,300            | 115,300            | -        | 115,300              | 96,050         |
| Wedding Showcases          | 2,000              | 2,000              | -        | -                    | 4,600          |
| Stars in Dripping Springs  | 51,900             | 51,900             | -        | 51,900               | 27,200         |
| Transfer to Capital        | 50,000             | 50,000             | -        | 50,000               | 30,000         |
| <b>Total expenses</b>      | <b>574,103</b>     | <b>574,103</b>     | <b>-</b> | <b>559,489</b>       | <b>522,811</b> |
| <b>Balance Forward</b>     | <b>83,659</b>      | <b>83,659</b>      | <b>-</b> | <b>52,109</b>        | <b>798</b>     |

**UTILITY FUND**

|                          |                  |                  |              |                  |                  |
|--------------------------|------------------|------------------|--------------|------------------|------------------|
| <b>Balance Forward</b>   | <b>6,563,092</b> | <b>6,567,556</b> | <b>4,464</b> | <b>6,567,556</b> | <b>2,665,063</b> |
| <b>Wastewater</b>        |                  |                  |              |                  |                  |
| <b>Revenue</b>           |                  |                  |              |                  |                  |
| Wastewater Service       | 1,675,000        | 1,675,000        | -            | 1,675,000        | 2,700,000        |
| Late Fees/Rtn check fees | 7,500            | 7,500            | -            | -                |                  |
| Delayed Connection Fees  | 5,000            | 5,000            | -            | 9,200            | 5,000            |
| Reuse Water Income       | -                | -                |              | 75,657           | -                |
| <b>Total Revenues</b>    | <b>1,687,500</b> | <b>1,687,500</b> | <b>-</b>     | <b>1,759,857</b> | <b>2,705,000</b> |

**Expense**

## System Operations and Maintenance:

|                                         |         |         |          |         |         |
|-----------------------------------------|---------|---------|----------|---------|---------|
| - Routine Operations                    | 95,700  | 95,700  | -        | 95,700  | 65,000  |
| - Non-Routine Operations                | 94,400  | 94,400  | -        | 94,400  | 50,000  |
| - System Maintenance & Repair           | 80,000  | 80,000  | -        | 80,000  | 80,000  |
| - Odor Control                          | 35,000  | 25,000  | (10,000) | 25,000  |         |
| - Drip Field Maint & Repairs            | 51,000  | 51,000  | -        | 51,000  | 40,000  |
| - Lift Station Preventative Maintenance | 81,000  | 81,000  | -        | 80,000  | 90,000  |
| - WWTP Maintenance                      | 70,000  | 50,000  | (20,000) | 156,000 | 90,000  |
| - Chemicals                             | 20,000  | 50,000  | 30,000   | 50,000  | 70,000  |
| - Electricity                           | 105,000 | 105,000 | -        | 105,000 | 140,000 |
| - Sludge Hauling                        | 210,000 | 210,000 | -        | 210,000 | 230,000 |
| - Generator Maintenance                 | 20,000  | 20,000  | -        | 20,000  | 30,000  |

## Arrowhead Operations and Maintenance:

|                                         |         |         |   |         |         |
|-----------------------------------------|---------|---------|---|---------|---------|
| - Routine Operations                    | 26,000  | 26,000  | - | 26,000  | 15,000  |
| - Non-Routine Operations                | 24,000  | 24,000  | - | 24,000  | 15,000  |
| - Lift Station Cleaning                 | 9,000   | 9,000   | - |         |         |
| - Drip Field Maint & Repairs            | 50,000  | 50,000  | - |         |         |
| - Lift Station repairs                  | 5,000   | 5,000   | - |         |         |
| - Lift Station Preventative Maintenance | 3,000   | 3,000   | - | 17,000  | 14,000  |
| - WWTP Repairs/Pump Repairs             | 17,000  | 17,000  | - |         |         |
| - Chemicals                             | 18,000  | 18,000  | - | 18,000  | 22,000  |
| - Electricity                           | 38,000  | 38,000  | - | 38,000  | 35,000  |
| - Sludge Hauling                        | 40,000  | 40,000  | - | 40,000  | 37,000  |
| - Arrowhead Plant Lease(s)              | 286,560 | 286,560 | - | 286,560 | 286,560 |

## Big Sky Operations and Maintenance:

|                              |        |        |   |        |         |
|------------------------------|--------|--------|---|--------|---------|
| - Routine Operations         | 26,000 | 26,000 | - | 26,000 | 26,000  |
| - Non-Routine Operations     | 21,450 | 21,450 | - | 21,450 | 15,000  |
| - Drip Field Maint & Repairs | 7,500  | 7,500  | - | 7,500  | 7,500   |
| - WWTP Repairs/Pump Repairs  | 15,000 | 15,000 | - | 5,000  | 15,000  |
| - Chemicals                  | 18,000 | 18,000 | - | 18,000 | 22,000  |
| - Electricity                | 38,000 | 38,000 | - | 38,000 | 26,000  |
| - Sludge Hauling             | 40,000 | 40,000 | - | 40,000 | 375,505 |
| - Supplies                   |        |        |   |        |         |

## Village Grove Operations and Maintenance:

|                              |        |        |   |   |        |
|------------------------------|--------|--------|---|---|--------|
| - Routine Operations         | 26,000 | 26,000 | - | - | 10,000 |
| - Non-Routine Operations     | 24,000 | 24,000 | - | - | 8,000  |
| - Lift Station Cleaning      | 9,000  | 9,000  | - | - |        |
| - Drip Field Maint & Repairs | 50,000 | 50,000 | - | - | 5,000  |
| - Lift Station repairs       | 5,000  | 5,000  | - | - |        |

Filed : June 30, 2026

|                                         | FY 2026<br>Adopted | FY 2026<br>Amended | Change   | FY 2026<br>Projected | Item # 12.       |
|-----------------------------------------|--------------------|--------------------|----------|----------------------|------------------|
| - Lift Station Preventative Maintenance | 3,000              | 3,000              | -        | -                    |                  |
| - WWTP Repairs/Pump Repairs             | 17,000             | 17,000             | -        | -                    | 10,000           |
| - Chemicals                             | 18,000             | 18,000             | -        | -                    | 12,000           |
| - Electricity                           | 38,000             | 38,000             | -        | -                    | 12,000           |
| - Sludge Hauling                        | 40,000             | 40,000             | -        | -                    | 15,000           |
| Wildridge Operations and Maintenance:   |                    |                    |          |                      |                  |
| - Routine Operations                    | 26,000             | 26,000             | -        | -                    | -                |
| - Non-Routine Operations                | 24,000             | 24,000             | -        | -                    | -                |
| - Lift Station Cleaning                 | 9,000              | 9,000              | -        | -                    | -                |
| - Drip Field Maint & Repairs            | 50,000             | 50,000             | -        | -                    | -                |
| - Lift Station repairs                  | 5,000              | 5,000              | -        | -                    | -                |
| - Lift Station Preventative Maintenance | 3,000              | 3,000              | -        | -                    | -                |
| - WWTP Repairs/Pump Repairs             | 17,000             | 17,000             | -        | -                    | -                |
| - Chemicals                             | 18,000             | 18,000             | -        | -                    | -                |
| - Electricity                           | 38,000             | 38,000             | -        | -                    | -                |
| - Sludge Hauling                        | 40,000             | 40,000             | -        | -                    | -                |
| Water Reuse Operations                  |                    |                    |          |                      |                  |
| - System Maintenance & Repair           | 20,000             | 20,000             | -        | 20,000               | 20,000           |
| - Routine Operations                    | 10,000             | 10,000             | -        | 10,000               | 17,000           |
| - Non-Routine Operations                | 10,000             | 10,000             | -        | 10,000               | 10,000           |
| - Irrigation                            | 10,000             | 10,000             | -        | 10,000               | 40,000           |
| - Electricity                           |                    |                    | -        | 5,000                | 5,000            |
| Transfer to Vehicle Replacement Fund    | 51,908             | 51,908             | -        | 51,908               | 52,946           |
| <b>Total Expense</b>                    | <b>2,106,518</b>   | <b>2,106,518</b>   | <b>-</b> | <b>1,679,518</b>     | <b>2,013,511</b> |

**DEVELOPMENT/CAPITAL**

|                               |                  |                  |          |                  |                  |
|-------------------------------|------------------|------------------|----------|------------------|------------------|
| <b>Revenues</b>               |                  |                  |          |                  |                  |
| Developer Reimbursed Costs    | 370,000          | 370,000          | -        | 142,000          | 402,000          |
| Portion of Sales Tax          | 900,000          | 900,000          | -        | 2,500,000        | 2,000,000        |
| Overuse fees                  | 200,000          | 200,000          | -        | 100,500          | 100,000          |
| Line Extension Fees           |                  |                  |          |                  |                  |
| Reuse Fees                    |                  |                  |          |                  |                  |
| FM 150 WWU Line Reimbursement | -                | -                |          |                  |                  |
| Other Income                  | 40,000           | 40,000           | -        | 40,000           | 40,000           |
| PEC                           | 140,000          | 140,000          | -        | 181,486          | 140,000          |
| ROW Fees                      | 3,500            | 3,500            | -        | 8,229            | 3,500            |
| Cable                         | 130,000          | 130,000          | -        | 130,000          | 130,000          |
| TX Gas Franchise Fees         | 6,000            | 6,000            | -        | 10,000           | 6,000            |
| Interest                      | 215,000          | 215,000          | -        | 125,000          | 100,000          |
| <b>Total Revenue</b>          | <b>2,004,500</b> | <b>2,004,500</b> | <b>-</b> | <b>3,237,215</b> | <b>2,921,500</b> |

|                                                          |        |        |   |        |         |
|----------------------------------------------------------|--------|--------|---|--------|---------|
| <b>Expense</b>                                           |        |        |   |        |         |
| - Construction Phase Services HR TEFS 1873-001           | 5,000  | 5,000  | - | 1,000  | 15,000  |
| - Misc. Planning/Consulting 1431-001                     | 50,000 | 50,000 | - | 12,500 | 95,000  |
| - Planning & Permitting                                  | 4,000  | 4,000  | - |        |         |
| - 2nd Amendment CIP 1881-001                             | -      | -      |   |        |         |
| - Sewer Planning CAD 1971-001                            | 5,000  | 5,000  | - | 1,500  | 15,000  |
| - Water Planning 1982-001                                | 4,000  | 4,000  | - | 1,500  | 40,000  |
| - FM 150 WWU Line 1989-001                               | 12,000 | 12,000 | - | 1,500  | 20,000  |
| - Parallel West Interceptor Design& Cost                 |        |        |   |        |         |
| - Caliterra Plan Review & construction Phase Services 15 | 12,500 | 12,500 | - | 1,000  | 5,000   |
| - TLAP Renewal application 1732-001                      |        |        |   |        |         |
| - Arrowhead PR & Const. Phase Services - 1967-001        | 2,000  | 2,000  | - | 500    | 1,000   |
| - Heritage PID PR & Cons. Phase Services - 1734-001      | 30,000 | 30,000 | - | 2,000  | 2,000   |
| - Double L Planning & Const. Phase Services - 1743-001   | 50,000 | 50,000 | - | 40,000 | 100,000 |
| - Cannon Tract - 1842-001                                |        |        |   |        |         |
| - Driftwood 522 PR & Const. Phase Services - 1900-001    | 25,000 | 25,000 | - | 35,000 | 100,000 |
| - Big Sky PR & Const Phase Services - 1913-001           | 2,500  | 2,500  | - | 2,000  | 10,000  |
| - Driftwood Creek PR & Const Phase Services - 1917-00    | 25,000 | 25,000 | - | 2,000  | 20,000  |
| - Cannon/Cynosure/Double L Water CCN App. - 2007-001     |        |        |   |        |         |
| - Cynosure-Wild Ridge - 2009-001                         | 20,000 | 20,000 | - | 15,000 | 25,000  |
| - Oryx Cannon 58 Plan Review & CPS - 60972-2             | 5,000  | 5,000  | - | 5,000  | 10,000  |
| - New Growth Plan Review & CPS - 60972-2                 | 10,000 | 10,000 | - | 500    | 500     |
| - AHC Apartments - PDD 11                                | 1,000  | 1,000  | - |        |         |

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|                                                           | FY 2026<br>Adopted | FY 2026<br>Amended | Change   | FY 2026<br>Projected | Item # 12.     |
|-----------------------------------------------------------|--------------------|--------------------|----------|----------------------|----------------|
| - Arrowhead WWTP & Drip System Install Design             | 5,000              | 5,000              | -        | 1,500                | 30,000         |
| - Heritage/Cannon Lift Station                            | 25,000             | 25,000             | -        |                      |                |
| - Cannon Ranch Gateway Village Plan Review & CPS - (      | 27,500             | 27,500             | -        | 6,000                | 26,000         |
| - Effluent HP 1952-001 - Engineering                      |                    |                    |          | 45,000               | 50,000         |
| - Effluent Holding Pond - Construction                    | 50,000             | 50,000             | -        |                      |                |
| - HR Treated Effluent Fill Station - 60972-8              | -                  | -                  |          | -                    | -              |
| - Water Reuse                                             | 240,000            | 240,000            | -        | 240,000              | -              |
| - Arrowhead Lift station Upgrades                         | 150,000            | 150,000            | -        | 150,000              | -              |
| - Big Sky Maintenance Building                            | -                  | -                  |          | -                    |                |
| - Flow Control: Driftwood Golf Course                     | 150,000            | 150,000            | -        | 150,000              | -              |
| - GIS Implementation                                      | 100,000            | 100,000            | -        | 100,000              | -              |
| - Asset Management                                        | 150,000            | 150,000            | -        | 150,000              | -              |
| - Transfer to Debt Service                                | 2,268,211          | 2,268,211          | -        | 2,268,211            | -              |
| - Stephenson Building Parking Lot Improvements - 60972-37 | -                  | -                  |          | 500                  | 500            |
| - Lazare Properties Review - 60972-38                     | -                  | -                  |          | 500                  | 1,000          |
| - Howard Ranch Plan Review - 60972-40                     | -                  | -                  |          | 1,000                | 5,000          |
| - HEB - 60972-41                                          | -                  | -                  |          | 500                  | 500            |
| - Cannon Regional LS Planning - 60972-42                  | -                  | -                  |          | 20,000               | 80,000         |
| - Penn Tract WW Evaluation - 60972-43                     | -                  | -                  |          | 2,000                | 2,500          |
| - Oryx WW Evaluation - 60972-47                           | -                  | -                  |          | 1,000                | 2,000          |
| - Loan Assistance - 60972-48                              | -                  | -                  |          | 3,000                | -              |
| - Uriegas Dental - 60972-49                               | -                  | -                  |          | 500                  | 500            |
| - St. Martin de Porres - 60972-50                         | -                  | -                  |          | 500                  | 2,000          |
| - Fellers Tract WW Service - 60972-51                     | -                  | -                  |          | 500                  | 1,000          |
| - Temporary 210 Irrigation Areas - 60972-52               | -                  | -                  |          | 12,500               | 50,000         |
| - Treated Effluent System Modeling - 60972-53             | -                  | -                  |          | 10,000               | 10,000         |
| - Salt Lick WW Service - 60972-54                         | -                  | -                  |          | 2,500                | 5,000          |
| - Roxie's PR - 60972-32                                   | -                  | -                  |          | -                    | 1,000          |
| <b>Total Expense</b>                                      | <b>3,428,711</b>   | <b>3,428,711</b>   | <b>-</b> | <b>3,286,711</b>     | <b>725,500</b> |

**TWDB PROJECT****Revenues**

|                      |                  |                  |                  |                  |                  |
|----------------------|------------------|------------------|------------------|------------------|------------------|
| TXF from TWDB        | 1,915,000        | 5,259,207        | 3,344,207        | 1,709,652        | 2,440,000        |
| <b>Total Revenue</b> | <b>1,915,000</b> | <b>5,259,207</b> | <b>3,344,207</b> | <b>1,709,652</b> | <b>2,440,000</b> |

**Expense**

## TWDB Engineering:

|                                                     |         |         |   |         |         |
|-----------------------------------------------------|---------|---------|---|---------|---------|
| - West Interceptor, SC, LS, FM and TE line 1950-001 | 210,000 | 210,000 | - | 150,000 | 300,000 |
| - East Interceptor 1951-001                         | 185,000 | 185,000 | - | 10,000  | 400,000 |
| - Reclaimed Water Facility 1953-001                 | 200,000 | 200,000 | - | 45,000  | 250,000 |
| - WWTP Design Assistance                            |         |         |   |         |         |
| - So Regional WW System Exp P&M 1923-001            | 30,000  | 30,000  | - | 7,000   |         |
| - TWDB South Regional WW System Expansion - CZP 1   | -       | -       |   | 35,000  | 30,000  |

## Miscellaneous:

|                                   |           |           |   |         |           |
|-----------------------------------|-----------|-----------|---|---------|-----------|
| - Special Counsel and Consultants | 1,325,000 | 1,325,000 | - | 215,000 | 1,410,000 |
|-----------------------------------|-----------|-----------|---|---------|-----------|

## TWDB Capital Projects:

|                                          |   |           |           |           |   |
|------------------------------------------|---|-----------|-----------|-----------|---|
| - West Interceptor                       | - | 3,344,207 | 3,344,207 | 3,344,207 | - |
| - South Collector, LS and FM and TE Line | - | -         |           |           |   |
| - East Interceptor                       | - | -         |           |           |   |
| - WWTP                                   | - | -         |           |           |   |

|                      |                  |                  |                  |                  |                  |
|----------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Total Expense</b> | <b>1,950,000</b> | <b>5,294,207</b> | <b>3,344,207</b> | <b>3,806,207</b> | <b>2,390,000</b> |
|----------------------|------------------|------------------|------------------|------------------|------------------|

**WATER****Revenue**

## Fees:

|                   |        |        |   |        |       |
|-------------------|--------|--------|---|--------|-------|
| - Tap Fees        |        |        |   |        |       |
| - Impact Fees     |        |        |   |        |       |
| - Meter Set Fees  | 3,000  | 3,000  | - | 1,750  | 1,000 |
| - Disconnect Fees |        |        |   |        |       |
| - Equipment Fees  | 10,000 | 10,000 | - | 10,955 | 5,000 |
| - Inspection Fees | 2,500  | 2,500  | - | 1,000  | 1,000 |

## Rates:

|             |         |         |   |         |  |
|-------------|---------|---------|---|---------|--|
| - Base Rate | 125,000 | 125,000 | - | 175,000 |  |
|-------------|---------|---------|---|---------|--|

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|                          | FY 2026<br>Adopted | FY 2026<br>Amended | Change   | FY 2026<br>Projected | Item # 12.       |
|--------------------------|--------------------|--------------------|----------|----------------------|------------------|
| - Usage                  | 275,000            | 275,000            | -        | 800,000              | 800,000          |
| - Penalties              |                    |                    |          |                      |                  |
| Other Revenues           | 6,000              | 6,000              | -        | -                    | -                |
| TXF from Wastewater Fund |                    |                    |          |                      |                  |
| <b>Total Revenue</b>     | <b>421,500</b>     | <b>421,500</b>     | <b>-</b> | <b>988,705</b>       | <b>1,077,000</b> |

**Expense**

## System Operations and Maintenance:

|                                   |                |                |          |                |                  |
|-----------------------------------|----------------|----------------|----------|----------------|------------------|
| - Routine Operations              | 35,000         | 35,000         | -        | 35,000         | 30,000           |
| - Non Routine Operations          | 20,000         | 20,000         | -        | 20,000         | 20,000           |
| - System Maintenance & Repair     | 27,500         | 27,500         | -        | 27,500         | 27,500           |
| - Water Meters                    | 100,000        | 100,000        | -        | 100,000        | 100,000          |
| Operating and Maintenance         |                |                |          |                |                  |
| Wholesale Water Purchase - WTCPUA | 675,000        | 675,000        | -        | 670,000        | 850,000          |
| <b>Total Expense</b>              | <b>857,500</b> | <b>857,500</b> | <b>-</b> | <b>852,500</b> | <b>1,027,500</b> |

**ADMINISTRATION****Expense**

## Administrative and General Expense:

|                                  |        |        |   |        |        |
|----------------------------------|--------|--------|---|--------|--------|
| - Administrative/Billing Expense | -      | -      |   |        |        |
| - Legal Fees                     | 55,000 | 55,000 | - | 55,000 | 55,000 |
| - Auditing                       | 10,000 | 10,000 | - | 10,000 | 13,600 |
| - Software                       | 15,000 | 15,000 | - | 15,000 | 15,000 |
| - IT Equipment & Support         | 7,000  | 7,000  | - | 7,000  | 36,000 |

## Systems Operations and Maintenance:

|                          |                  |                  |              |                  |                  |
|--------------------------|------------------|------------------|--------------|------------------|------------------|
| - Phone/Network          |                  |                  |              | 12,000           | 25,000           |
| - Equipment              | 570,000          | 570,000          | -            | 570,000          | 220,000          |
| - Equipment Maintenance  | 15,000           | 15,000           | -            | 15,000           | 15,000           |
| - Fleet Acquisition      | 80,000           | 80,000           | -            | 80,000           |                  |
| - Fleet Maintenance      | 16,000           | 16,000           | -            | 16,000           | 16,000           |
| - Fuel                   | 25,000           | 25,000           | -            | 25,000           | 25,000           |
| - Laboratory Testing     | 80,000           | 80,000           | -            | 80,000           | 80,000           |
| - SCADA                  | 20,000           | 20,000           | -            | 20,000           | 25,000           |
| Supplies                 | 60,000           | 60,000           | -            | 60,000           | 45,000           |
| Other Expense            |                  |                  |              |                  |                  |
| Public Relations         |                  |                  |              |                  |                  |
| Postage                  | 30,000           | 30,000           | -            | 30,000           | 30,000           |
| Uniforms                 | 15,000           | 15,000           | -            | 15,000           | 10,000           |
| Training                 | 25,000           | 25,000           | -            | 25,000           | 20,000           |
| Dispatch                 | -                | -                |              |                  |                  |
| Salaries                 | 716,410          | 716,410          | -            | 680,589          | 704,946          |
| Overtime                 | 48,672           | 48,672           | -            | 43,805           | 48,672           |
| Taxes                    | 63,542           | 63,542           | -            | 60,365           | 62,665           |
| Benefits                 | 87,546           | 87,546           | -            | 83,169           | 104,480          |
| Retirement               | 46,377           | 46,377           | -            | 44,058           | 44,555           |
| On Call                  | 26,000           | 26,000           | -            | 26,000           | 26,000           |
| Transfer to General Fund | 271,199          | 275,663          | 4,464        | -                | -                |
| <b>Total Expense</b>     | <b>2,282,746</b> | <b>2,287,210</b> | <b>4,464</b> | <b>1,972,986</b> | <b>1,621,919</b> |

**CONSOLIDATED UTILITY FUND****Revenue**

|                     |                   |                   |                  |                   |                   |
|---------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Balance Forward     | 6,563,092         | 6,567,556         | 4,464            | 6,567,556         | 2,665,063         |
| Development/Capital | 2,004,500         | 2,004,500         | -                | 3,237,215         | 2,921,500         |
| TWDB Project        | 1,915,000         | 5,259,207         | 3,344,207        | 1,709,652         | 2,440,000         |
| Wastewater          | 1,687,500         | 1,687,500         | -                | 1,759,857         | 2,705,000         |
| Water               | 421,500           | 421,500           | -                | 988,705           | 1,077,000         |
| Operations          | -                 | -                 | -                | -                 | -                 |
| <b>Total</b>        | <b>12,591,592</b> | <b>15,940,263</b> | <b>3,348,670</b> | <b>14,262,985</b> | <b>11,808,563</b> |

**Expense**

|                     |           |           |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|-----------|
| Development/Capital | 3,428,711 | 3,428,711 | -         | 3,286,711 | 725,500   |
| TWDB Project        | 1,950,000 | 5,294,207 | 3,344,207 | 3,806,207 | 2,390,000 |
| Wastewater          | 2,106,518 | 2,106,518 | -         | 1,679,518 | 2,013,511 |
| Water               | 857,500   | 857,500   | -         | 852,500   | 1,027,500 |
| Operations          | 2,282,746 | 2,287,210 | 4,464     | 1,972,986 | 1,621,919 |

|                        | FY 2026<br>Adopted | FY 2026<br>Amended | Change           | FY 2026<br>Projected | Item # 12.       |
|------------------------|--------------------|--------------------|------------------|----------------------|------------------|
| <b>Total Expense</b>   | <b>10,625,475</b>  | <b>13,974,145</b>  | <b>3,348,670</b> | <b>11,597,922</b>    | <b>7,778,430</b> |
| <b>Balance Forward</b> | <b>1,966,117</b>   | <b>1,966,117</b>   | <b>0</b>         | <b>2,665,063</b>     | <b>4,030,134</b> |

**TWDB FUND**

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>Balance Forward</b> | <b>931</b>       | <b>931</b>       |  | <b>943</b>       | <b>968</b>       |
| Revenues               | 1,915,000        | 1,915,000        |  | 1,709,652        | 2,440,000        |
| Interest               | 25               | 25               |  | 25               | 25               |
| <b>Total revenue</b>   | <b>1,915,956</b> | <b>1,915,956</b> |  | <b>1,710,620</b> | <b>2,440,993</b> |
| <b>Expenses</b>        |                  |                  |  |                  |                  |
| Escrow Fees            |                  |                  |  |                  |                  |
| Expenses               | 1,915,000        | 1,915,000        |  | 1,709,652        | 2,440,000        |
| <b>Total Expenses</b>  | <b>1,915,000</b> | <b>1,915,000</b> |  | <b>1,709,652</b> | <b>2,440,000</b> |
| <b>Balance Forward</b> | <b>956</b>       | <b>956</b>       |  | <b>968</b>       | <b>993</b>       |

**IMPACT FUND**

|                          |                  |                  |  |                  |                  |
|--------------------------|------------------|------------------|--|------------------|------------------|
| <b>Bal Forward</b>       | <b>1,245,927</b> | <b>1,245,927</b> |  | <b>1,965,368</b> | <b>1,013,833</b> |
| <b>Revenue</b>           |                  |                  |  |                  |                  |
| Impact Fees              | 758,000          | 758,000          |  | 1,454,490        | 1,100,000        |
| Impact Fee Deposits      |                  |                  |  |                  |                  |
| Interest Income          | 20,000           | 20,000           |  | 50,000           | 20,000           |
| Transfer from Debt 2015  | -                | -                |  | 12,031           | -                |
| <b>Total</b>             | <b>2,023,927</b> | <b>2,023,927</b> |  | <b>3,481,889</b> | <b>2,133,833</b> |
| <b>Expense</b>           |                  |                  |  |                  |                  |
| TXF to Debt Service 2015 | -                | -                |  | 480,079          |                  |
| TXF to Debt Service 2019 |                  |                  |  | 977,090          | 1,036,353        |
| TXF to Debt Service 2022 |                  |                  |  | 1,010,887        | 1,097,458        |
| <b>Total expense</b>     | <b>-</b>         | <b>-</b>         |  | <b>2,468,056</b> | <b>2,133,811</b> |
| <b>Total Bal Forward</b> | <b>2,023,927</b> | <b>2,023,927</b> |  | <b>1,013,833</b> | <b>23</b>        |

**DEBT SERVICE FUND 2015**

|                         |                |                |  |                |          |
|-------------------------|----------------|----------------|--|----------------|----------|
| <b>Bal Forward</b>      | <b>867,624</b> | <b>867,624</b> |  | <b>196,857</b> | <b>-</b> |
| <b>Revenue</b>          |                |                |  |                |          |
| TXF from Impact Fund    | -              | -              |  | 480,079        | -        |
| Interest                | 19,000         | 19,000         |  | 5,500          | -        |
| <b>Total Revenue</b>    | <b>886,624</b> | <b>886,624</b> |  | <b>682,436</b> | <b>-</b> |
| <b>Expenses</b>         |                |                |  |                |          |
| Debt Payment 2015       | 670,406        | 670,406        |  | 670,406        | -        |
| Transfer to Impact Fund | -              | -              |  | 12,031         |          |
| <b>Total Expense</b>    | <b>670,406</b> | <b>670,406</b> |  | <b>682,436</b> | <b>-</b> |
| <b>Balance Forward</b>  | <b>216,219</b> | <b>216,219</b> |  | <b>-</b>       | <b>-</b> |

**DEBT SERVICE FUND 2013**

|                        |                |                |  |                |                |
|------------------------|----------------|----------------|--|----------------|----------------|
| <b>Bal Forward</b>     | <b>107,420</b> | <b>107,420</b> |  | <b>107,298</b> | <b>111,978</b> |
| <b>Revenue</b>         |                |                |  |                |                |
| TXF from HOT           | 92,055         | 92,055         |  | 92,055         | 88,528         |
| Interest               | 3,000          | 3,000          |  | 3,000          | 3,000          |
| <b>Total</b>           | <b>202,475</b> | <b>202,475</b> |  | <b>202,353</b> | <b>203,506</b> |
| <b>Expense</b>         |                |                |  |                |                |
| Tax Series 2013        | 90,375         | 90,375         |  | 90,375         | 92,055         |
| <b>Total Expenses</b>  | <b>90,375</b>  | <b>90,375</b>  |  | <b>90,375</b>  | <b>92,055</b>  |
| <b>Balance Forward</b> | <b>112,100</b> | <b>112,100</b> |  | <b>111,978</b> | <b>111,451</b> |

**DEBT SERVICE FUND 2019**

|                      |                |                |  |                |                  |
|----------------------|----------------|----------------|--|----------------|------------------|
| <b>Bal Forward</b>   | <b>102,118</b> | <b>102,118</b> |  | <b>102,904</b> | <b>1,149,446</b> |
| <b>Revenue</b>       |                |                |  |                |                  |
| TXF from Impact Fees | 1,073,553      | 1,073,553      |  | 977,090        | 1,233            |



|                            | FY 2026<br>Adopted | FY 2026<br>Amended | Change | FY 2026<br>Projected | Item # 12.       |
|----------------------------|--------------------|--------------------|--------|----------------------|------------------|
| Transfer from Utility Fund | -                  | -                  |        | 1,134,106            |                  |
| Interest                   | 20,000             | 20,000             |        | 8,900                | 8,000            |
| <b>Total</b>               | <b>1,195,671</b>   | <b>1,195,671</b>   |        | <b>2,222,999</b>     | <b>2,193,799</b> |

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>Expense</b>         |                  |                  |  |                  |                  |
| Tax Series 2019        | 1,073,553        | 1,073,553        |  | 1,073,553        | 1,103,553        |
| <b>Total Expenses</b>  | <b>1,073,553</b> | <b>1,073,553</b> |  | <b>1,073,553</b> | <b>1,103,553</b> |
| <b>Balance Forward</b> | <b>122,118</b>   | <b>122,118</b>   |  | <b>1,149,446</b> | <b>1,090,246</b> |

**DEBT SERVICE FUND 2022**

|                            |                  |                  |  |                  |                  |
|----------------------------|------------------|------------------|--|------------------|------------------|
| <b>Bal Forward</b>         | <b>186,908</b>   | <b>186,908</b>   |  | <b>187,373</b>   | <b>1,149,097</b> |
| <b>Revenue</b>             |                  |                  |  |                  |                  |
| TXF from Impact Fees       | 1,194,658        | 1,194,658        |  | 1,010,887        | 1,097,458        |
| Transfer from Utility Fund | -                | -                |  | 1,134,106        |                  |
| Interest                   | 15,000           | 15,000           |  | 8,500            | 8,000            |
| <b>Total</b>               | <b>1,396,566</b> | <b>1,396,566</b> |  | <b>2,340,865</b> | <b>2,254,554</b> |

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>Expense</b>         |                  |                  |  |                  |                  |
| Tax Series 2022        | 1,191,178        | 1,191,178        |  | 1,191,769        | 1,191,178        |
| <b>Total Expenses</b>  | <b>1,191,178</b> | <b>1,191,178</b> |  | <b>1,191,769</b> | <b>1,191,178</b> |
| <b>Balance Forward</b> | <b>205,388</b>   | <b>205,388</b>   |  | <b>1,149,097</b> | <b>1,063,377</b> |

**DEBT SERVICE FUND 2025**

|                                     |                   |                   |  |                   |                   |
|-------------------------------------|-------------------|-------------------|--|-------------------|-------------------|
| <b>Bal Forward</b>                  | <b>14,146,914</b> | <b>14,146,914</b> |  | <b>14,076,667</b> | <b>11,460,607</b> |
| <b>Revenue</b>                      |                   |                   |  |                   |                   |
| TXF from Bond Proceeds              | -                 | -                 |  | -                 | -                 |
| Interest                            | -                 | -                 |  | 427,370           | 200,000           |
| Transfer in from HOT Fund           |                   |                   |  |                   |                   |
| Transfer in from Landscaping Fund   |                   |                   |  |                   |                   |
| TxDOT TAG Funding                   |                   |                   |  |                   | 1,533,164         |
| Hays County POSAC Funding           |                   |                   |  |                   | 1,605,000         |
| DSWSC Waterline Replacement Funding |                   |                   |  |                   | 488,000           |
| <b>Total</b>                        | <b>14,146,914</b> | <b>14,146,914</b> |  | <b>14,504,037</b> | <b>15,286,771</b> |

|                               |                   |                   |  |                   |                   |
|-------------------------------|-------------------|-------------------|--|-------------------|-------------------|
| <b>Expense</b>                |                   |                   |  |                   |                   |
| - Old Fitzhugh Road           |                   |                   |  | 5,000             | 6,285,843         |
| - Stephenson Bldg & Parking   |                   |                   |  | 2,347,482         | 2,342,372         |
| - Maintenance Facility        |                   |                   |  |                   | 412,805           |
| - Street Improvements         | 690,948           | 690,948           |  | 690,948           | 1,454,825         |
| - Transportation Improvements |                   |                   |  |                   |                   |
| - Other                       |                   |                   |  |                   |                   |
| <b>Total Expenses</b>         | <b>690,948</b>    | <b>690,948</b>    |  | <b>3,043,430</b>  | <b>10,495,844</b> |
| <b>Balance Forward</b>        | <b>13,455,966</b> | <b>13,455,966</b> |  | <b>11,460,607</b> | <b>4,790,927</b>  |

**PEG FUND**

|                        |                |                |  |                |                |
|------------------------|----------------|----------------|--|----------------|----------------|
| <b>Balance Forward</b> | <b>188,578</b> | <b>188,578</b> |  | <b>173,633</b> | <b>208,933</b> |
| <b>Revenues</b>        |                |                |  |                |                |
| TWC                    | 30,000         | 30,000         |  | 30,000         | 30,000         |
| Interest Income        | 4,000          | 4,000          |  | 5,300          | 5,000          |
| <b>Total Revenues</b>  | <b>222,578</b> | <b>222,578</b> |  | <b>208,933</b> | <b>243,933</b> |

|                        |                |                |  |                |                |
|------------------------|----------------|----------------|--|----------------|----------------|
| <b>Expense</b>         | -              | -              |  | -              | -              |
| TXF to Event Center    | -              | -              |  | -              | -              |
| <b>Total Expense</b>   | <b>-</b>       | <b>-</b>       |  | <b>-</b>       | <b>-</b>       |
| <b>Balance Forward</b> | <b>222,578</b> | <b>222,578</b> |  | <b>208,933</b> | <b>243,933</b> |

**RESERVE FUND**

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>Balance Forward</b> | <b>3,536,163</b> | <b>3,536,163</b> |  | <b>3,338,828</b> | <b>3,742,228</b> |
| <b>Revenue</b>         |                  |                  |  |                  |                  |
| TXF from General Fund  | 500,000          | 500,000          |  | 300,000          | 234              |

Filed : June 30, 2026

|              | FY 2026<br>Adopted | FY 2026<br>Amended | Change | FY 2026<br>Projected | Item # 12.       |
|--------------|--------------------|--------------------|--------|----------------------|------------------|
| Interest     | 75,000             | 75,000             |        | 103,400              | 100,000          |
| <b>Total</b> | <b>4,111,163</b>   | <b>4,111,163</b>   |        | <b>3,742,228</b>     | <b>4,142,228</b> |

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>Expense</b>         |                  |                  |  |                  |                  |
| Expense                | -                | -                |  | -                | -                |
| <b>Total Expense</b>   | <b>-</b>         | <b>-</b>         |  | <b>-</b>         | <b>-</b>         |
| <b>Balance Forward</b> | <b>4,111,163</b> | <b>4,111,163</b> |  | <b>3,742,228</b> | <b>4,142,228</b> |

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>TIRZ 1</b>          |                  |                  |  |                  |                  |
| <b>Balance Forward</b> | <b>275,827</b>   | <b>275,827</b>   |  | <b>685,321</b>   | <b>875,582</b>   |
| <b>Revenues</b>        |                  |                  |  |                  |                  |
| City AV                | 352,305          | 352,305          |  | 401,696          | 557,254          |
| County AV              | 372,227          | 372,227          |  | 475,502          | 879,499          |
| Interest Income        | 20,000           | 20,000           |  | 40,800           | 20,000           |
| <b>Total Revenue</b>   | <b>1,020,358</b> | <b>1,020,358</b> |  | <b>1,603,318</b> | <b>2,332,336</b> |

|                                                 |                |                |  |                |                  |
|-------------------------------------------------|----------------|----------------|--|----------------|------------------|
| <b>Expense</b>                                  |                |                |  |                |                  |
| TIRZ Expense                                    |                |                |  |                |                  |
| Project Management/Misc. Costs                  | 21,000         | 21,000         |  | 21,000         | 21,000           |
| Project Administration P3 Works                 | 8,000          | 8,000          |  | 16,000         | 8,000            |
| Legal Fees                                      |                |                |  | 3,000          | 3,500            |
| Projects:                                       |                |                |  |                |                  |
| - Town Center                                   | 45,000         | 45,000         |  | -              | 45,000           |
| - Old Fitzhugh Road                             | 130,870        | 130,870        |  | 130,870        | -                |
| - Downtown Parking                              | 15,000         | 15,000         |  | 15,000         | 3,750            |
| - Stephenson Building                           | 19,375         | 19,375         |  | 19,375         | 5,000            |
| - Downtown Master Plan (Road/Sidewalk/Drainage) | 90,125         | 90,125         |  | -              | 352,000          |
| - Library                                       | 250,000        | 250,000        |  | 250,000        | 375,000          |
| - Creek Road                                    | 45,000         | 45,000         |  | -              | 130,000          |
| Misc. Consulting                                | 15,000         | 15,000         |  | -              | 15,000           |
| Series 2025 TIRZ I Allocation                   | 272,491        | 272,491        |  | 272,491        | 355,877          |
| Fund Balance Reserve                            |                |                |  |                | 366,080          |
| <b>Total Expense</b>                            | <b>911,861</b> | <b>911,861</b> |  | <b>727,736</b> | <b>1,680,207</b> |
| <b>Balance Forward</b>                          | <b>108,497</b> | <b>108,497</b> |  | <b>875,582</b> | <b>652,129</b>   |

|                        |                  |                  |  |                  |                  |
|------------------------|------------------|------------------|--|------------------|------------------|
| <b>TIRZ 2</b>          |                  |                  |  |                  |                  |
| <b>Balance Forward</b> | <b>2,846,228</b> | <b>2,846,228</b> |  | <b>2,392,714</b> | <b>3,138,764</b> |
| <b>Revenue</b>         |                  |                  |  |                  |                  |
| Interest Income        | 30,000           | 30,000           |  | 72,400           | 30,000           |
| City AV                | 353,280          | 353,280          |  | 429,497          | 466,847          |
| County AV              | 712,108          | 712,108          |  | 741,517          | 735,794          |
| <b>Total Revenue</b>   | <b>3,941,616</b> | <b>3,941,616</b> |  | <b>3,636,128</b> | <b>4,371,404</b> |

|                                                 |                  |                  |  |                  |                  |
|-------------------------------------------------|------------------|------------------|--|------------------|------------------|
| <b>Expense</b>                                  |                  |                  |  |                  |                  |
| Project Management/Misc. Costs                  | 21,000           | 21,000           |  | 21,000           | 21,000           |
| Project Administration P3 Works                 | 8,000            | 8,000            |  | 3,000            | 8,000            |
| Legal                                           |                  |                  |  | 3,000            | 3,500            |
| Projects:                                       |                  |                  |  |                  |                  |
| - Town Center                                   | 15,000           | 15,000           |  | -                | 15,000           |
| - Old Fitzhugh Road                             | 43,623           | 43,623           |  | 43,623           | -                |
| - Downtown Parking                              | 5,000            | 5,000            |  | 5,000            | 1,250            |
| - Stephenson Building                           | 19,375           | 19,375           |  | 19,375           | 5,000            |
| - Downtown Master Plan (Road/Sidewalk/Drainage) | 90,125           | 90,125           |  | -                | 352,000          |
| - Library                                       | 250,000          | 250,000          |  | 250,000          | 375,000          |
| - Creek Road                                    | 45,000           | 45,000           |  | -                | 130,000          |
| Misc. Consulting                                | 15,000           | 15,000           |  | -                | 15,000           |
| Series 2025 TIRZ II Allocation                  | 152,366          | 152,366          |  | 152,366          | 201,303          |
| Fund Balance Reserve                            |                  |                  |  |                  | 207,074          |
| <b>Total Expense</b>                            | <b>664,489</b>   | <b>664,489</b>   |  | <b>497,364</b>   | <b>1,334,127</b> |
| <b>Balance Forward</b>                          | <b>3,277,127</b> | <b>3,277,127</b> |  | <b>3,138,764</b> | <b>3,037,277</b> |

**VEHICLE REPLACEMENT FUND**

Filed : June 30, 2026

|                        | FY 2026<br>Adopted | FY 2026<br>Amended | Change | FY 2026<br>Projected | Item # 12.       |
|------------------------|--------------------|--------------------|--------|----------------------|------------------|
| <b>Balance Forward</b> | <b>514,651</b>     | <b>514,651</b>     |        | <b>748,707</b>       | <b>982,763</b>   |
| <b>Revenue</b>         |                    |                    |        |                      |                  |
| TXF from General Fund  | 162,679            | 162,679            |        | 162,679              | 155,382          |
| TXF from DSRP          | 19,469             | 19,469             |        | 19,469               | 19,073           |
| TXF from WWU           | 51,908             | 51,908             |        | 51,908               | 52,946           |
| <b>Total Revenue</b>   | <b>748,707</b>     | <b>748,707</b>     |        | <b>982,763</b>       | <b>1,210,164</b> |
| <b>Expense</b>         |                    |                    |        |                      |                  |
| Vehicle Replacement    | -                  | -                  |        | -                    | -                |
| <b>Total Expense</b>   | <b>-</b>           | <b>-</b>           |        | <b>-</b>             | <b>-</b>         |
| <b>Balance Forward</b> | <b>748,707</b>     | <b>748,707</b>     |        | <b>982,763</b>       | <b>1,210,164</b> |

# FY 2027 Supplemental Requests

Item # 12.

| Dept.       | GL Account #  | GL Account Name                 | Description                                           | Amount          | Notes                                          | Dept Board Prior |  |
|-------------|---------------|---------------------------------|-------------------------------------------------------|-----------------|------------------------------------------------|------------------|--|
| Parks       | 100-400-71004 | All Park Improvements           | DSRP Wayfinding Signage                               | \$ 190,550.00   | Bid Services, Construction Docs & Construction |                  |  |
|             | 100-400-71004 | All Park Improvements           | DSRP - Storage Building                               | \$ 200,000.00   |                                                |                  |  |
|             | 100-400-71004 | All Park Improvements           | Recreation Center Feasibility Study                   | \$ 200,000.00   |                                                |                  |  |
|             | 100-400-71004 | All Park Improvements           | Aquatic Feasibility Study                             | \$ 75,000.00    |                                                |                  |  |
|             | 100-400-71010 | Rathgeber Improvements          | Phase I RGNRP                                         | \$ 721,000.00   | Estimate from RVI, POSAC Funded (Partially?)   |                  |  |
|             | 100-400-64014 | Baseball and Softball Field - P | Need 2 at each field @ \$2,500 per = \$10,000         | \$ 10,000.00    |                                                |                  |  |
|             | 100-400-64014 | Adult Softball Fields - Scorebd | Need 2 @ \$7,500 per = \$15,000                       | \$ 15,000.00    |                                                |                  |  |
|             |               |                                 |                                                       | \$ 1,411,550.00 |                                                |                  |  |
| Maintenance |               |                                 | Maintenance Coordinator                               | \$ 65,000.00    |                                                |                  |  |
|             |               |                                 | Maintenance Operations Manager                        | \$ 75,000.00    |                                                |                  |  |
|             |               |                                 | Maintenance Worker I (If ops mngr is denied)          | \$ 50,000.00    |                                                |                  |  |
|             |               |                                 | Maintenance Coordinator - Comp                        | \$ 1,700.00     |                                                |                  |  |
|             |               |                                 | Maintenance Operations Manager                        | \$ 1,700.00     |                                                |                  |  |
|             |               |                                 | Maintenance Worker I (If ops mngr is denied)          | \$ 1,700.00     |                                                |                  |  |
|             |               |                                 | Maintenance Coordinator - Cell                        | \$ 500.00       |                                                |                  |  |
|             |               |                                 | Maintenance Operations Manager - Tabler               | \$ 1,680.00     |                                                |                  |  |
|             |               |                                 | Maintenance Worker I (If ops mngr is denied) - Tablet | \$ 1,680.00     |                                                |                  |  |
|             |               |                                 | Maintenance Coordinator - Work Station                | \$ 700.00       |                                                |                  |  |
|             |               |                                 | Maintenance Operations Manager - Workstation          | \$ 700.00       |                                                |                  |  |
|             |               |                                 | Maintenance Coordinator - RingCentral                 | \$ 264.00       |                                                |                  |  |
|             |               |                                 | Maintenance Operations Manager - RingCentral          | \$ 264.00       |                                                |                  |  |
|             |               |                                 | Maintenance Coordinator - Software                    | \$ 601.00       |                                                |                  |  |
|             |               |                                 | Maintenance Operations Manager - RingCentral          | \$ 601.00       |                                                |                  |  |
|             |               |                                 | Construction Inspection Training                      | \$ 5,000.00     |                                                |                  |  |
|             |               |                                 | Crack Sealer                                          | \$ 97,000.00    |                                                |                  |  |
|             |               |                                 | Equipment Trailer                                     | \$ 18,000.00    |                                                |                  |  |
|             |               |                                 | Vehicle                                               | \$ 85,000.00    |                                                |                  |  |
|             |               |                                 | Fleet Maintenance                                     | \$ 8,000.00     |                                                |                  |  |
|             |               |                                 | Maintenance Facility Bay Buildout                     | \$ 150,000.00   |                                                |                  |  |
|             |               |                                 |                                                       | \$ 565,090.00   |                                                |                  |  |
| Em. Mgt.    |               |                                 | Archer 8- Barrier Trailer Kit                         | \$ 184,000.00   |                                                |                  |  |
|             |               |                                 | Crowd Control Interlocking Barrier                    | \$ 15,000.00    |                                                |                  |  |
|             |               |                                 | Portable Message Signs                                | \$ 18,000.00    |                                                |                  |  |
|             |               |                                 |                                                       | \$ 217,000.00   |                                                |                  |  |
| DSRP        | 200-401-71008 | DSRP Improvements               | Main Restroom Remodel                                 | \$ 200,000.00   |                                                |                  |  |
|             | 200-401-71008 | DSRP Improvements               | Demonstration Garden                                  | \$ 50,000.00    |                                                |                  |  |
|             | 200-401-64023 | Equipment                       | AV System/Tower Maintenance Contract                  | \$ 35,000.00    |                                                |                  |  |
|             |               |                                 |                                                       | \$ 285,000.00   |                                                |                  |  |
| Utl         | 400-310-64006 | Fleet Acquisition               |                                                       | \$ 85,000.00    |                                                |                  |  |
|             |               |                                 |                                                       | \$ 85,000.00    |                                                |                  |  |
| Atty.       |               |                                 | Legal AI Support                                      | \$ 50,000.00    |                                                |                  |  |
|             |               |                                 |                                                       |                 |                                                |                  |  |
|             |               |                                 |                                                       | \$ 50,000.00    |                                                |                  |  |

# FY 2027 Supplemental Requests

Item # 12.

| Dept.               | GL Account # | GL Account Name                    | Description                                                                 | Amount       | Notes                                   | Dept Board Prior |   |
|---------------------|--------------|------------------------------------|-----------------------------------------------------------------------------|--------------|-----------------------------------------|------------------|---|
| Stephenson Building |              | <b>Top</b>                         |                                                                             |              |                                         |                  |   |
|                     |              | Stephenson Program Specialist      | Proposed Salary & Bennifits                                                 | \$ 70,786.00 |                                         |                  |   |
|                     |              | Program Specialist Supplies        |                                                                             | \$ 3,765.00  |                                         |                  |   |
|                     |              | Window Blinds                      | For A and B Room (automatic)                                                |              | Moved to FY 2028                        |                  | 1 |
|                     |              | Tables                             | \$69.98 per @ 20 (6 ft.) Lifetime/Black                                     | \$ 1,400.00  |                                         |                  | 1 |
|                     |              | Chairs                             | \$24 per @ 120 (6 pp/table) Lifetime 2nd Gen Commercial folding chair/Black | \$ 2,880.00  |                                         |                  | 1 |
|                     |              | Chair Carts                        | 2 @ \$400 (Lifetime) 34 chairs per rack                                     |              | Moved to FY 2028                        |                  | 2 |
|                     |              | Trash Cans - Indoor                | 7 @ \$125 per (44 Gallon Rubbermaid with rollers and Yaya's)                | \$ 875.00    |                                         |                  | 1 |
|                     |              | Trash Cans - Outdoor               | 4 @ \$1,250 per (same as Mercer St.)                                        | \$ 3,750.00  | \$1250 Moved to FY 2028                 |                  | 1 |
|                     |              | Office Furniture                   | 2 offices @ \$3500 per                                                      |              | Reduced to \$5,000 and moved to Fy 2028 |                  | 1 |
|                     |              | Security Equipment                 | cameras, card readers                                                       |              |                                         |                  |   |
|                     |              | Keys                               | physical keys and hardware                                                  | \$ 1,500.00  |                                         |                  |   |
|                     |              | Refridgerator                      | Kitchen                                                                     | \$ 2,500.00  |                                         |                  | 1 |
|                     |              | Warming Oven                       | Kitchen                                                                     |              | Moved to FY 2028                        |                  | 1 |
|                     |              | Icemaker                           | Taken Out 3/1/20206                                                         |              |                                         |                  |   |
|                     |              | Dishwasher                         | Kitchen                                                                     |              | Moved to FY 2028                        |                  | 1 |
|                     |              | Microwave                          | Kitchen                                                                     | \$ 500.00    |                                         |                  | 1 |
|                     |              | Printer                            | Office                                                                      | \$ 1,750.00  |                                         |                  | 1 |
|                     |              | Floor Mats                         | Entry of Building (2), Offices, Vestibule (2), Kitchen - 6 @ \$500 per      | \$ 2,000.00  | \$1,000 moved to FY 2028                |                  | 2 |
|                     |              | Stage Light Bar                    | 2 Above Stage Area; QA is putting the front bar.                            |              | \$25,000 moved to FY 2028               |                  | 1 |
|                     |              | Signage                            | Exterior of building and office                                             | \$ 5,000.00  |                                         |                  |   |
|                     |              | Cintas/ AED                        | 1 AED and 1 First Aid Kit                                                   |              |                                         |                  |   |
|                     |              | Sound Accustics                    | Treatment for sound                                                         |              | Moved to FY 2028                        |                  |   |
|                     |              | Network Cableing                   | Rack, cable for network infrastructure                                      |              | Requested for end of FY 2026            |                  |   |
|                     |              | Lights                             | On sides and three above stage                                              |              |                                         |                  | 1 |
|                     |              | Network Hardware                   | Firewall, 2WAPS, Switch, Misc..                                             |              | Requested for end of FY 2026            |                  |   |
|                     |              | Restroom Fixtures                  | HD Supply Provides for free exept the trim for the wall mounted pa          | \$ 450.00    |                                         |                  | 1 |
|                     |              | <b>Middle</b>                      |                                                                             |              |                                         |                  |   |
|                     |              | Coffee maker                       | Kitchen and Office 2 @ \$100                                                | \$ 200.00    |                                         |                  | 3 |
|                     |              | Patio Furniture                    | South side of building; with paseo                                          |              | Moved to Fy 2028                        |                  | 2 |
|                     |              | Benches - Outdoor                  | Entry of building and office / Skatepark 2 @ \$2,100 per                    |              | Moved to Fy 2028                        |                  |   |
|                     |              | Quarry Blocks                      | 4 @ \$100                                                                   |              | Moved to Fy 2028                        |                  | 3 |
|                     |              | Shelving/Overhead Cabinets         | Kitchen                                                                     |              | Moved to Fy 2028                        |                  | 2 |
|                     |              | Podium                             | Same as City Hall                                                           |              | Moved to Fy 2028                        |                  | 1 |
|                     |              | Stage Drapes and Curtain           |                                                                             |              | Moved to Fy 2028                        |                  | 3 |
|                     |              | TV and Stand for A & B Room        | 2 @ \$1000 (stand and TV)                                                   | \$ 1,000.00  |                                         |                  | 2 |
|                     |              | Owl                                |                                                                             |              | Moved to Fy 2028                        |                  | 3 |
|                     |              | <b>Low</b>                         |                                                                             |              |                                         |                  |   |
|                     |              | Throw rug for Green Room           |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              | Throw rugs for Offices             |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              | Indoor Flags/Stage                 |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              | TV in the Green Room               |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              | Stainless Steel Tabel for Kitchen  |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              | Mirror for Green Room              |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              | Furniture for the Green Room       | 4 - 6ft Mittzon @ \$400 each and 8 chairs @ \$100 each                      |              | Moved to Fy 2028                        |                  |   |
|                     |              | Picture Hanging System for Gallery |                                                                             |              | Moved to Fy 2028                        |                  |   |
|                     |              |                                    |                                                                             | \$ 98,356.00 |                                         |                  |   |



## FY 2026 Supplemental Requests

Item # 12.

| Dept.                | GL Account #  | GL Account Name                | Description                                         | Amount        | Notes                                                                                                              | Dept Board Priority | Notes                                                               |
|----------------------|---------------|--------------------------------|-----------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------|
| Parks                | 100-400-71006 | All Parks Improvements         | Restroom Improvements                               | \$ 225,000.00 | Founders & SRP                                                                                                     | 3                   |                                                                     |
| Parks                | 100-400-71008 | SRP Improvements               | Replace/Remove Athletic Field Fencing               | \$ 35,000.00  |                                                                                                                    | 9                   |                                                                     |
| Maintenance          | 100-304-64009 | Maintenance Equipment          | Crack Sealer Machine                                | \$ 85,000.00  |                                                                                                                    |                     |                                                                     |
| IT                   | 100-016-64001 | IT Equipment & Support         | Stephenson AV                                       | \$ 100,000.00 |                                                                                                                    |                     | Review of AD Alternates/Funding may open up after Value engineering |
| IT                   | 100-016-64002 | IT Equipment & Support         | Stephenson Network                                  | \$ 20,000.00  |                                                                                                                    |                     | Review of AD Alternates/Funding may open up after Value engineering |
| IT                   | 100-016-64005 | IT Equipment & Support         | City Hall Hallway Door Frames                       | \$ 8,000.00   |                                                                                                                    |                     |                                                                     |
| DSRP                 | 200-401-71008 | Improvements                   | Roof Sealing                                        | \$ 600,000.00 |                                                                                                                    |                     | \$150 K from FY25 + Possible \$150k from LCRA Grant                 |
| DSRP                 | 200-401-71010 | Improvements                   | Daikin Repairs                                      | \$ 98,000.00  |                                                                                                                    |                     |                                                                     |
| Maintenance          | 100-304-64010 | Maintenance Equipment          | Equipment Trailer                                   | \$ 18,000.00  |                                                                                                                    |                     | Follow up with Riley on what this is for                            |
| Parks                | 100-400-71004 | All Parks Improvements         | DSRP Path to Pond                                   | \$ 73,500.00  | \$70,000 Move to 2026 per Mayor                                                                                    | 1                   | Follow up on impact with arena                                      |
| Parks                | 100-400-71005 | All Parks Improvements         | DSRP Path from RV's to Playground                   | \$ 147,000.00 | \$140,000 Move to 2026                                                                                             | 2                   | Reduce Scope to one path. What's needed for ADA Compliance          |
| Parks                | 100-400-71006 | SRP Improvements               | Soccer Field Lights                                 | \$ 400,000.00 | Soccer Fields                                                                                                      | 7                   |                                                                     |
| Parks                | 100-400-71010 | Rathgeber Improvements         | Phase I - RGNRP                                     | \$ 695,150.00 | Schematic Design, Survey & Geo, Const. Docs, Perm.                                                                 | 10                  | How much County \$ can we use                                       |
| Parks                | 100-400-71012 | Skatepark Improvements         | Landscaping                                         | \$ 25,000.00  |                                                                                                                    | 11                  | Landscape Fund                                                      |
| Parks                | 100-106-64002 | Software                       | Monday                                              | \$ 5,000.00   |                                                                                                                    |                     |                                                                     |
| Parks                | 100-106-64003 | Software                       | CivicRec Document Management                        | \$ 3,750.00   |                                                                                                                    |                     |                                                                     |
| Parks                | 100-106-64004 | Software                       | Power DMS                                           | \$ 1,500.00   |                                                                                                                    |                     |                                                                     |
| Parks                | 100-400-64023 | Equipment                      | Tractor                                             | \$ 40,000.00  |                                                                                                                    |                     | Why GF & not DSRP/HOT?                                              |
| Maintenance          | 100-304-64006 | Fleet Acquisition              | Maintenance Vehicle                                 | \$ 85,000.00  | 1 Ton for transporting large equipment, responding to work order, and performing daily maintenance tasks           |                     |                                                                     |
| Maintenance          | 100-304-64007 | Fleet Acquisition              | Building Vehicles                                   | \$ 110,000.00 | 2, 1/2 Ton to be Used as a Building Department Vehicle for Inspections and Code Enforcement                        |                     |                                                                     |
| Maintenance          | 100-106-64002 |                                | Construction Software                               | \$ 15,000.00  |                                                                                                                    |                     |                                                                     |
| Maintenance          | 100-304-63002 | Fleet Maintenance              | Fuel                                                | \$ 12,000.00  | Additional Fuel Costs for added vehicles                                                                           |                     |                                                                     |
| Maintenance          | 100-200-62002 | Engineering                    |                                                     | \$ 40,000.00  | Engineering/Consultant Aide for Grant Applications                                                                 |                     |                                                                     |
| IT                   | 100-016-64006 | IT Equipment & Support         | Conference Room TV                                  | \$ 3,800.00   |                                                                                                                    |                     |                                                                     |
| IT                   | 100-016-64007 | IT Equipment & Support         | Council Acoustic Treatment                          | \$ 20,000.00  |                                                                                                                    |                     |                                                                     |
| Boards & Commissions | 100-000-63005 | Training & Educations          | Historic Preservation Program Manual Implementation | \$ 24,050.00  |                                                                                                                    |                     |                                                                     |
| Planning             | 100-106-64001 | IT Equipment & Support         | GIS Analyst - Laptop                                | \$ 1,700.00   | For proposed new position                                                                                          |                     | Upgrade if position added back in                                   |
| Planning             | 100-106-64002 | IT Equipment & Support         | Docking Station                                     | \$ 700.00     | For proposed new position                                                                                          |                     |                                                                     |
| Planning             | 100-106-64003 | IT Equipment & Support         | Ring Central                                        | \$ 264.00     | For proposed new position                                                                                          |                     |                                                                     |
| Planning             | 100-106-64004 | IT Equipment & Support         | Office 365                                          | \$ 273.00     | For proposed new position                                                                                          |                     |                                                                     |
| Planning             | 100-106-64005 | IT Equipment & Support         | Adobe Pro                                           | \$ 325.00     | For proposed new position                                                                                          |                     |                                                                     |
| Communications       | 100-106-64001 | IT Equipment & Support         | Graphic Designer - Laptop                           | \$ 1,700.00   | For proposed new position                                                                                          |                     | Upgrade if position added back in                                   |
| Communications       | 100-106-64002 | IT Equipment & Support         | Docking Station                                     | \$ 700.00     | For proposed new position                                                                                          |                     | Partial HOT Funded (%)?                                             |
| Communications       | 100-106-65000 | Network & Phone                | Ring Central                                        | \$ 264.00     | For proposed new position                                                                                          |                     |                                                                     |
| Communications       | 100-106-64002 | Software                       | Office 365                                          | \$ 273.00     | For proposed new position                                                                                          |                     |                                                                     |
| Communications       | 100-106-64003 | Software                       | Adobe Pro                                           | \$ 325.00     | For proposed new position                                                                                          |                     |                                                                     |
| Communications       | 100-106-64004 | Software                       | Creative Cloud                                      | \$ 1,176.00   | For proposed new position                                                                                          |                     |                                                                     |
| Emergency Management | 100-500-68000 | Emergency Management Equipment | Archer Barrier                                      | \$ 85,000.00  |                                                                                                                    |                     | Upgrade if needed for Founders Site Plan                            |
| Emergency Management | 100-500-68001 | Emergency Management Equipment | Archer Barrier                                      | \$ 52,110.00  |                                                                                                                    |                     |                                                                     |
| Emergency Management | 100-500-68002 | Emergency Management Equipment | Crowd Control Barrier                               | \$ 15,000.00  |                                                                                                                    |                     |                                                                     |
| Emergency Management | 100-500-68003 | Emergency Management Equipment | Flock Security Cameras                              | \$ 8,000.00   |                                                                                                                    |                     |                                                                     |
| DSRP                 | 200-401-71009 | Improvements                   | Replace Exterior Facility Lights                    | \$ 27,250.00  |                                                                                                                    |                     | Explore cost reduction options                                      |
| Parks                | 100-400-71007 | All Parks Improvements         | DSRP Trail Wayfinding Signage                       | \$ -          | Bid Services, Construction Docs & Construction                                                                     | 4                   | Moved to Future Budget                                              |
| Parks                | 100-402-71005 | Pool Improvements              | New Pool Furnace (NG Conversion)                    | \$ 50,000.00  | \$50,000 Move to 2026                                                                                              | 5                   |                                                                     |
| Parks                | 100-400-71005 | Founders Improvements          | Trail Extension                                     | \$ 3,000.00   | Relocate Parking Lot Crossing                                                                                      | 6                   |                                                                     |
| Parks                | 100-400-71007 | SRP Improvements               | Irrigation - Front Beds                             | \$ 15,000.00  | Landscape Eligible                                                                                                 | 8                   |                                                                     |
| Parks                | 100-400-64024 | Equipment                      | Skid Steer                                          | \$ 71,000.00  |                                                                                                                    |                     |                                                                     |
| Parks                | 100-400-64025 | Equipment                      | Mower                                               | \$ 14,000.00  |                                                                                                                    |                     |                                                                     |
| Parks                | 100-400-64026 | Equipment                      | Trailer                                             | \$ 15,000.00  |                                                                                                                    |                     |                                                                     |
| Maintenance          | 100-106-64001 | IT Equip. & Support            | 2 Laptop                                            | \$ 3,400.00   | For New position requests                                                                                          |                     |                                                                     |
| Maintenance          | 100-106-64002 | IT Equip. & Support            | 2 Workstations                                      | \$ 1,400.00   | For New position requests                                                                                          |                     |                                                                     |
| Maintenance          | 100-106-64003 | IT Equip. & Support            | 2 Tablet                                            | \$ 2,360.00   | For New position requests                                                                                          |                     |                                                                     |
| Maintenance          | 100-106-65000 |                                | 2 Cellphone                                         | \$ 1,000.00   | For New position requests                                                                                          |                     |                                                                     |
| Maintenance          |               | Maintenance Facility           | Contents, not build out from debt                   | \$ 100,000.00 | Installation of maintenance bays with vehicle lift, tool benches, welders, shop tools, and fleet maintenance tools |                     | Reconsider after building completed                                 |
| IT                   | 100-016-64003 | IT Equipment & Support         | Mercer Restroom Network                             | \$ 20,000.00  |                                                                                                                    |                     |                                                                     |
| IT                   | 100-016-64004 | IT Equipment & Support         | City Hall Smart Board                               | \$ 6,600.00   |                                                                                                                    |                     |                                                                     |
| IT                   | 100-304-63000 | Office Maint. & Repairs        | IT Office Window                                    | \$ 5,000.00   |                                                                                                                    |                     |                                                                     |
| Building             | 100-106-64001 | IT Equipment & Support         | Conference Room TV                                  | \$ 800.00     |                                                                                                                    |                     |                                                                     |
| Emergency Management | 100-106-64007 | IT Equipment & Support         | 1 Laptop                                            | \$ 1,700.00   | For proposed new position                                                                                          |                     | Upgrade if position added back in                                   |
| Emergency Management | 100-106-64008 | IT Equipment & Support         | Workstation                                         | \$ 700.00     | For proposed new position                                                                                          |                     |                                                                     |
| Emergency Management | 100-106-64009 | IT Equipment & Support         | keyboard, mouse, headset                            | \$ 100.00     | For proposed new position                                                                                          |                     |                                                                     |
| Emergency Management | 100-106-65000 | Network & Phone                | Ring Central                                        | \$ 264.00     | For proposed new position                                                                                          |                     |                                                                     |
| Emergency Management | 100-106-64002 | Software                       | Office 365                                          | \$ 273.00     | For proposed new position                                                                                          |                     |                                                                     |
| Emergency Management | 100-106-64003 | Software                       | Adobe Pro                                           | \$ 325.00     | For proposed new position                                                                                          |                     |                                                                     |

# The Stephenson

## Proposed FY 2027 Operating Budget

Item # 12.

| GL Account | Description | FY 2027<br>Proposed | Notes |
|------------|-------------|---------------------|-------|
|------------|-------------|---------------------|-------|

### Revenue

|                       |                                           |                  |                                                                              |
|-----------------------|-------------------------------------------|------------------|------------------------------------------------------------------------------|
|                       | <b>Transfers In</b>                       |                  |                                                                              |
| 100-400-47007         | TXF from General Fund                     |                  |                                                                              |
| 100-400-47005         | HOT Funds                                 | -                | See Shawn                                                                    |
| 100-400-47003         | TXF from Landscaping Fund                 | 15,000.00        |                                                                              |
|                       | <b>Total Transfers In</b>                 | <b>15,000.00</b> |                                                                              |
|                       | <b>Sponsorships and Donations</b>         |                  |                                                                              |
|                       | Sponsorships & Donations                  | 5,000.00         |                                                                              |
|                       | <b>Total Sponsorships &amp; Donations</b> | <b>5,000.00</b>  |                                                                              |
|                       | <b>Program Income</b>                     |                  |                                                                              |
|                       | Contract Instructor Programs              | 10,000.00        |                                                                              |
|                       | Recreation Programs                       | 5,000.00         |                                                                              |
|                       | <b>Total Program Income</b>               | <b>15,000.00</b> |                                                                              |
|                       | <b>Rental Income</b>                      |                  |                                                                              |
|                       | Building                                  | 22,500.00        |                                                                              |
|                       | Pilot Moon Films Events                   | 18,000.00        | 12 events a year at 100 people @ \$75/person = \$90,000; 20% of ticket sales |
|                       | <b>Total Rental Income</b>                | <b>40,500.00</b> |                                                                              |
| <b>Total Revenues</b> |                                           | <b>75,500.00</b> |                                                                              |

### Expenditures

|  |                          |                 |                                                          |
|--|--------------------------|-----------------|----------------------------------------------------------|
|  | <b>Other</b>             |                 |                                                          |
|  | Equipment Rentals        | 2,000.00        | Extra tables, chairs, AV, etc.                           |
|  | <b>Total Other</b>       | <b>2,000.00</b> |                                                          |
|  | <b>Building Supplies</b> |                 |                                                          |
|  | IT                       | 3,250.00        | Ink, laptop for programs - See Jason                     |
|  | AV                       | 1,000.00        | Cords, mics, stands, lights, bulbs, etc..                |
|  | Office                   | 1,000.00        | Paper, Pens, Markers, Stapers, etc.                      |
|  | Janitorial               | 5,000.00        | Paper Products and Cleaning Supplies, Floor Cleaner      |
|  | Medical                  | 75.00           | First Aid Kits, bandades, etc. - Cintas and AED by Roman |
|  | Food                     | 1,000.00        | Coffee, snacks, water, etc.                              |
|  | Maint.                   | 1,000.00        | Tools, tape, signage, etc.                               |
|  | Kitchen                  | 500.00          | Utensils, plates, silverware, etc.                       |
|  | Misc.                    | 2,000.00        | Shelving, carts, storage bins, etc..                     |

# The Stephenson

## Proposed FY 2027 Operating Budget

Item # 12.

| GL Account    | Description                       | FY 2027<br>Proposed | Notes                                                     |
|---------------|-----------------------------------|---------------------|-----------------------------------------------------------|
|               | Recreation Programs               | 15,000.00           | Crafts, carts, mats, etc. (multi year use)                |
|               | Events                            | 750.00              | COM, Founders Day, Song Writers Festival, etc...          |
|               | <b>Total Building Supplies</b>    | <b>27,325.00</b>    |                                                           |
|               | <b>Building Maintenance</b>       |                     |                                                           |
|               | Equipment                         | 500.00              | Tables, chairs, carts, etc.                               |
|               | Building                          | 5,000.00            | Windows, floors, walls, toilets, etc.                     |
|               | HVAC                              | 3,000.00            |                                                           |
|               | Outside                           | 1,000.00            | Signage, furniture, etc.                                  |
|               | <b>Total Building Maintenance</b> | <b>9,500.00</b>     |                                                           |
|               | <b>Contractual Services</b>       |                     |                                                           |
|               | Program Instructors               | 7,000.00            | 70% of Contract Instructor Program Revenue                |
|               | Janitorial Services               | 12,000.00           | \$1,000/month - <b>Jani-King</b>                          |
|               | Pest Control                      | 800.00              | \$200/Quarter - <b>See Riley</b>                          |
|               | Landscaping                       | 5,000.00            | Mercher St. and Stephenson Building and Parking Lot Areas |
|               | <b>Total Contractual Services</b> | <b>24,800.00</b>    |                                                           |
|               | <b>Promotions</b>                 |                     |                                                           |
|               | Advertising                       | 8,000.00            | Magazine Promotions, Printing, etc.. - <b>See Lisa</b>    |
|               | Recognition                       | 500.00              | Volunteers, Instructors, Staff, etc.                      |
|               | <b>Total Promotions</b>           | <b>8,500.00</b>     |                                                           |
|               | <b>Utilities</b>                  |                     |                                                           |
|               | Electric                          | 2,320.00            | \$580/3 month average                                     |
|               | Internet                          | 12,000.00           | \$1,000/month - <b>See Jason</b>                          |
|               | Phone                             | 6,000.00            | \$500/month                                               |
|               | Water                             | 2,400.00            | \$200/month                                               |
| 100-400-65026 | Wastewater                        | 360.00              | \$30/month                                                |
|               | <b>Total Utilities</b>            | <b>23,080.00</b>    |                                                           |
|               | <b>Landscaping</b>                |                     |                                                           |
|               | Upkeep                            | 15,000.00           | Mulch, plants, trees ect.                                 |
|               | <b>Total Landscaping</b>          | <b>15,000.00</b>    |                                                           |

The Stephenson  
Proposed FY 2027 Operating Budget

Item # 12.

| GL Account | Description        | FY 2027<br>Proposed | Notes |
|------------|--------------------|---------------------|-------|
|            | Total Expenditures | 110,205.00          |       |
|            |                    |                     |       |
|            | Balance            | (34,705.00)         |       |



## **PROGRAM COORDINATOR THE STEPHENSON Full-Time Non-Exempt**

---

### **A. GENERAL PURPOSE**

Under general supervision of the Recreation Program Manager, this position develops and implements specialized recreational programs and activities for youth, adult, and family participants at the Stephenson building and parks. This position supports internal programs, contract programs, and events at The Stephenson.

### **B. ESSENTIAL DUTIES AND RESPONSIBILITIES**

1. Assists to develop, market, schedule, implement, conduct, and coordinate The Stephenson activities, programs, and special events.
2. Supports City community events and initiatives, including but not limited to Dripping Springs Night Sky and Bird City efforts.
3. Coordinates and leads assigned recreational programs, which may include youth camps, after-school programs, teen programs, family programs, adult programs, and community classes.
4. Assists in the development, scheduling, coordination, and oversight of programming at the Stephenson School Building, including but not limited to wellness, early childhood, enrichment, educational, cultural, and community-based programs. Coordinates with contract instructors and program partners, including scheduling, communication, program setup needs, participant information, and program delivery expectations. Provides operational and programmatic support across Parks & Community Services facilities and program areas, including assisting other Program Specialists as needed.”
5. Develops new programs and evaluates existing programs to meet community needs, increase participation, and support department goals.
6. Ensures all events and activities conform to appropriate safety rules.
7. Always tends to the health and safety of participants in the position’s care.
8. Serves as a key component of the safety chain of command and must be confident and prepared to render first aid if the need arises.
9. Exudes positivity; encouraging youth to try their best, participate in all activities, and build relationships with participants, families, contract instructors, volunteers, and staff.



10. Leads with confidence, kindness, creativity, and enthusiasm.
11. Understands the importance of safety, vigilance, and order and can work effectively with little supervision in a fast-paced and highly energetic environment.
12. Transports and/or accompanies program and event participants.
13. Coordinates with other organizations and businesses. Solicits donations and builds community relationships.
14. Performs day to day point of sale transactions utilizing current business operations software.
15. Completes and maintains forms, records, and reports.
16. Provides participants and the general public with information.
17. Ensures proper facility and equipment set up and maintenance.
18. Maintains inventory of supplies, tools, equipment, and prizes.
19. Maintains effective working relationships with employees and city officials.
20. Ability to establish, maintain, and foster positive and effective working relationships with the public and those contacted during work.
21. Maintains confidentiality and exercises prudent judgment on sharing of information.
22. Performs other related duties as assigned.

#### **C. SUPERVISION**

Works under the general direction of the Recreation Program Manager.

#### **D. EDUCATION AND EXPERIENCE**

1. Graduation with an associate degree from an accredited college or university in Recreation or a related field, plus one (1) year of experience related to the development and implementation of the assigned programs.
2. Experience may substitute for education up to a maximum of two (2) years.

#### **E. TOOLS AND EQUIPMENT USED**

Personal computer (provided) including word processing and spreadsheet software, 10-key calculator, phone, copy/printer machines, and any other office equipment needed for this position. Employee shall be familiar with Civic Rec or shall be willing to be trained upon employment.

## **F. SPECIAL REQUIREMENTS**

1. Must possess a valid Class C Texas Driver's License, clean driving record and working vehicle. The employee is occasionally required to move about Stephenson and visit various sites throughout the City.
2. Standard First Aid and C.P.R. certifications desirable but not required. The employee may acquire this training once hired with the City.
3. Ability to establish and maintain effective working relationships with employees, City officials, media, and general public.
4. Ability to communicate effectively orally and in writing.
5. Ability to handle confidential and sensitive information while maintaining confidentiality.
6. The employee must be able to lift up to 50 pounds on an infrequent basis.

## **G. WORK ENVIRONMENT**

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodation may be made to perform the essential functions if needed.

1. While performing the duties of this job, the employee regularly works in outside weather conditions. Indoor and outdoor environments; exposure to extremes in weather condition; exposure to vibrations and noise; work on slippery or uneven surfaces, work with electricity; work with and around heavy machinery, work in or near vehicle traffic; exposure to dust and fumes from motorized equipment; possible exposure to toxic chemicals.
2. The noise level in the work environment is usually moderate with frequent interruptions.

Employee must be comfortable working with participants of all ages in indoor and outdoor program environments, including parks, event facilities, historic buildings, classrooms, and community spaces.

## **H. WORK HOURS**

This is a full-time non-exempt position. Core work hours will be set by the Recreation Program Manager. This position includes weekend hours, evening and night hours and Holiday hours as assigned year-round and shares the responsibility for staffing programs, facilities, and events as assigned. during these hours with the park and Event Center staff. This position is non-exempt and eligible for overtime pursuant to the needs of the City, if the employee works more than forty (40) hours in a seven (7) day work period, and at the direction of the Recreation Program Manager. Any overtime hours performed must be preapproved by the Recreation Program Manager

**I. SALARY**

Salary is commensurate with the position. Pay days are otherwise determined by the "City of Dripping Springs Personnel Manual."

**J. BENEFITS**

Benefits shall be in accordance with those outlined in the "City of Dripping Springs Personnel Manual," as may be modified by the employee's offer letter and subsequent revisions to the Manual.

**K. EQUAL OPPORTUNITY EMPLOYER**

The City's employment decisions are made without regard to race, color, religion, sex, age, national origin, sexual orientation, disability, or marital status. Discrimination or harassment against any person in recruitment, examination, appointment, training, promotion, discipline, or any other aspect of personnel administration because of political or religious opinions or affiliations, membership, or non-membership in employee organizations, or because of race, color, national origin, age, disability, veteran status, sex, sexual orientation, or marital status is prohibited. To discuss an accommodation, please contact the Human Resources Director, Chase Winburn, at (512) 503-8313.

***Please note:*** This Position Description is not a contract and shall not be construed to alter an employee's at-will relationship. The terms and conditions of any employee's position with the City may be altered by the City Council at any time. To the extent reasonably possible, this Job Description, the Personnel Manual, and the employee's Offer Letter shall be read together in harmony. If there are conflicts between this Position Description, the Personnel Manual, and the employee's Offer Letter, the most specific term or condition of employment shall govern.

**CITY OF DRIPPING SPRINGS, TEXAS  
NOTICE OF PUBLIC HEARING ON PROPOSED 2026-2027 BUDGET**

The City of Dripping Springs, Texas, will hold a public hearing on the following date, time, and place for the purpose of receiving written or oral comments concerning the proposed budget for fiscal year 2026-2027:

Date: September 1, 2026

Time: 5:30 p.m.

Place: City Hall Council Chambers

511 Mercer Street, Dripping Springs, Texas 78620

This budget will raise more total property taxes than last year's budget by \$1,214,998.03, which is 24.47%, and of that amount \$187,742.78 is tax revenue to be raised from new property added to the tax roll this year.

Any person may attend and participate in the public hearing or submit written comments. A copy of the proposed budget in its entirety is available for public inspection during normal business hours in the office of the City Secretary, 511 Mercer Street, Dripping Springs, Texas 78620 and on the City's website at [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com). Written comments can be emailed to City Secretary Diana Boone at [dboone@cityofdrippingsprings.com](mailto:dboone@cityofdrippingsprings.com) or mailed to the attention of the City Secretary, City of Dripping Springs, P.O. Box 384, Dripping Springs, TX 78620.



**To:** Mayor Bill Foulds Jr. and City Council  
**From:** Tory Carpenter, – Planning Director  
**Date:** September 1, 2026  
**RE:** Summary of Public Feedback Received about 2040 Dripping Springs Comprehensive Plan

---

## **I. Overview**

The City has developed a draft revision of the Draft 2040 Comprehensive Plan, which has previously been informed by workshops with City stakeholders, Commissions, and members of the public. The 2040 Comprehensive Plan process was initiated in February 2022, and outlines the vision and goals for the future of Dripping Springs, with a focus on 5 Final Plan elements:

1. Infrastructure & Facilities
2. Protecting Community Character
3. Connectivity & Corridor Enhancement
4. Housing
5. Economic Development & Funding

The 2040 draft Comp Plan and Future Land Use Map were made available for review on the City's 2040 Comp Plan Public Comment App from May 2026 until July 2026. Stakeholders were able to provide input on the draft Comp Plan, by:

- Answering a brief survey or a leaving a comment on the Future Land Use Map on the Public Comment page
- Emailing their feedback to Planning Department at [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com) and/or
- Providing comments in-person to the Planning Department

## **II. Key Takeaways of the Draft 2040 Comp Plan Survey and Interactive Comment Map**

Key takeaways from the survey, interactive comment map, and email comments are outlined below.

### *Survey Results*

*Respondents were asked the following questions:*



**Name**  
What is your first and last name? (Optional)

**Are you a resident of Dripping Springs?\***

**What is your address? (Optional)**

**Do you think that the Place Types in the 2040 Comp Plan are clear?**

☐ Yes

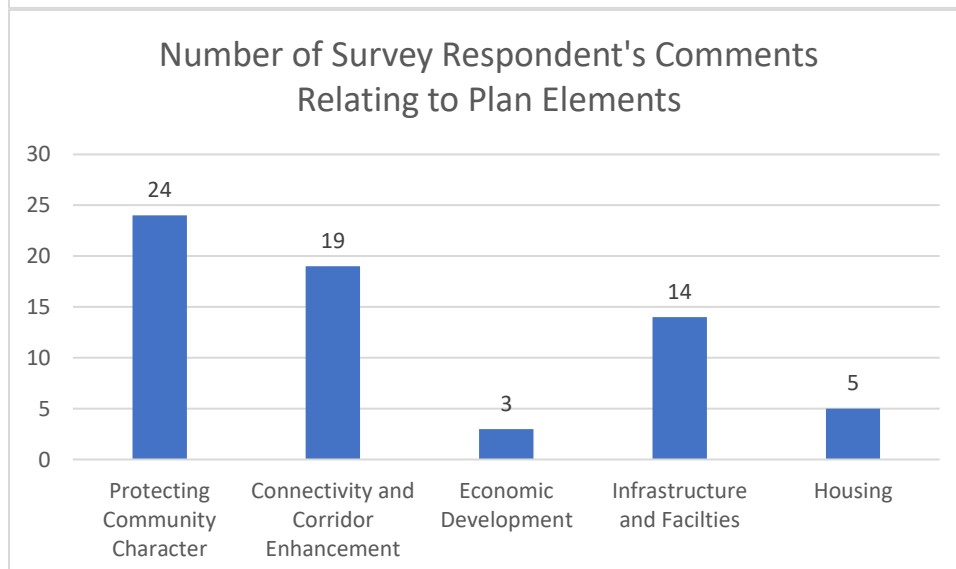
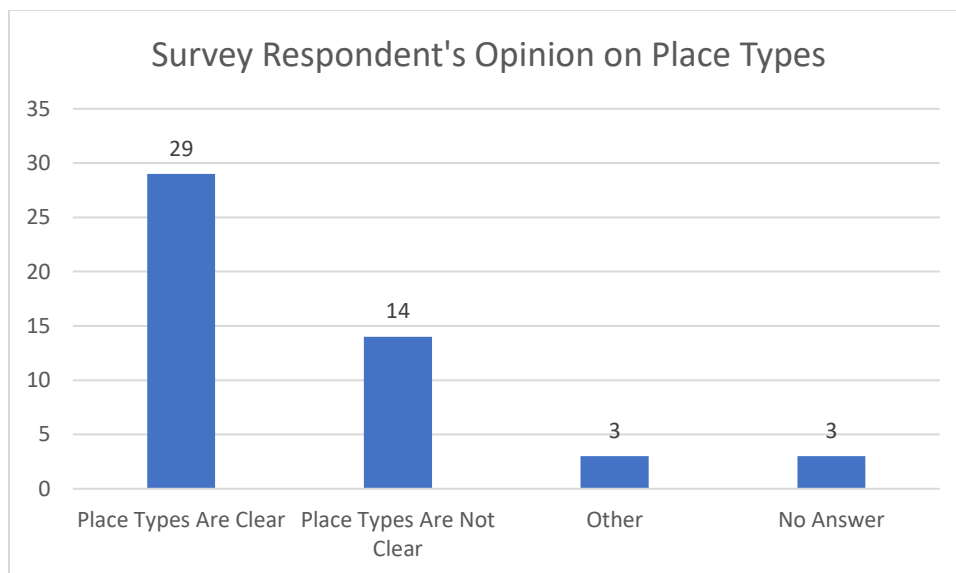
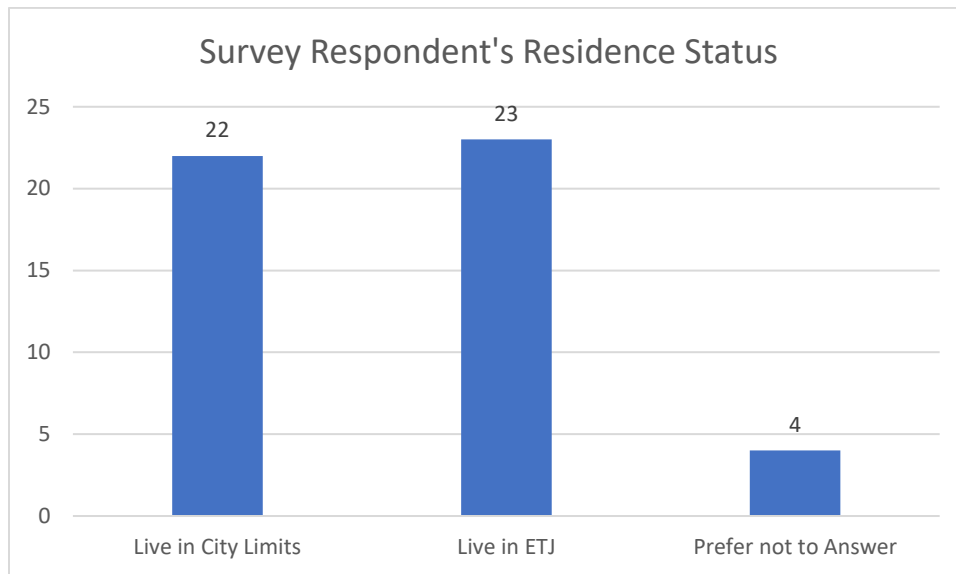
☐ No

☐ Other

**Do you have any additional feedback about the 2040 Comp Plan? Enter here.**

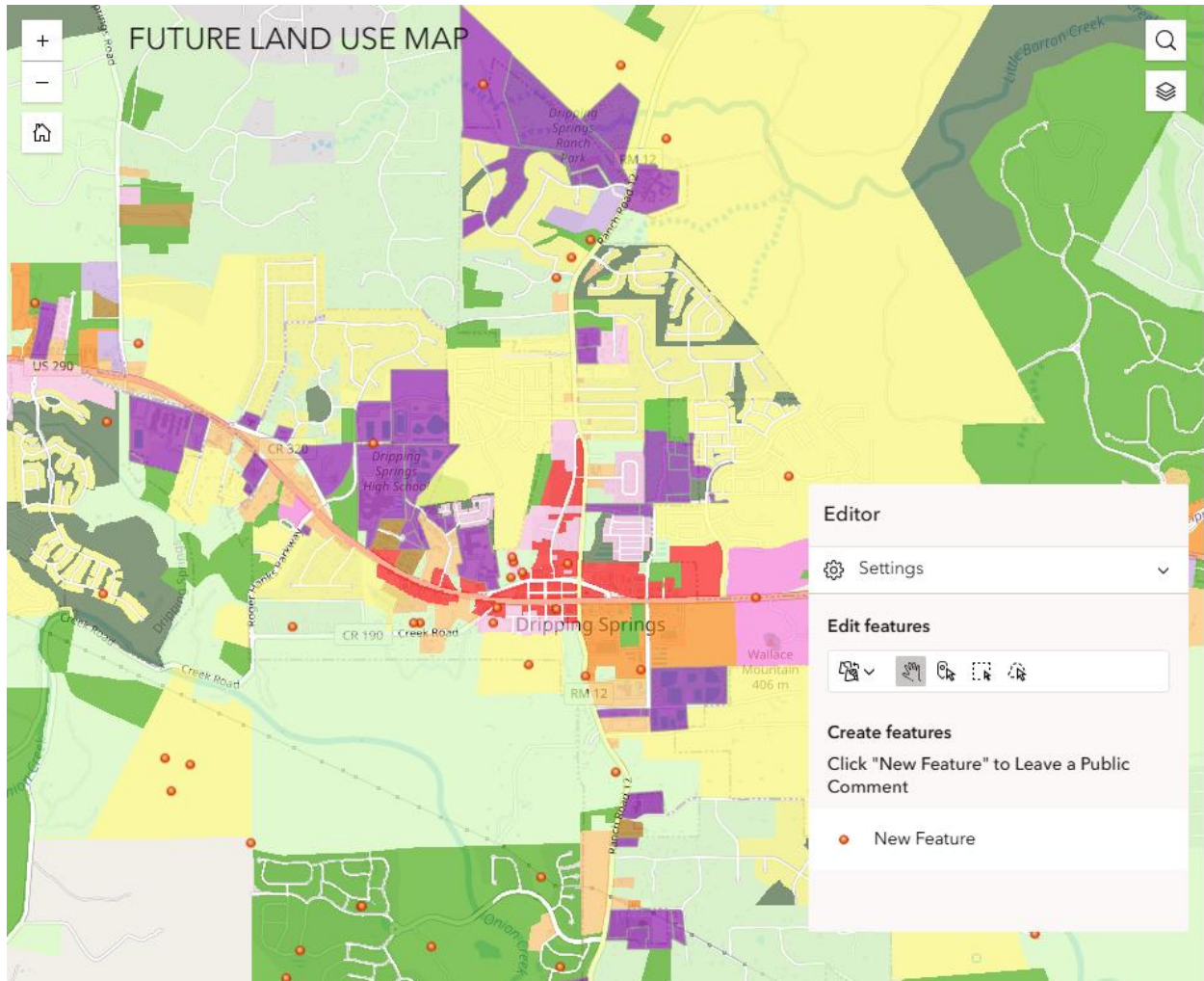
There were 49 survey responses.

- Of these respondents, 45% (22) live within City Limits, 47% (23) live within the ETJ, and 8% (4) preferred not to share their residential status.
- Of these respondents, 60% (29) think that the Place Types in the Comp Plan are clear, 29% (14) think that they are unclear, 6% (3) selected the response “Other”, while another 6% (3) did not answer this question.
- Survey Respondent’s comments primarily centered on topics related to the five principal plan elements, with concerns about the protection of community character, land use and conservation being the main focus. Concerns about connectivity (traffic and walkability) and infrastructure and facilities concerns (water and power availability, quality of public facilities) were also frequently mentioned. Housing and economic development were also mentioned several times, with several participants stating that there was too much housing being built, and not enough support for local businesses.



### Interactive Comment Map Results\

Members of the public were invited to leave a comment on the Draft Future Land Use Map by selecting the “New Feature” and then clicking on the Draft Comment map using the GIS interface below.



There were 44 comments entered on the Interactive Public Comment Map. Of these:

- 33 comments centered on land use and community character topics
- 9 comments centered on connectivity and transportation topics
- 1 comment related to infrastructure and facilities
- 1 comment related to housing
- 0 comments mentioned economic development

Refer to the map on the following page for more information.





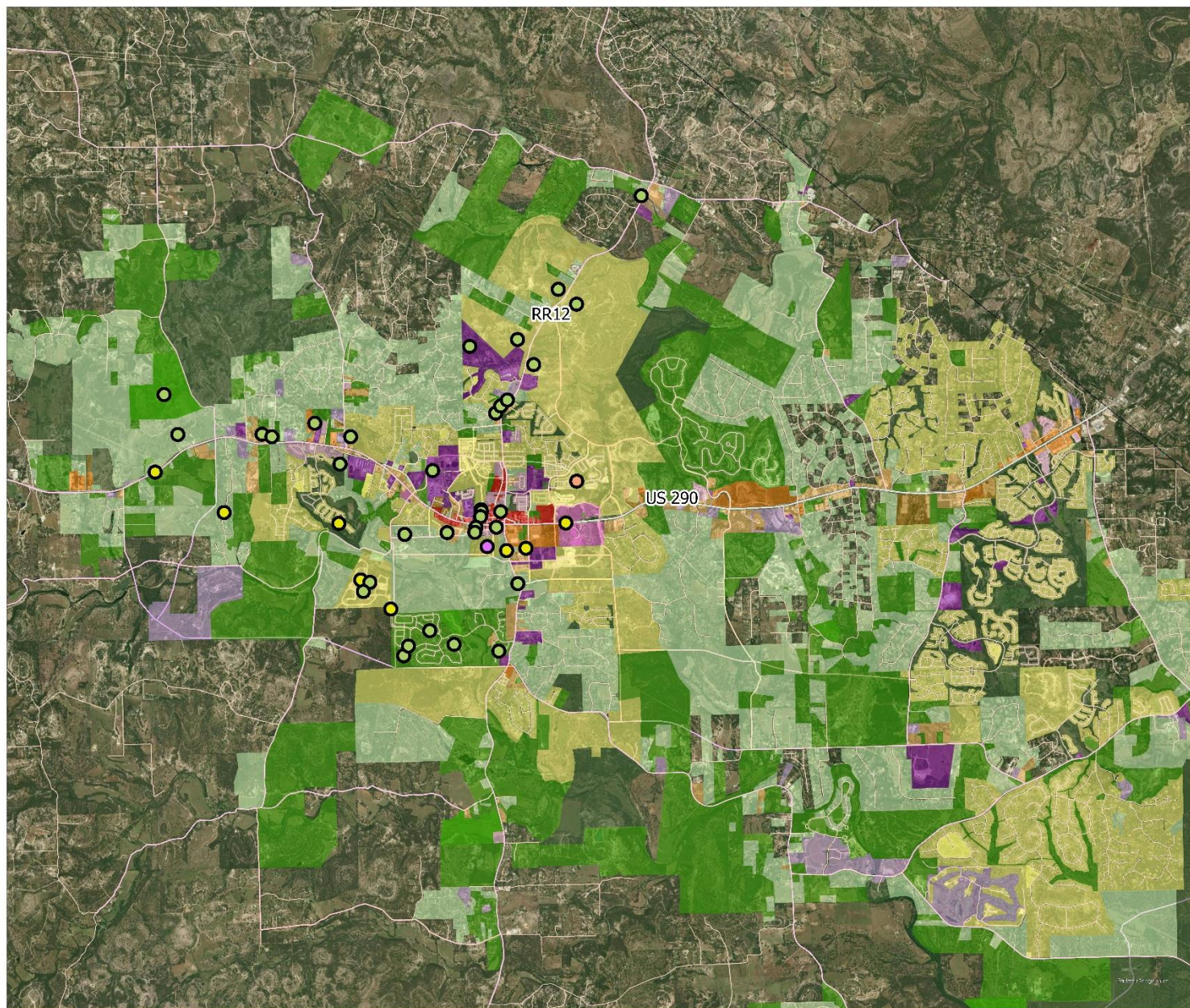
DRIPPING SPRINGS  
Texas

**DRAFT 2040  
FLUM Comments by  
Plan Element Topic**

| Legend                      |                              |
|-----------------------------|------------------------------|
| Plan Element                | Hill Country Destination     |
| Comment Type                | Hill Country Estate          |
| Connectivity & Corridor     | Mixed Use                    |
| Enhancement                 | Neighborhood Commercial      |
| Housing                     | Public and Civic Destination |
| Infrastructure & Facilities | Regional Commercial          |
| Protecting                  | Rural Preserve               |
| Community Character         | Rural Reserve                |
| DRAFT 2040 FLUM             | Suburban                     |
| Employment                  | Neighborhood                 |
| Center/Business Park        | Village Center               |
|                             | Village Residential          |



0 1 2  
Miles





*Email Comment Results\*

There were several additional comments that were shared through email, one of which involved concerns about a lack of regulation around AI data centers, and another of which centered on an implementation measure related to artwork in the pedestrian walkway between Mercer Street and the Stephenson building.

**III. Next Steps**

The key takeaways outlined should be considered by the Planning & Zoning Commission and City Council.





# 2040 DRIPPING SPRINGS COMPREHENSIVE PLAN

**DRAFT**



MAY 28, 2026



# ACKNOWLEDGMENTS

## CITY COUNCIL

Bill Foulds, Jr., Mayor  
Taline Manassian, Mayor Pro Tem  
Wade King, Council Member  
Geoffrey Tahuahua, Council Member  
Travis Crow, Council Member  
Sherrie Parks, Council Member

## PLANNING + ZONING COMMISSION

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Tammie Williamson, Vice Chair  
Christian Bourguignon  
Doug Crosson  
Eugene Foster  
Douglas Shumway  
Evelyn Strong  
Tory Carpenter, Staff Liason

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Haley Hunt  
Steve Mallett  
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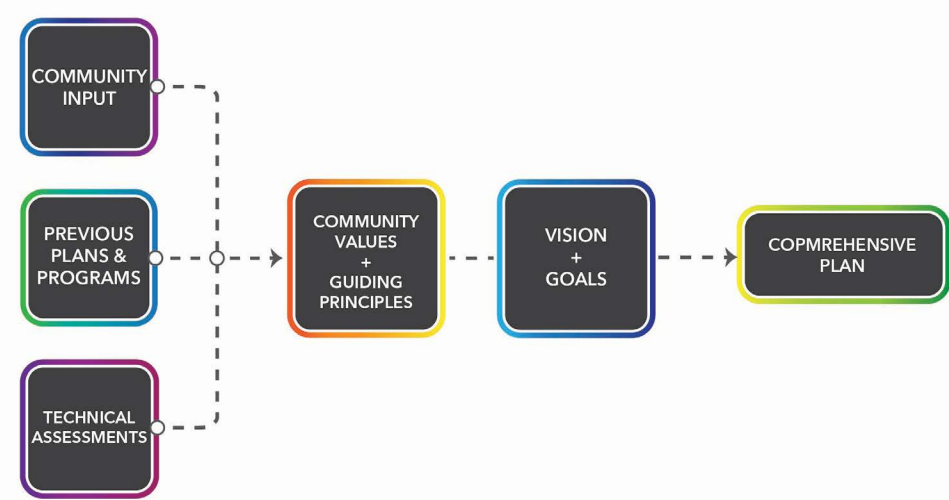
# EXECUTIVE SUMMARY

## PURPOSE OF PLAN

The Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a ‘road map’ for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation systems, economic growth, and sustainable infrastructure. This Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.



## PROCESS



The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the City, and a detailed assessment of current conditions to help identify community needs and priorities.

| Original 7 Key Elements       | Final 5 Plan Elements               |
|-------------------------------|-------------------------------------|
| Infrastructure                | Infrastructure & Facilities         |
| Parks & Recreation            |                                     |
| Historic Preservation         |                                     |
| Land Use & Character          |                                     |
| Transportation                | Connectivity & Corridor Enhancement |
| Housing                       | Housing                             |
| Economic Development Strategy | Economic Development & Fund         |

## VISION STATEMENT

*As the gateway to the Hill Country, Dripping Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Dripping Springs remains a vibrant, resilient, and welcoming place for generations to come.*

## KEY TAKEAWAYS

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values/guiding principles that guided the Plan process:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**

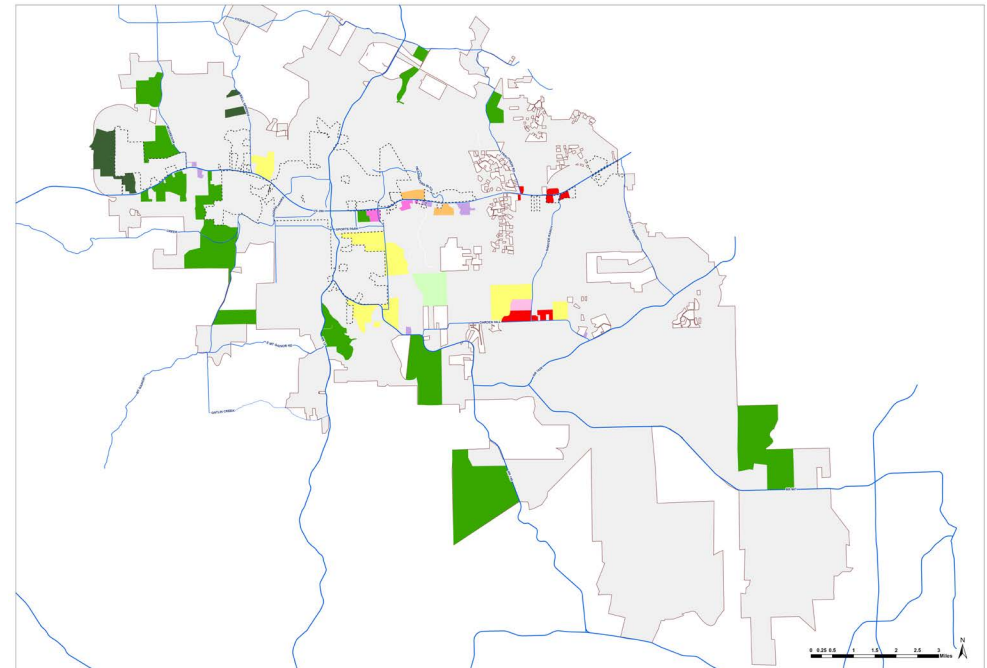
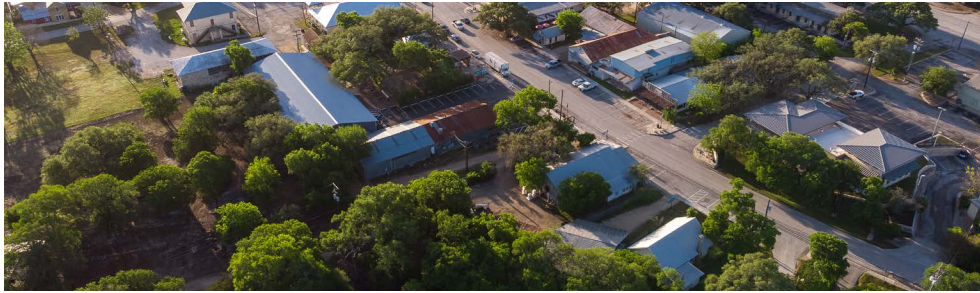


Figure 1. Proposed Development / Opportunity Area in the City and ETJ

## PLAN ELEMENTS & IMPLEMENTATION STRATEGIES



### *Infrastructure & Facilities*

**Goal:** Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

#### **Objectives:**

- Prioritize stormwater, wastewater, and water infrastructure improvement projects.
- Manage and maintain roadway infrastructure.
- Ensure quality maintenance and development of the public realm and streetscapes.



### *Community Character*

**Goal:** Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

#### **Objectives:**

- Proactive approach to maintain Hill Country character, sense of place, and natural environment.
- Guide future growth and development so that it follows the Future Land Use plan and reflects the community's priorities and needs.



### *Connectivity & Corridor Enhancement*

**Goal:** Provide an efficient and safe regional network of streets and highways.

#### **Objectives:**

- Partner with TxDOT to monitor corridor plans.
- Review and Update Transportation Master Plan.
- Monitor roadway improvements and expansions throughout City & ETJ.
- Monitor traffic impacts in corridor and throughout the City and ETJ roadway network.





## Housing

**Goal:** Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

### Objectives:

- Explore options for development regulation in ETJ.
- Review and adjust current architectural standards.
- Expand housing options.



## Economic Development & Funding

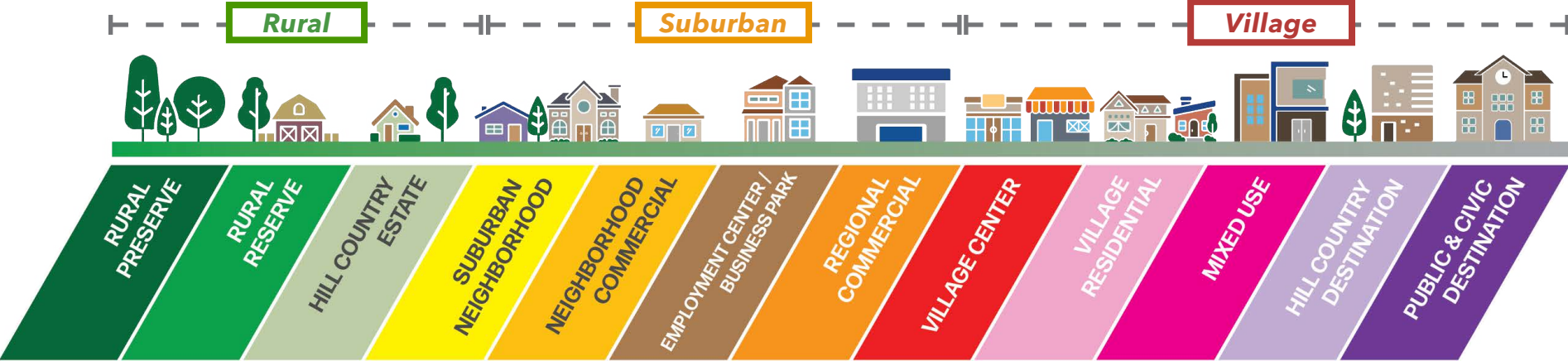
**Goal:** Encourage a balanced growth and foster a resilient and robust economy.

### Objectives:

- Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan.
- Foster expansion of tourism.
- Encourage Business Attraction and Retention.
- Funding Strategies / Policies

PLACE TYPES

A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the City and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.





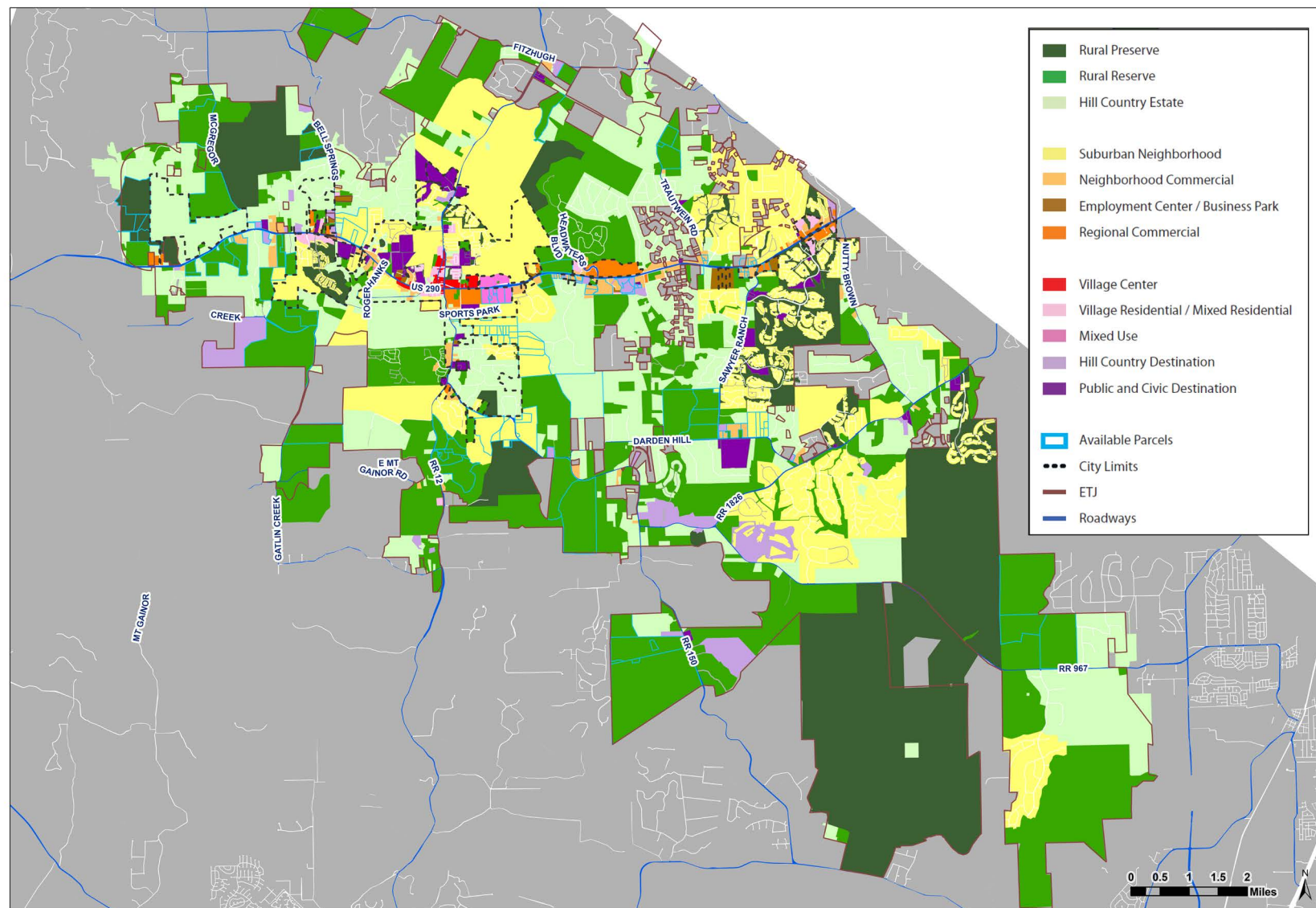


Figure 2. Future Land Use Map ETJ Scale

*"The charm of Dripping Springs is due to the surrounding environment, and the small businesses that thrive here."*

- Dripping Springs Resident





# 1 INTRODUCTION

# PURPOSE OF COMPREHENSIVE PLAN

In November 2016, the City of Dripping Springs adopted its previous Comprehensive Master Plan; however, explosive growth and a vastly changing range of issues accompanying that growth in recent years, have pushed City and Planning officials to reassess the previous plan and update it as needed in 7 key areas that had been previously identified. Those seven areas in order of importance included:

- Economic Development Strategy
- Land Use and Character
- Transportation
- Infrastructure and Facilities
- Housing
- Parks and Recreation
- Historic Preservation

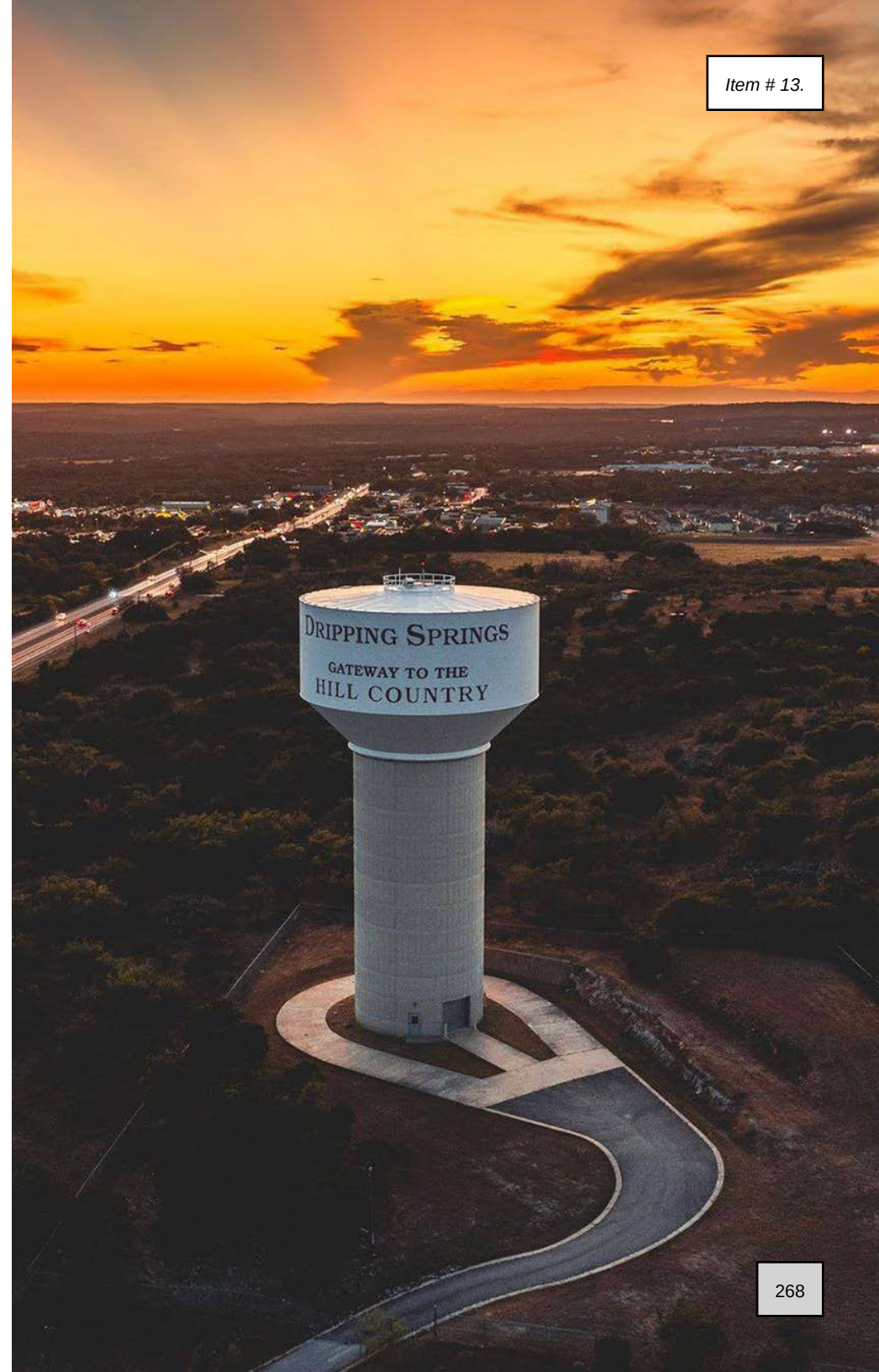
The Plan is an officially adopted policy document that establishes the goals for the future and provides direction for decisions affecting the use and development of land, preservation of open space, transportation systems, economic growth, the expansion and maintenance of public facilities and services, and the relationship between land use patterns and fiscal policies.

This Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a ‘road map’ for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation, and sustainable infrastructure. This Plan sets the stage for more detailed planning through downtown and corridor plans, as well as other future small area plans, and development regulations.

The Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.



At the center of this Plan update is the opportunity for community members to re-evaluate the overall long-term community vision and policy direction for managing the built and natural environment in Dripping Springs. The update focuses on an analysis of key Plan Elements as defined by the citizens of Dripping Springs.





## WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

While cities in Texas are not required to maintain long-range development plans as in some other states, the Texas Legislature provided the following guidance to cities through Chapter 213 of the Texas Local Government Code related to Municipal Comprehensive Plans:

The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. State statutes enabling long-range urban planning by Texas cities also leave it up to these municipalities to determine what topics will be covered in their plans. Chapter 213 advises that a comprehensive plan may include but is not limited to:

- Provisions on land use, transportation, and public facilities.
- Consist of a single plan or a coordinated set of plans organized by subject and geography.
- Be used to coordinate and guide the establishment of development regulations.

As an advisory document, the City of Dripping Springs 2040 Comprehensive Plan provides the structure for future decisions made by the City Council, Planning & Zoning Commission, and other boards, commissions, and committees that have an interest in the City of Dripping Springs. The Plan sets the framework for future land uses and infrastructure needs over time.

The City Council, Planning & Zoning Commission, and other boards, commissions, and committees in Dripping Springs shall follow the guidance provided in this Plan to ensure the needs of the community are addressed over the next 15-20 years. The following highlights key considerations of what the Comprehensive Plan does and does not involve:

***Provides a vision for future land use and guidance on how development should proceed in the City of Dripping Springs.***

The Plan is NOT intended to establish legal zoning or review criteria for specific development proposals.

***Provides overarching goals for economic development strategies for the community.***

The Plan does NOT establish any formal economic development tool such as a tax incentive, tax credit, or rebate program.

***Provides a framework for future revisions to the City Development Code.***

The Plan does NOT provide the zoning code revisions. The code update is a follow up next step once the Comprehensive Plan has been adopted.

***Provides guidance for property owners with respect to future land use in the City.***

The Plan does NOT define site specific designs nor guarantee development proposals will be approved if it is not in the best interest of the community or is otherwise contrary to the goals of the Plan.

***Provides guidance for future public infrastructure requirements such as utility and roadway enhancements and public amenities.***

The Plan does NOT provide specific proposals for City improvements or improvements on any given parcel in the City.

***Provides guidance for future mobility and access needs serving the City's urban arterial network and connections to neighborhoods and business districts in the City.***

The Plan does NOT serve as an official document authorizing the construction or improvement of any road, trail, or other transportation facilities in the community.

***Provides a general guide for the expansion and maintenance of utility infrastructure needs for the City.***

The Plan does NOT serve as a detailed utility plan or infrastructure study.

## COMPONENTS OF THE PLAN

### CHAPTER 2: VISIONING AND GOALS

The Visioning and Goals chapter shows the results of the public engagement process, and a breakdown of the community values and guiding principles. The Vision Statement serves as the basis for developing important guiding principles and subsequent goals, policies, and strategies.

### CHAPTER 3: LAND USE

The Land Use chapter contains the mapping analysis and constraints, including the existing land use map, and future land use plan. It provides insight to the strategies for selecting opportunity areas following the study of existing neighborhoods and planned developments. The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

### CHAPTER 4: PLAN ELEMENTS

The Plan Elements support the Guiding Principles and help organize goals. The chapter breaks down each plan element by providing an overview, intent, and key considerations.

### CHAPTER 5: IMPLEMENTATION PLAN

The Implementation Strategies outlined in the Implementation Plan chapter respond to the goals, objectives and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming.



**APPENDIX ITEMS*****A. Glossary of Terms***

Definition of planning terms or programs mentioned throughout the Comprehensive Plan.

***B. Economic Analysis***

Summary of the Dripping Springs housing market and overview of the demand and opportunities for residential development.

***C. Community Context***

Overview of the Existing Conditions of the City of Dripping Springs, and timeline of public engagement and community outreach.

***D. Fiscal Impact Summary***

Fiscal analysis based upon the preferred land use scenario in the Future Land Use plan.

## HOW WILL THE COMMUNITY USE THIS PLAN?

### CITY COUNCIL AND PLANNING AND ZONING COMMISSION

These bodies will use the Comprehensive Plan to guide long-term strategic planning for the City. It will help them consider proposals and ideas that come before them with respect to future development in the City. Both the City Council and Planning and Zoning Commission will use the various recommendations to inform and guide other City plans and programs.

### BOARDS, COMMISSIONS, AND COMMITTEES

The various boards, commissions and committees in Dripping Springs will use the Comprehensive Plan to guide their ongoing oversight and to inform updates to the plans and procedures under their purview.

### CITY STAFF

The City staff will use the Comprehensive Plan to guide their day-to-day functions, plan for future improvements and initiatives, and provide a framework for future development and regulatory code changes. The City staff will use the recommendations as a “guiding light” to shape future, more detailed plans and studies conducted by various entities to advance high priority and

ongoing planning efforts in the City.

### DEVELOPERS AND PROPERTY OWNERS

Developers and property owners will use the Comprehensive Plan to understand how future public infrastructure reinvestments and redevelopments will advance over time. Property owners and local developers will acknowledge the Plan recommendations as they review their projects in coordination with the City on infrastructure needs collectively. Additional refinements will be required to help define individual project initiatives, necessary development agreements, and potential partnerships required to advance each initiative.

### GENERAL PUBLIC

Residents of Dripping Springs will use the Comprehensive Plan to understand the long-term vision and policies for the City and the framework behind various City-led programs and initiatives to address the future development over the next several years.



The 2040 Comprehensive Plan establishes the vision for the community for the next 10+ years. It is the foundation for several documents that provide more detailed guidance on how Dripping Springs will evolve in the future. Specifically, the Comprehensive Plan serves as an umbrella document over all documents within the City of Dripping Springs. In addition to the plans outlined in this section, the Plan guides other departments and functions including, but not limited to, water, emergency services, transportation, parks and recreation, and economic development.

The Comprehensive Plan acknowledges the previous 2016 Comprehensive Plan, and takes inspiration from its key elements in order to create a new vision, goals and implementation strategies going forwards.

Below is a list of plans referenced and reviewed as a part of the Comprehensive Plan process:

## COMPREHENSIVE PLAN (2016)

The previous 2016 Comprehensive Plan set policy guidance related to the physical growth and economic development of Dripping Springs. The current Plan combines the relevant Plan elements from the previous 2016 Comprehensive Plan and merges them with updated Plan elements as part of the 2040 Comprehensive Plan process. The 2040 Comprehensive Plan replaces the previous Plan, including an update of the Future Land Use Map (FLUM) and Implementation Guide.

## CODE OF ORDINANCES

The City’s Code of Ordinances was evaluated, and areas of recommended changes are referenced as strategies based on public and stakeholder input. An update to the Code of Ordinances is an important implementation strategy for achieving this plan’s goals.

## **DRIPPING SPRINGS TRANSPORTATION MASTER PLAN**

The Transportation Master Plan (TMP) serves as Dripping Springs' long-range Mobility Plan through the year 2040, covering both the City Limits and the Extraterritorial Jurisdiction (ETJ). It was prepared in response to rapid residential and commercial growth and increasing congestion, particularly along US 290 and RM 12, and forms the backbone of local and regional mobility. The TMP acts as a core implementation tool of the City's Comprehensive Plan, translating vision into a coordinated, phased, and multimodal transportation strategy that supports growth, protects character, and improves quality of life.

## **2014-2024 DRIPPING SPRINGS PARKS, RECREATION, AND OPEN SPACE MASTER PLAN**

The Parks, Recreation & Open Space (PROS) Master Plan (2014-2024) established a 10-year vision and implementation framework for parks, trails, recreation facilities, and natural open spaces within the City and ETJ. The plan identified trail and open space connectivity as a community priority, and provided guidance on preserving Dripping Springs' character, environment, and fiscal sustainability.

## **2025 DRIPPING SPRINGS PARKS, RECREATION, AND OPEN SPACE MASTER PLAN**

The City of Dripping Springs Parks, Recreation, and Open Space Master Plan is a long-range policy and investment plan that focuses on protecting natural resources, expanding park access, and providing recreational facilities and programs as the city grows. The Plan supports land-use strategies that balance growth with neighborhood-scale amenities and preservation of open space.

## **HAYS COUNTY TRANSPORTATION MASTER PLAN**

The 2021 Hays County Transportation Plan Update is a long-range planning document that guides roadway and mobility improvements through 2045 to address rapid population growth, safety concerns, and connectivity needs while preserving the County's Hill Country character and environmental resources. The plan includes a countywide Thoroughfare Plan and serves as a flexible, updateable framework to prioritize transportation investments, improve regional mobility, and proactively manage growth while balancing community values and environmental stewardship.

## HAYS COUNTY DEVELOPMENT REGULATIONS

The Hays County Development Regulations establish a comprehensive legal and procedural framework governing land development in Hays County, and promote orderly growth while protecting public health, safety, water resources, and infrastructure. The regulations define approval authority, application processes, fees, timelines, and enforcement mechanisms. The document also details variance and appeal processes, administrative delegation, and long-term conservation tools.

## OVERVIEW

The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the City, and a detailed assessment of current conditions to help identify community needs and priorities.

The public involvement process consisted of direct individual stakeholder/citizen interviews, monthly coordination with the Comprehensive Plan Advisory Committee (CPAC), meetings with various agencies, utility providers and governmental departments, as well as public workshops. A complete discussion of the public involvement process can be found in the appendices.

The public involvement process validated the original 7 key plan elements that had been established by the City; however the hierarchy/importance of those 7 elements was reorganized and streamlined into the final 5 plan elements. Likewise, the process also provided the design team with a comprehensive understanding of the physical and fiscal opportunities and constraints in the City and County.

Concurrent to the public involvement process, the design team gained insight into the actual fabric of the City and County. In rethinking of the City as different types of “places” versus parcels or uses, the design team formulated development and preservation patterns throughout the City and County. A full discussion of the place types can be found in the appendices.

| Original 7 Key Elements       | Final 5 Plan Elements               |
|-------------------------------|-------------------------------------|
| Infrastructure                | Infrastructure & Facilities         |
| Parks & Recreation            | Protecting Community Character      |
| Historic Preservation         |                                     |
| Land Use & Character          |                                     |
| Transportation                | Connectivity & Corridor Enhancement |
| Housing                       | Housing                             |
| Economic Development Strategy | Economic Development & Funding      |

Finally, the design team used the final 5 plan elements along with the reimagined place types of the City and County, to create an implementation plan that would usher in the changes identified by their analysis. While the overall process can generally be summarized in the linear graphic below, it is important to note that the planning process was very cyclical, regularly allowing inputs to reshape the overall outcome.

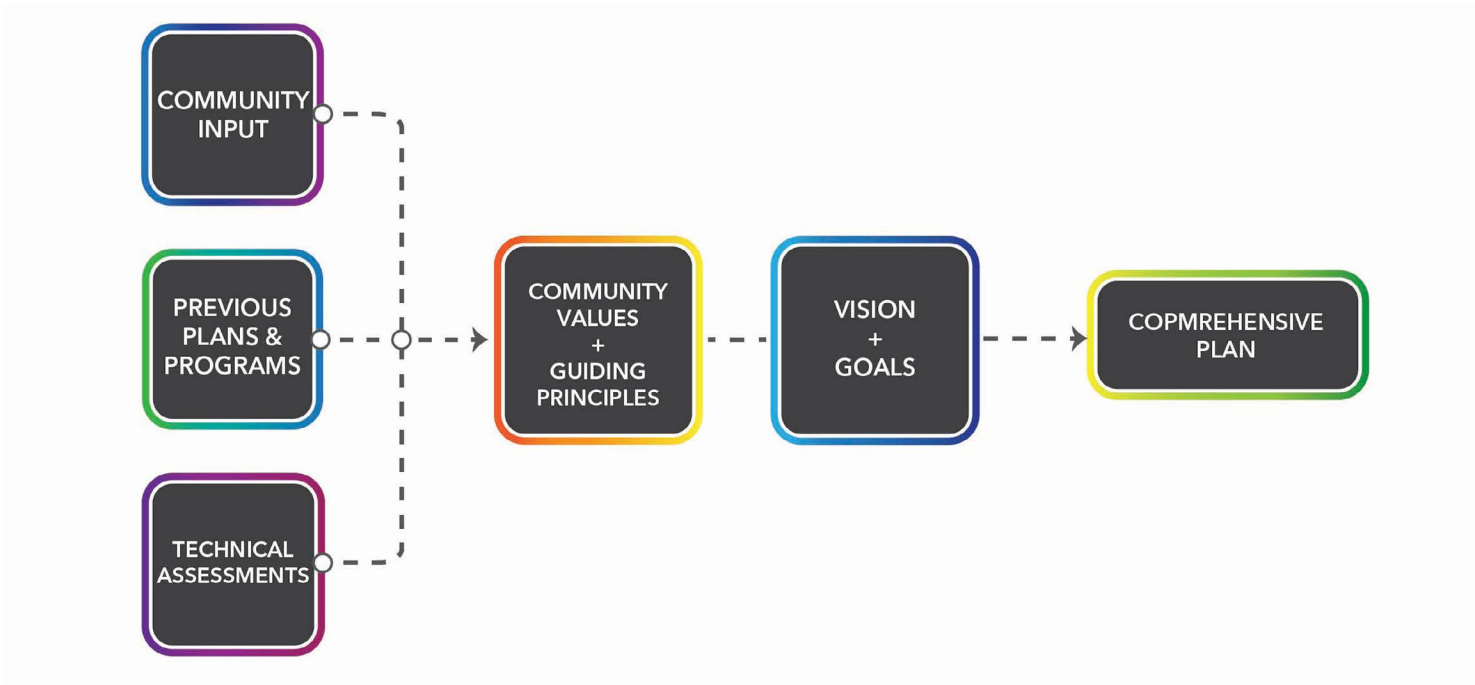


Figure 3. Comprehensive Plan Process



OVERALL TIMELINE

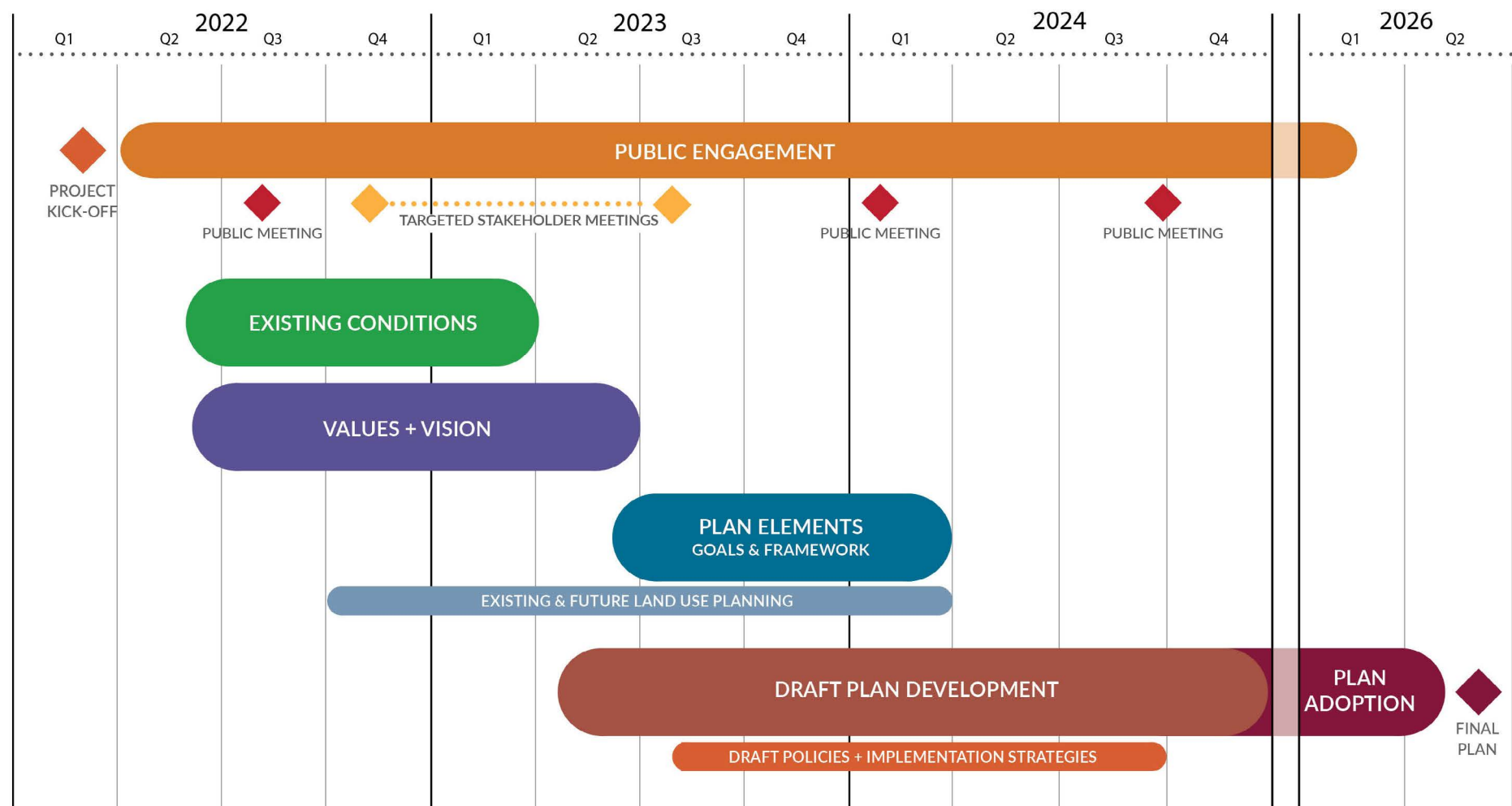


Figure 4. Comprehensive Plan Timeline





*What is your biggest hope for the future of Dripping Springs?*

*"To be an inclusive community that offers something for everyone and where businesses and people are passionate about living/working."*

- Dripping Springs Resident







## 2 VISIONING & GOALS



## OVERVIEW

Drippings Springs' recent sustained growth (refer to Appendices for Population and Demographics) has brought with it heretofore unforeseen issues in the City. These include traffic, housing affordability, lack of services, inadequate infrastructure, and more importantly, a loss or erosion of identity.

It is clear that Drippings Springs values its unique culture, history, natural resources, and traditions. The citizens of Drippings Springs are proud of their community, and their level of commitment and dedication is unsurpassed. This Chapter articulates the key messages and community values shared by citizens during comprehensive community outreach and engagement efforts. Several important themes emerged as a result of this community outreach process.

Moreover, Drippings Springs and its citizens are aware of the issues, which allows for a clear vision for the future of the City. Drippings Springs' core philosophy was and is to create a community where residents, workers, and visitors thrive by being environmentally responsible, protecting community character, and providing access to housing, jobs, natural resources, and recreational opportunities. A refreshed vision provides the basis for an updated planning framework going forward, which helps inform new priorities and establish new goals, strategies and actions all aimed at current and future generations in Drippings Springs.

The Design Team worked closely with the community to come up with a new vision statement for Drippings Springs that would encapsulate the myriad of ideas expressed about the future of the City.

Combining input from the community and the Comprehensive Plan Advisory Committee (CPAC), a Vision Statement to guide the community for the next 10 years was established. The following statement would become the north star for the Comprehensive Plan.

### VISION STATEMENT

*As the gateway to the Hill Country, Drippings Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Drippings Springs remains a vibrant, resilient, and welcoming place for generations to come.*



## COMMUNITY VALUES AND GUIDING PRINCIPLES

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values that guided the Plan process. A full discussion description of the public input process can be found in appendices. In Summary, community input overwhelming pointed to 7 community values/guiding principles:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**



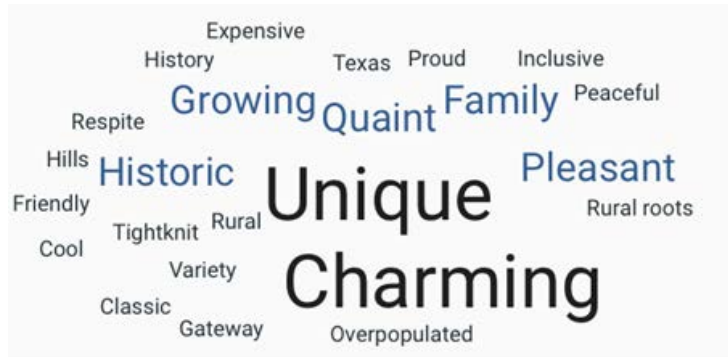
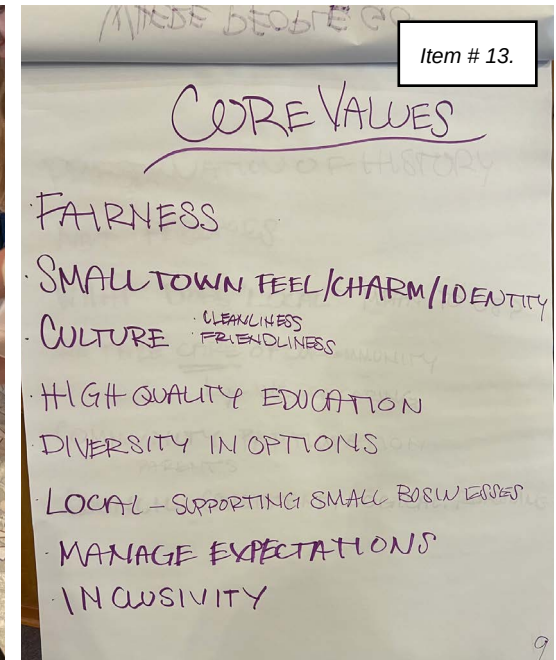


Figure 5. Community Engagement Word Cloud 1





Another highlight of the public engagement process was the September 2022 Public Meeting, in which participants were split into 5 groups and were asked to list 5 characteristics or features of Dripping Springs that they hope will remain true in 2045. Each group crafted a vision statement that captures the spirit of those characteristics:

Group 1: "A thriving community that values thoughtful growth and preserves our outdoor spaces."

Group 2: "Our vision for our small hometown is for our community to be designed with connectivity... walking trails and bike lanes / sidewalks throughout the City to value nature, open space, and an ability for all citizens to be able to reach one another and remain close knit although Dripping Springs is growing larger."

Group 3: "Dripping Springs will maintain its Hill Country charm and character while being involved & proactive with coming growth."

Group 4: "Dripping Springs will be a Hill Country destination that has grown but maintained its identity through preservation of heritage, open spaces and community values."

Group 5: "Dripping Spring will maintain its history and charm while supporting sustainable growth. The new & old mixing gracefully together. Make growth fit the Hill Country and not the Hill Country fit the growth."

—

Echoing the sentiments from the surveys, the biggest theme was maintaining Hill Country character and charm while supporting thoughtful and sustainable growth. Further, the design team discovered that Hill Country character largely focused on the open space and community values rather than an aesthetic.



# PLAN ELEMENTS AND GOALS

Item # 13.

In subsequent meetings with targeted stakeholders, it became clear that the sum of the “identity” of Drippings Springs was more important than its individual parts. In other words, it is the combination of its rural, historical, and environmentally-rich setting that is important, NOT one aspect.

The result of the process created 5 Plan Elements with a Specific Goal for each of those Elements. The 5 Plan Elements and their respective goals became the most critical aspects that the Comprehensive Plan had to address.



## INFRASTRUCTURE & FACILITIES

**Goal:** Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

## COMMUNITY CHARACTER

**Goal:** Manage growth and development while prioritizing the preservation of the Hill Country character and the community’s sense of place.

## CONNECTIVITY & CORRIDOR ENHANCEMENT

**Goal:** Provide an efficient and safe regional network of streets and highways.

## HOUSING

**Goal:** Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

## ECONOMIC DEVELOPMENT & FUNDING

**Goal:** Encourage a balanced growth and foster a resilient and robust economy.



*What is your biggest hope for the  
future of Dripping Springs?*

*"Future development in harmony  
with the protection of the natural  
landscape."*

- Dripping Springs Resident







3 LAND USE

# EXISTING LAND USE MAP

Item # 13.

As part of the planning process, a traditional Existing Land Use Map was created merging geospatial parcel data from both the City and County, in order to understand the current land use limitations and conditions.

This map catalogs individual parcels into green space, single family residential, multifamily residential, commercial, development agreement, and available areas (i.e. no designation). Conflicts with datasets such as multiple overlapping designations for the same parcel were rectified with the help of City staff and on the ground site verifications.

As the design team would come to find out, there are significant differences between the development processes and regulations within the City Limits, which is governed by the City of Drippings Springs, and the ETJ, which is largely governed by Hays County. As such, the design team and City decided to look at the City and ETJ data sets independently, and all mapping was done at both the City and ETJ scale.



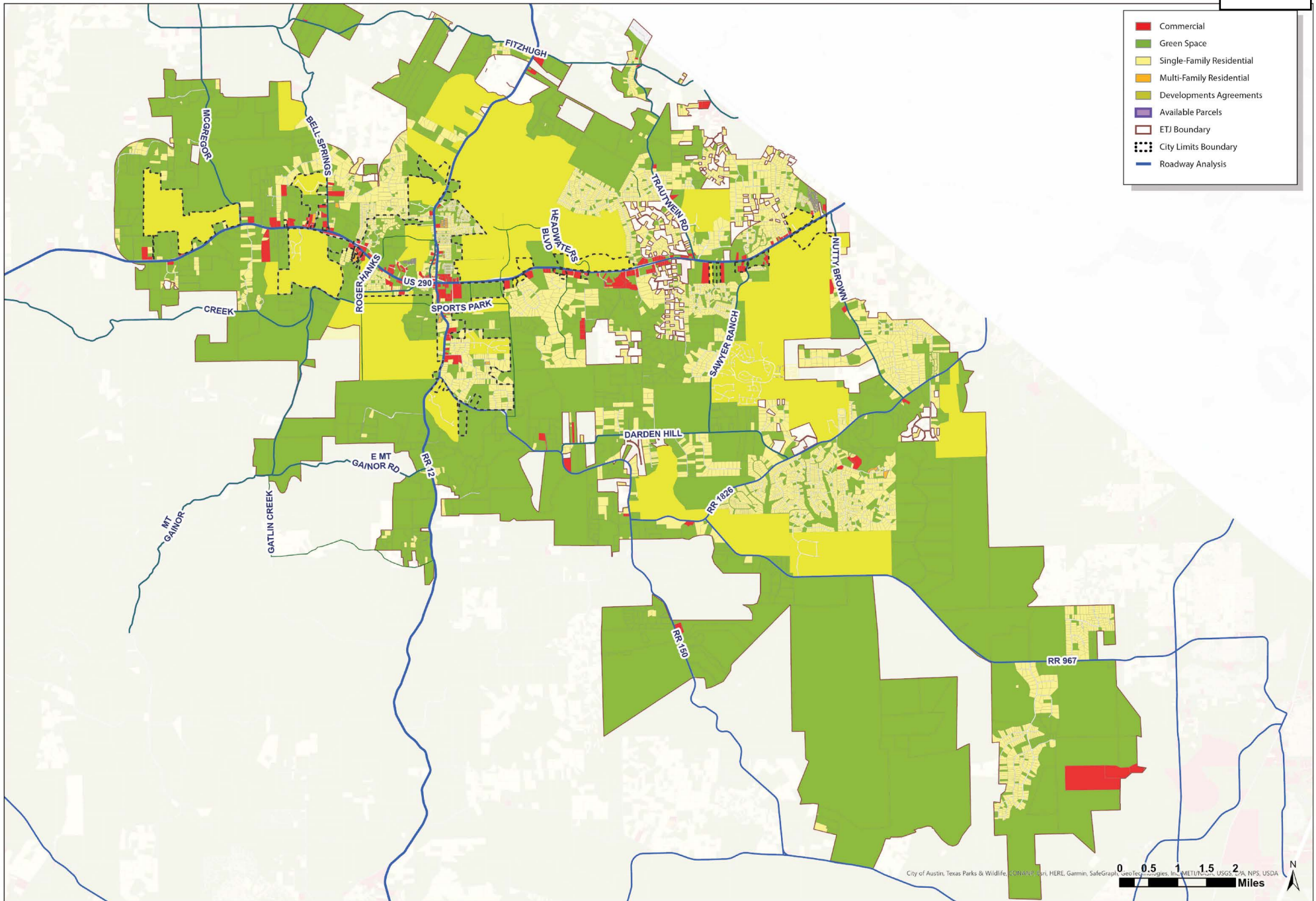


Figure 7. Existing Land Use Map

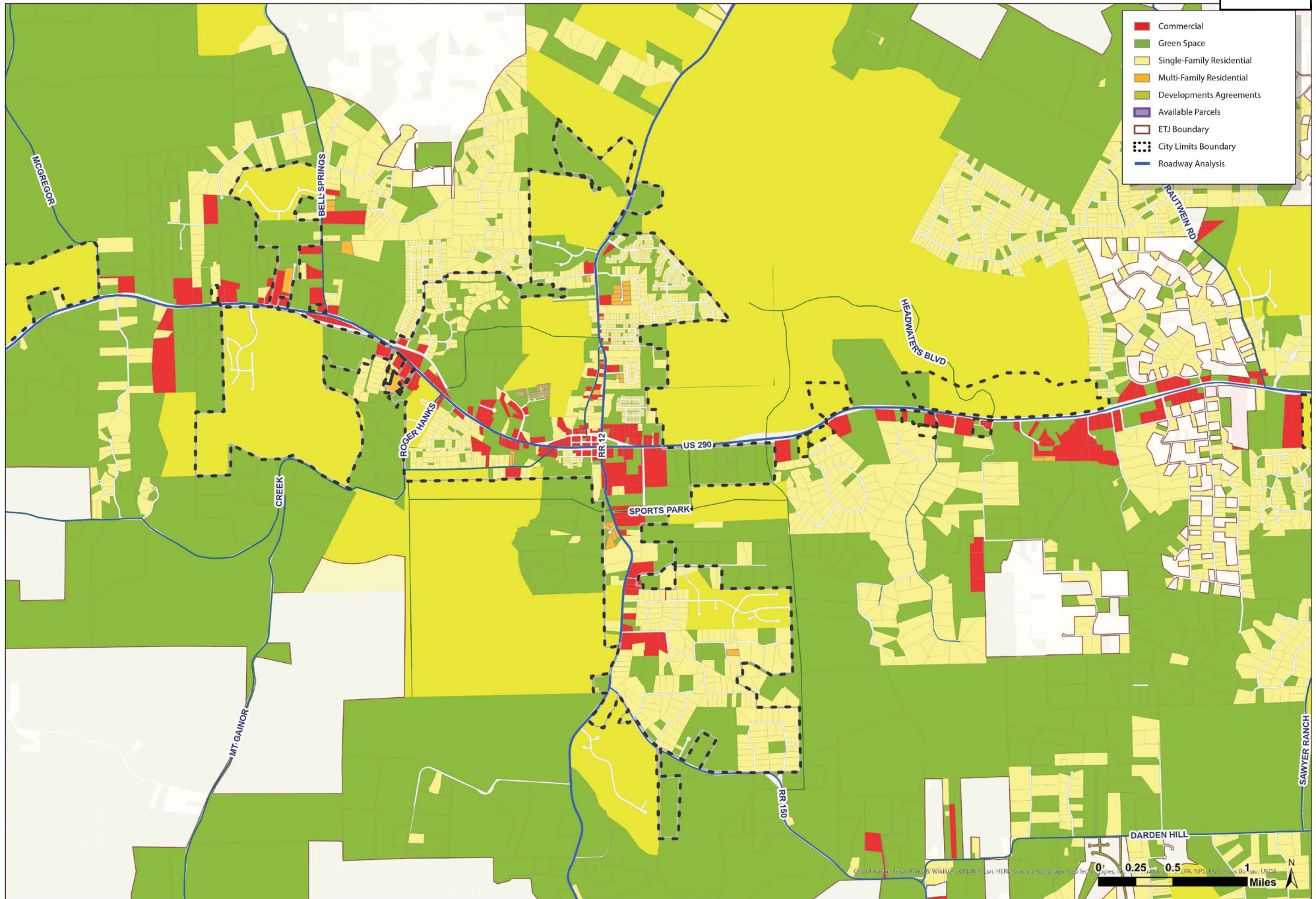


Figure 8. Existing Land Use Map C 293 e



## UTILITY ANALYSIS

Utility Infrastructure and limited water and wastewater capacity is a well-known issue in the City of Dripping Springs. The City and Design Team met with Dripping Springs Water Supply Corporation (DSWSC) and the West Travis County Public Utility Agency (WTCPUA) in order to understand the capacity issues facing the City. There are numerous challenges.

### Wastewater

The City operates the South Regional Water Reclamation Plant (SRWRP) and associated infrastructure located within the City Limits of Dripping Springs. The City received a Texas Pollution Discharge Elimination System Permit (TPDES) that will allow for the construction of a new Wastewater Treatment Plant, which will be located adjacent to their existing facilities just south of town on West FM 150. This permit will increase the volume of treatment that is currently allowed to 822,500 gallons per day. The City obtained a Beneficial Reuse Authorization from the state, which allows the City to use the treated effluent that is produced by the plant on City-owned parkland and athletic fields. The City also has multiple contracts with private developers for use of the treated effluent (i.e. irrigation of community open spaces, private golf course, parkland, etc.) within their projects. All of these City and privately owned areas currently use either potable water or well water for irrigation of their facilities. Switching the irrigation water source to treated effluent will significantly support Dripping Springs' need for water conservation. A total of \$43m in funding has been allocated by the Texas Water Development Board for

the expansion of the SRWRP and related infrastructure. These funds are earmarked to cover the cost of these improvements as well as necessary property acquisition. The design of the new wastewater treatment facility, and the East and West Interceptors has already been completed. **However, the permits were stalled at the TCEQ due to an on-going lawsuit filed by the Save Our Springs Alliance (SOS).** The SOS suit sought to challenge TCEQ's rights to regulate wastewater discharge. While the TPDES was issued by the TCEQ in 2019, in October 2020, the permit was reversed after the SOS suit was filed. **As a result, ALL plans for this necessary expansion of facilities were halted.** Currently, the system is at or near capacity, although **the City was thinking ahead in both planning and in securing funding for these improvements, however their efforts to provide this necessary service were thwarted by this lawsuit.** The Texas Supreme Court heard Oral Arguments on the Case in October 2024 and in April 2025 ruled in favor of the City's wastewater discharge permit.



Figure 9. South Regional Water Reclamation Plant

## Water

The Dripping Springs Water Supply Corporation (DSWSC) is the primary provider of water inside the City Limits. The DSWSC derives its water from two sources: a wholesale water contract with the West Travis Public Utility Agency (WTCPUA) and its own system of wells. The WTCPUA supplies water to 14 wholesale customers like municipalities, as well as roughly 8,000 retail customers like master planned communities. The contract between the City of Dripping Springs and WTCPUA was renegotiated in the Spring of 2024 and the City will be the retail provider to most of the new development that is located in the northeast quadrant of the City (Cannon Ranch, Wild Ridge, Anarene/Double L and Gateway Village).



Figure 10. Dripping Springs Water Supply Corporation (DSWSC).  
Source: D.S. Century News



Figure 11. West Travis County PUA Facility

**As part of its current Capital Improvements Project (CIP), the WTCPUA is set to increase its water capacity allowing for +/- an additional 20,000 LUEs. These improvements are anticipated to be completed in 2025-26.** A large portion of this CIP project is a parallel existing water line adjacent to US 290, as the existing line is insufficient to push needed capacity. It is important to note that roughly 80% of the water that the WTCPUA supplies is OUTSIDE of the City of Dripping Springs City Limit. Of the 20,000 LUEs of capacity that the CIP will deliver, roughly 6,000 of those have been earmarked for existing or planned projects. At present, WTCPUA does not have additional plans to expand capacity beyond its current CIP, and this expansion will exhaust





Figure 12. Utility Anal

their existing plant's physical site limitations. **The majority of the water that DSWSC provides comes from the WTCPUA.** DSWSC's other water source is a set of wells that it maintains and has recently expanded. While DSWSC has no immediate plans to increase its CCN, the DSWSC said that it would be open to adding areas to its current system IF that improved the service to the membership. They had suggested that they would be asking the WTCPUA for additional water capacity in the future and there may be additional expansions to the well system. The existing water lines that they manage are at or near capacity. **So from a water supply standpoint, water will continue to be a severely limited resource until additional capacity is secured.**



It is also important to note that many of the existing residences are on large lots served by individual wells for drinking water and septic systems for wastewater needs. Recently, several homeowners mentioned that their wells are going dry. Rainwater harvesting systems are also popular in Drippins Springs, as they are encouraged through incentives and credits.

### ***Electric***

Pedernales Electric Cooperative (PEC) is the primary provider of electricity inside the City Limits. The City is not aware of any electric capacity issues; however, this utility was not studied in this report.

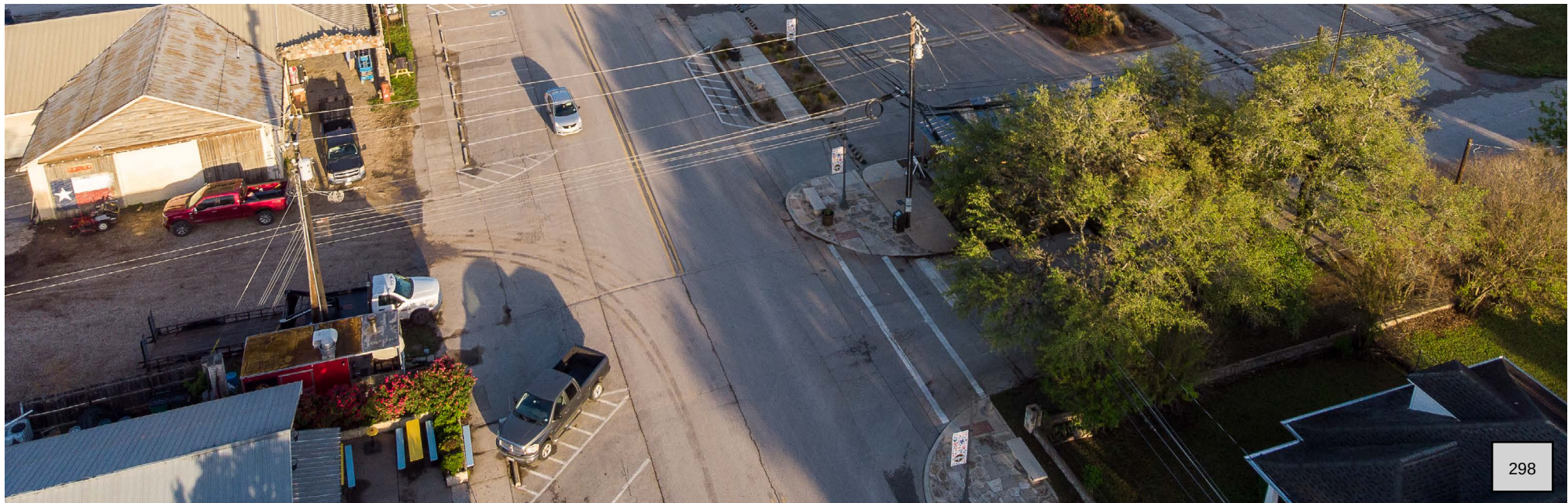
All of the proposed utility improvements have been mapped and can be found on the analysis map.



## THOROUGHFARES AND ROADWAYS

Traffic is and will continue to be a significant concern for Dripping Springs residents. The team spent much time with City staff, engineers who developed the City's Transportation Master Plan, HDR, the Hays County Transportation Master Plan consultants K Friese, the Hays County Transportation Consultant HNTB, and the Hays County Transportation representatives. Recently, TxDOT revealed plans for US 290; however, direct talks with TxDOT have not been able to occur as they wanted to develop their plans first. The scope of TxDOT's improvements also changed during the planning process as originally, their scope stopped east of RR12.

Unpacking the transportation and traffic pain points for the City, while much less legally contentious than the utilities, was nevertheless, still very complicated. It is important to note that ALL of the various agencies and consultants relied on the same data and model, which was the CAMPO model. The only alterations that were made to it were to limit the scope of the model to the various study areas (i.e. just the City Limits, ETJ or the entire County). Alterations to the model were however made in order to forecast improvements and additional demand based upon those known developments that would impact that model in the City, ETJ, and County at the time of these various master plans and studies. No specific plans or plan recommendations have been made to alleviate traffic congestion at US 290 and





RR12, rather the focus of all of the plans has been to improve the overall transportation systems. **It is also important to note that the City and County Transportation Master Plan report were largely drafted in concert and collaboration with one another, so that the plans were not advocating for different goals, and the plans were not making inaccurate assumptions about the other plan's objectives and inputs.**

Delving deeper into the City and County plans, neither of the plans looked at hierarchical roadway improvements scenarios. In other words, the scenarios that were modeled assume ALL or NO roadway improvements as it looked at forecasts. The only nuance was in the City's plan, which did look at scenarios in which there were NO improvements to 290 OR what was anticipated to be the full 290 improvements. Note, these models were only based upon preliminary TxDOT designs, and do not reflect the plans that were

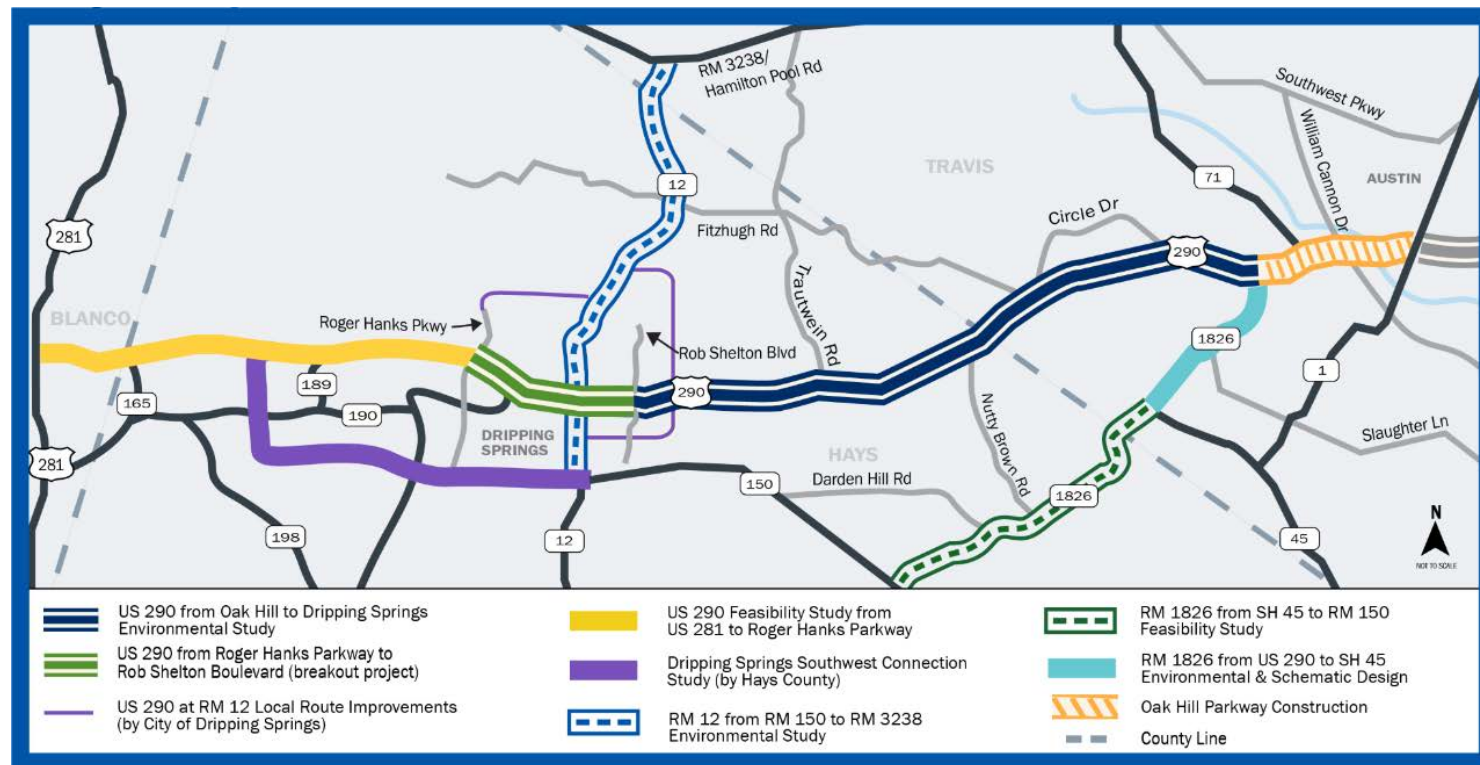


Figure 13. TxDOT US 290 Studies  
Source: TxDOT

released in 2024. The City has and continues to rely on developers to implement its overall thoroughfare and transportation goals both within the City Limits and in the ETJ. **The City's current roadway budgets are primarily for maintenance and small upgrades, they are not for building new roads.** The City has an agreement in place to reimburse developers for significant roadway construction. The impact of recent improvements to Roger Hanks and Lone Peak will be major as these improvements



Figure 14. Bell Springs Rd

may help to relieve one of the biggest headaches to congestion, the intersection US 290 and RR12. **Studying these changes may point to the fact that this strategy from the City is working; however, it is unknown whether these incremental changes will outpace the growth. Regardless, it is also suggested that prioritizing major routes that effectively push the needle significantly should be explored both inside and outside of the City Limits. Roadways identified included: Bell Springs, Trautwein, Sawyer Ranch, Nutty Brown, Darden Hill, and the extension to CR150.**

As many of these roadways are under the purview of the County, there are funding sources available that may be able to push these forward. The County admits however, that while they are part of the overall County plans, all roadway projects in the County have to be considered and not just those specifically in this area. **The County has stated that its three main objectives were public safety, maximizing traffic flow with the existing infrastructure, and thirdly new facilities (only when existing infrastructure cannot meet demand).** On the other side of the coin from increasing capacity, it is also important to note that there are many roadways that were slated improvements and in some cases major upgrades that the Comprehensive Plan is suggesting should remain "rustic" and scenic. These include Fitzhugh, Creek Road, McGregor, and East Mt Gainor.

Particular concerns were raised about school traffic and specifically the school bus traffic that floods streets every morning and afternoon and exacerbates congestion on US 290. The County Transportation Master Plan solicited feedback directly from Dripping Springs, Wimberley, Hays, and San Marcos school districts. Specific to Dripping Springs, the team likewise spent time with the Dripping Springs Independent School District (DSISD). Unfortunately, it has been inferred that specific talks between ISDs and transportation planning has traditionally not happened. Many of the concerns that DSISD posed relates to its buses not being able to navigate challenging roadway throughout its district. Other pain points both for the school districts and

residents in general focused on the prevalence of low water crossings, early warning systems and generally, the coordination between the school district and transportation officials. DSISD is looking at expansions and upgrades to almost all of its campuses as well as new facilities, as the student population is anticipated to continue to grow. **One of the major draws to Dripping Springs is its exemplary schools, and protecting that asset, in all the ways that can be construed, is imperative to the success of Dripping Springs.** One suggestion that DSISD suggested was finding a second bus depot location to the east of RR12 which would allow the district to not have to have buses cross RR12 alleviating that cross town traffic congestion.



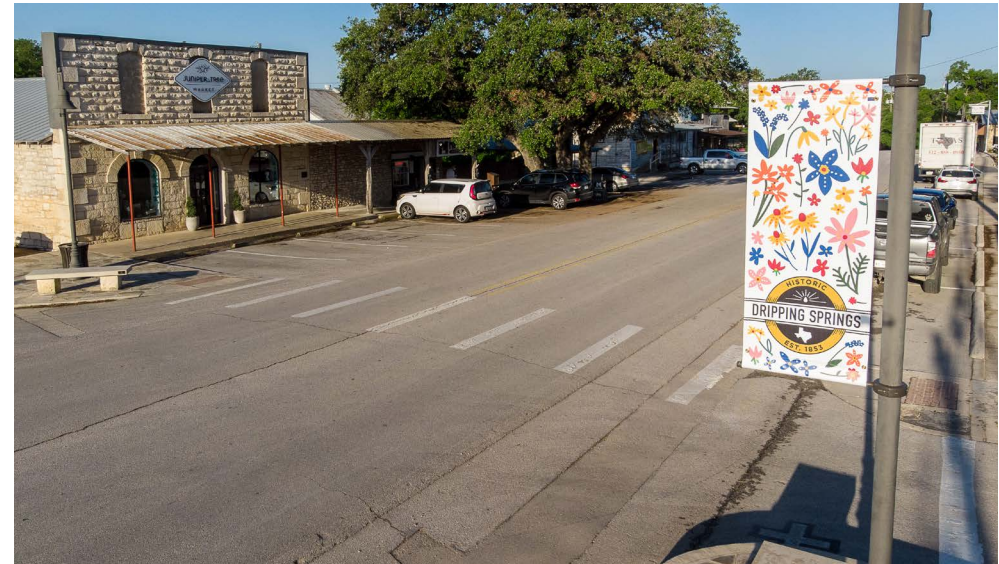
Figure 15. DSISD School Bus Depot  
Source: CBS Austin

The biggest unknowns to the transportation web has been US 290 and TxDOT's expansions. While these plans have only recently been made available, information provided to the design team from the County, City, and others with knowledge of TxDOT's plans, were able to provide at least general information. When these plans were unveiled in early 2024, the plans largely followed what had been expressed to the design team. One caveat is that at the time of the publishing of this Comprehensive Plan, it is anticipated that TxDOT will embark on a "bypass study" which would route traffic around Dripping Springs rather than through it, as its current plans propose. The design team has examined the plans, and while we would anticipate that there may be shifts and amendments in the final layout, the overall plans do



not seem to pose the type logistical or public oppositions that have been touted, as the ROW for US 290 largely adheres to the current ROW through the center of the City.

As explained by several stakeholders, the freeway section of US 290 was planned to stop east of the RR12, transition to the 6-lane condition through the City and then transition back to its current ROW configuration after Roger Hanks. Any further improvements to US 290 west of Roger Hanks would be evaluated by TxDOT whenever it looks at improving US 281. The City generally has no issues with the major features of this design; however, it likewise anticipates that individual driveways, access points, etc may change. **Of note, many North-South orientation streets currently intersect/pass through US 290. From the extents of the ETJ, only a few streets are anticipated to provide access “across” US 290. Those include: Nutty Brown, Sawyer Ranch, Trautwein, which will represent a major change in traffic flow patterns for residents.**



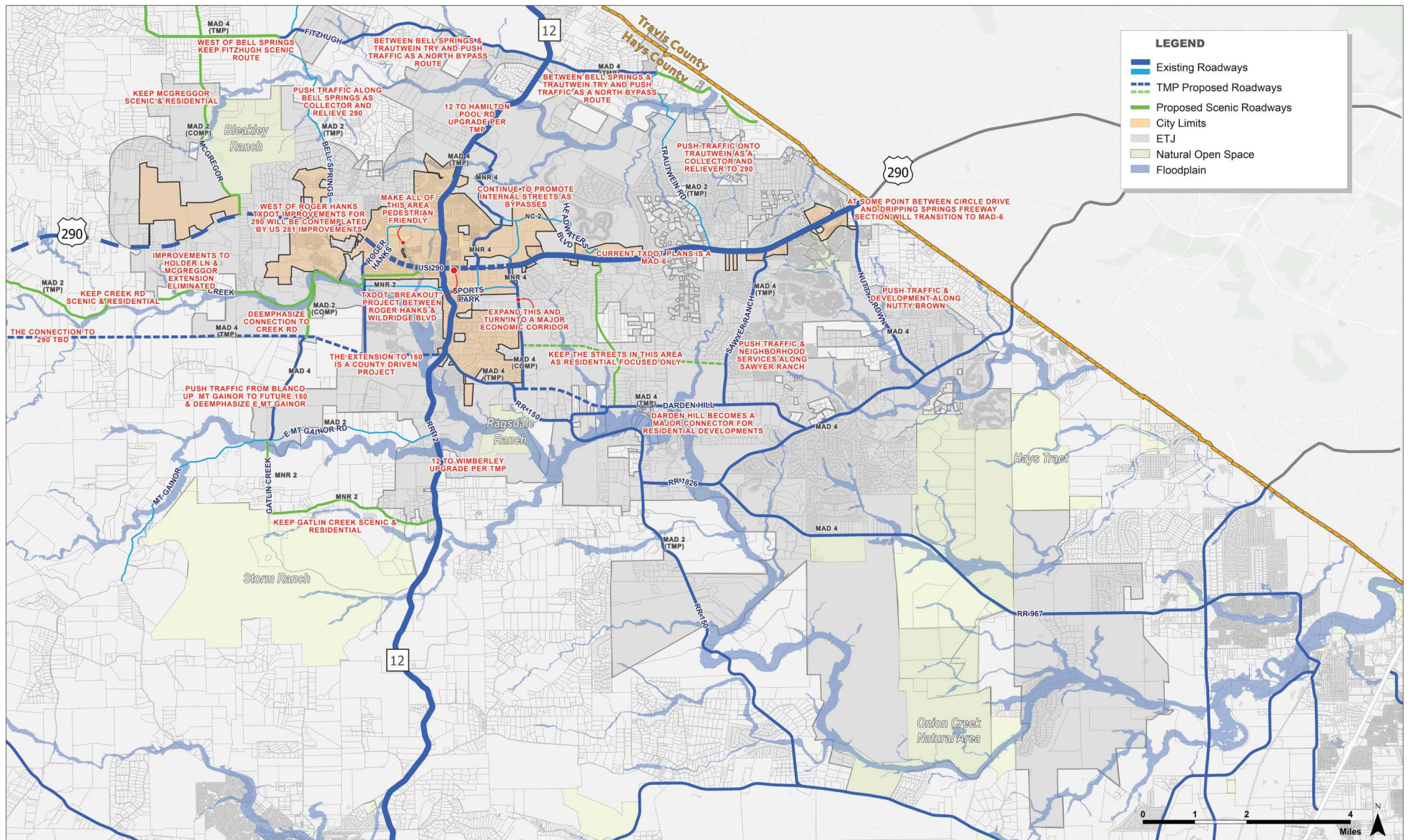


Figure 16. Roadway Analy[REDACTED]



## PARCEL ANALYSIS AND MAPPING CONSTRAINTS

The last piece of our mapping analysis dealt with geographic, visual/aesthetic, and regulatory constraints, and were informed heavily through the public engagement process. As stated in the Guiding Principles, Dripping Springs owes its growth and desirability to the environment in which it sits. The preservation and protection of that environment is imperative to maintaining that character. When citizens, the CPAC, City, and other stakeholders were pressed to describe what made their environment so special, it quickly became clear that the plan would need to take a decidedly “preservationist” approach. As such, the design team identified all significant hills, large patches of vegetation/tree cover, and as suggested by the City, adopted the Atlas 14 recommendation for Flood Plain, which is effectively the current 500 Year Flood Plain. All of these areas were identified and mapped and generally, “taken off the table” as potential areas for future development. In addition, the design team reached out to various conservation organizations and interfaced with the City regarding future park and green space plans to further expand areas that should be “protected”. Lastly, the design team looked at remaining parcels and areas and ONLY those that were either vacant or underutilized were characterized as “potential”. While the design team did not directly contact individual owners regarding their vacant or underutilized parcels, they did a “windshield” review of all potential parcels to confirm their current states. Lastly, the design team, with help of the City, identified and mapped all “planned development” parcels,

which included all projects the City was either in the entitlement process with or that the City had heard might be developed. **To summarize, the only parcels suggested for new development were:**

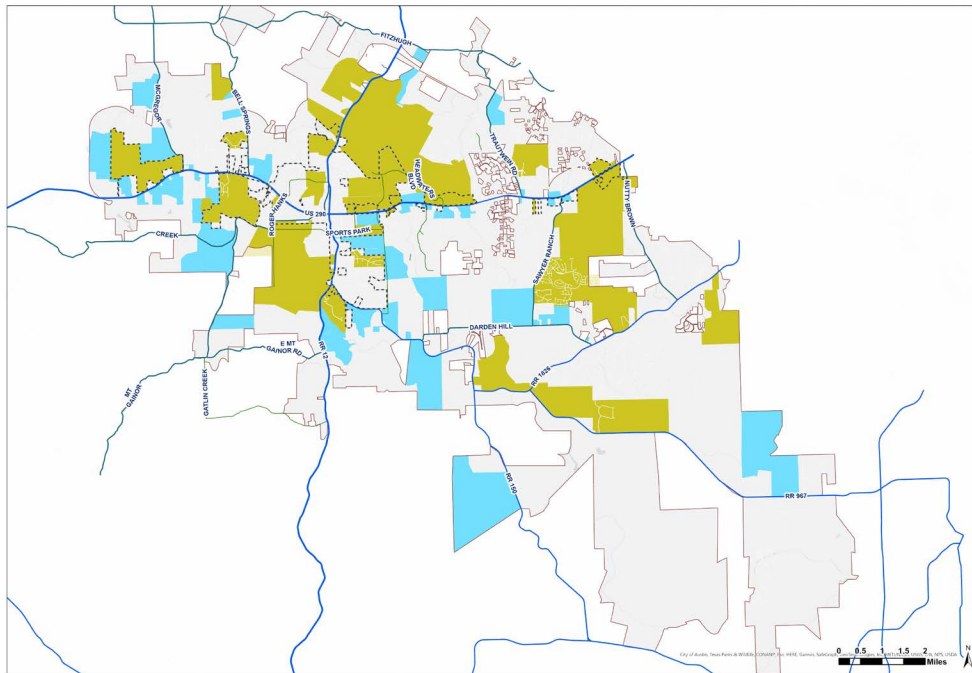
- **not part of a planned or proposed development,**
- **vacant or heavily under utilized,**
- **not heavily vegetated,**
- **did not have a lot of topography,**
- **not in the 500 year flood plain,**
- **not slated for future green/park space,**
- **AND close to future infrastructure improvements (water, wastewater and roadway).**

It was only after vetting all of these constraints that the design team looked at potential future development, and that became the basis for our Future Land Use Map.



Item # 13.

An aerial photograph of a suburban residential development. In the foreground, a large, calm body of water, possibly a lake or a large pond, is visible, surrounded by lush green trees and vegetation. A winding road curves through the middle ground, lined with numerous houses featuring dark roofs and light-colored siding. The houses are arranged in a planned, curvy layout. Beyond the residential area, there are more trees and open fields. In the far distance, a dense line of trees marks the horizon under a clear blue sky.





## CURRENT DEVELOPMENT PROCESS

Like most towns on the outskirts of Austin, Dripping Springs has grown and changed from a bedroom community/retirement destination to a city. With a relatively recent and steady influx of population, the City has had to pivot its priorities to keeping up with an increasingly larger population that demands higher quality services and amenities while contending with utility and infrastructure limitations. It also must contend with the fact that many of the current residents of Dripping Springs are relatively recent arrivals, which means that they have a different perception of the City. The growth of the population and necessary services has been illustrated above; however, beyond the physical impact of these changes, the process through which development occurs has also had to pivot.

The expansion and creation of large, master-planned communities continues to drive much of the development in the City and ETJ. Generally, these communities have secured their own water capacity and their developments have been approved through the creation of Planned Development District (PDD) zoning process rather than being able to go through a conventional zoning and approval process. The PDD, from a zoning perspective, then becomes the approved zoning for that development and supercedes its previous zoning requirements. In most Cities the PDD or Planned Unit Development (PUD) zoning is reserved for large developments that seek certain accommodations/incentives from a city in exchange for the creation of a superior end product than would have been required under a conventional zoning. The superior end product

varies from upgraded building materials, to increased public park/green space to stronger pedestrian connectivity. Incentives that cities are often willing to make, might include things like elimination of parkland fee/dedication, density bonuses, or additive uses. As part of the PDD process, a Development Agreement (DA), which formalizes all of the criteria, rights, and obligations of both the City and Developer, is required. So automatically one can see that the PDD process is a far longer approval process. In Dripping Springs, the PDD/DA process generally takes a minimum of 9 months to multiple years, which is fairly standard. The City has experimented with other processes and interim steps such as Memorandums of Understanding (MOUs), but generally, these have not been used or necessary, and the desire to develop in Dripping Springs remains high. This elongated entitlement timeframe and uncertainty plagues many



other cities including Austin and has stalled their development.

As it relates to development in the City, **it is increased density that developments are seeking which pushes the PDD process.** Again, these are the “concessions” that the City has most often been willing to make. In exchange for additional density, the City has been able to push Parkland Dedication, Transportation Improvements, Dark Sky Compliance, Sidewalk/Trail Construction, and Building Material Upgrades. **This has been the City’s primary mechanism to increasing its parkland and to building substantial portions of the roadways in its transportation master plan.** While the City’s ability to regulate development in the City Limits is constrained due to infrastructure limitation and funding for transportation improvements, it is almost non-existent in the County which oversees the ETJ. With relatively less rules in effect for the County, there is almost no incentive for developers to try and annex into the City, which thus, limits the overall amount of tax base that Dripping Springs could get. One caveat is on commercial developments as the maximum impervious cover in the County is 35% but it is up to 70% in the City. While this has not dissuaded commercial development in the County, mostly because there are no parking requirements in the County, **it has been a driver for commercial development to want to occur in the City versus the ETJ.** Recently, there have been several changes/pushes in the County that may begin to “level” the playing field for the development within the City versus the ETJ. The County is amending its Tree Mitigation ordinances to more closely align with those of the City and other jurisdictions.

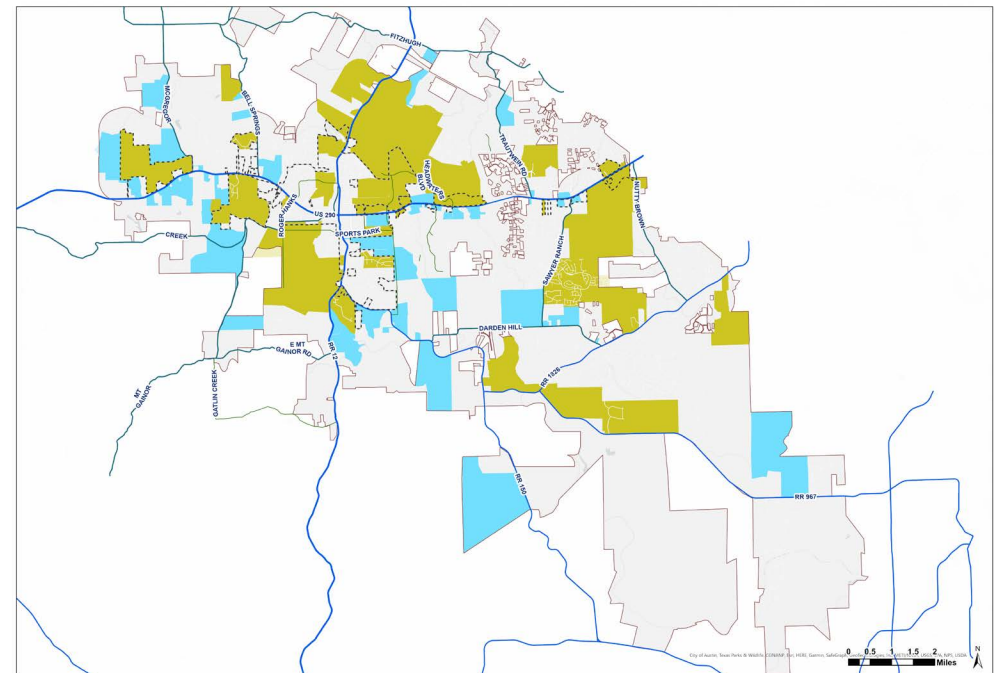
Under the current rules, a developer can pay \$6,000/acre to remove as much tree cover as desired. Second, the County is pushing Conservation Subdivision Development (CSD). This is a concerted effort by Hays County to establish minimum regulations for open space preservation, water quality and conservation, water recapture/reuse, floodplain and stream buffer protection, and other conservation/environmentally focused measures for its future subdivisions. While this is currently a voluntary program, the anticipation is that these newer, more environmentally sensitive neighborhoods may establish the standard for future developments. The City also indicated that another objective and potential push that they may exercise through the PDD program are attainable housing initiatives. A code rewrite is not a part of the Comprehensive Plan, but it is suggested that adding some potential language related to PDDs may help to speed the overall PDD process (i.e. codifying the most common incentives and accommodations similar to the CSD Matrix). In addition, the City prefers direct negotiations with developers as their interests vary based upon the individual parcel(s) that may be sought for rezoning.



# FINAL ANALYSIS

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When all factors are merged together, the resulting map shows opportunity areas spread throughout the City and ETJ (as shown in light blue on the map). Likewise, as there continues to be activity within existing and planned developments, these parcels are called out as well (as shown in yellow on the map). The majority of planned developments are located either in or close to the City Limits, which aligns with the data. Likewise, most opportunity areas fall within the ETJ, reflecting how extensively the land inside the City limits is already built out OR planned for development. While the analysis clearly identified where changes are needed, further work was required to determine what those changes should be.



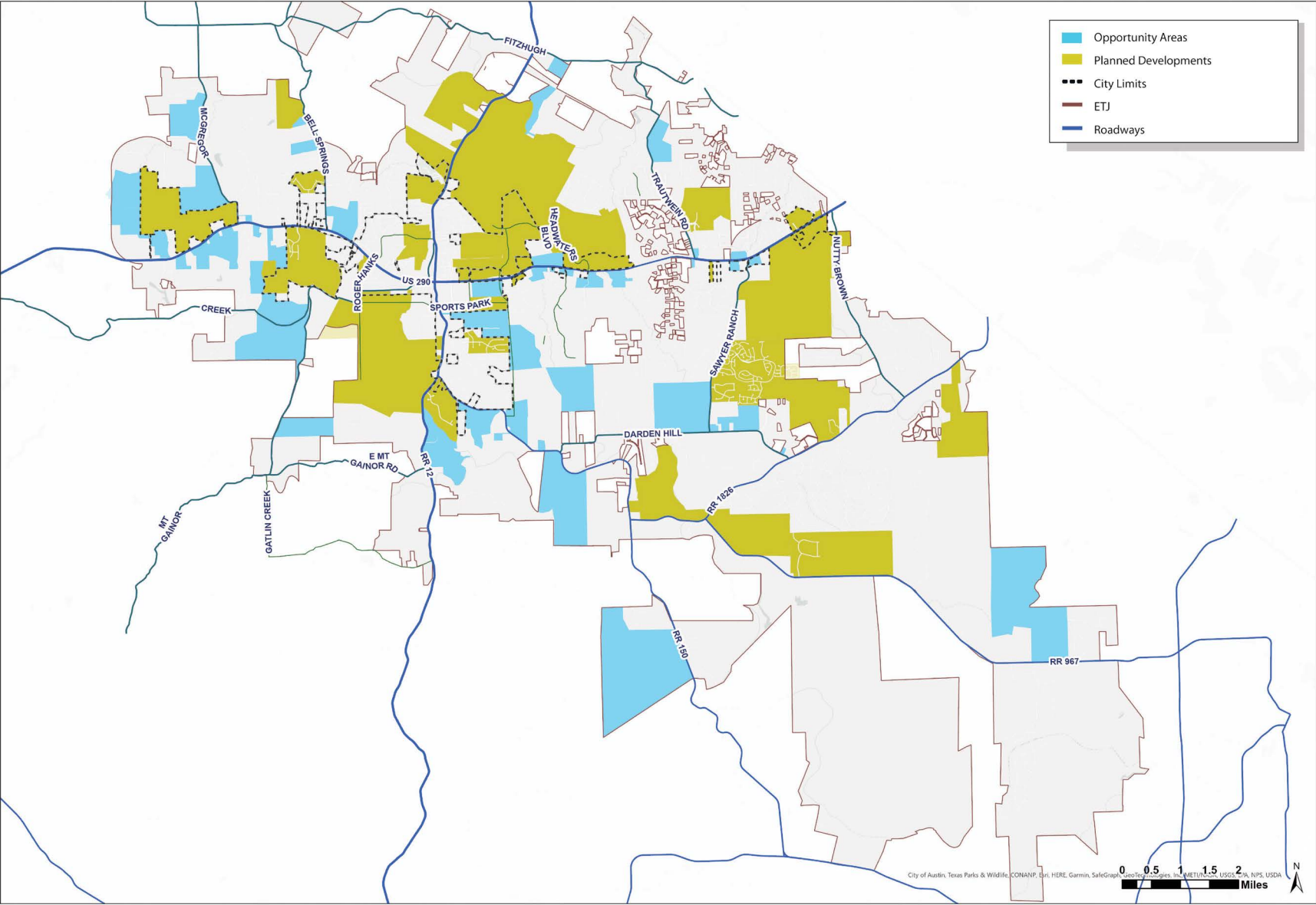


Figure 17. Parcel Analysis

# PLACE TYPES

Item # 13.

## WHAT ARE PLACE TYPES?

In analyzing the existing land uses in Dripping Springs, two things became very clear. The first is that the current land use designations, while sufficient for differentiating major classifications like residential and commercial uses, did not adequately describe the area's character. In other words, while a 5-acre estate and a 60' x 120' lot are both residential, they are very different types of places. The second is that because so much of Dripping Springs' City and ETJ were developed as PDDs, wholesale areas are a single, homogeneous land use type of PDD or PUD, which likewise neither describes the use NOR the place. Therefore, we had to create an understandable way to reclassify existing land uses so that we could plan for the creation of appropriate future places. The backbone of this future vision is the Future Land Use Map. A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the City and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.





Every place leaves an impression on the people who live there, work there, or visit. Dripping Springs already has a strong identity and character that is deeply felt by local residents and visitors. Future development in Dripping Springs should respect that strong identity and character through the use of Place Type designations which focuses on the look and feel of places—their form and character—instead of focusing only on land use.

What makes a place unique, memorable, and loved by the community? Often, it's a mix of natural, cultural, and man-made elements in the built environment. Some key elements that contribute to Dripping Springs' sense of place include the rolling landscape of the Hill Country with its stunning vistas, its creeks (Onion Creek, Little Barton Creek), its dark skies initiative, historic Mercer Street, its unique tourist destinations, and its livable neighborhoods. Of course, this sense of place can occur at multiple levels - across an entire city, within individual neighborhoods, or on a specific block.

The 12 Place Types that were designated in Dripping Springs were established by examining the City and ETJ as it exists, because, as previously stated, the sense of place that Dripping Springs already possesses is what it wants to continue to be. Unlike some plans, which use prototypical zoning and land uses to characterize places, the Plan's place type designations are not arbitrary.

The place types are also characterized by their development context -Rural, Suburban, and Village. Place types will include the following:

- Brief description of the character
- Land uses permitted
- Appropriate zoning tools to be utilized
- Development metrics
- Additional policy considerations





# PLACE TYPES - RURAL

Item # 13.

## HILL COUNTRY/RURAL PRESERVE

Includes designated flood plains, steep grades/ravines, wooded areas or forests, wetlands, wildlife corridors, protected areas, nature preserves and parks (both public and private parks). These areas are to be preserved in perpetuity. No significant development is permitted in these areas.

- **Uses permitted:** uses and structures related to these areas used for park purposes shall be permitted. Uses may include passive open spaces, parks, wetlands, wildlife corridors, etc., with associated customary functions. These customary functions may include picnic areas, trails (paved and natural), parking areas, camping areas, low impact cabins, rest rooms, concession areas, etc. They may also include instructional areas for wildlife and nature education. Limited areas (10% or less) may be dedicated to active recreation such as ball fields and courts. This may include low impact recreation facilities such as frisbee golf, etc. but shall not include regular golf courses or facilities that require regrading, re-vegetation or removal of natural areas.
- **Appropriate zoning:** Public Park or Preserve (PP)
- **Development metrics:** development plans shall be approved as part of the plans for the parks and preserves (through the City for areas within the City Limits, through the county for areas in the ETJ or Texas Parks and Wildlife Department (TPWD) for areas that are state preserves or state parks).



## HILL COUNTRY/RURAL RESERVE

Shall include lands dedicated to active farms, ranches, vineyards, and conservation neighborhoods (lots smaller than one acre only if sewer is available) with significant dedicated open space, etc.

- **Uses permitted:** Uses related to ranching, agriculture, viticulture, residential uses, farm stores, farmers' markets, etc.
- **Appropriate zoning:** AG (and future conservation neighborhood zoning). Average density of 1 dwelling unit (DU)/acre or lower with connection to sewer.
- **Development metrics :** Refer to requirements for conservation neighborhoods:
  - + Minimum land area assembly = 100 acres.
  - + Minimum open space (or area dedicated to farmstead, ranch, or open space/preserve) = 50%.
  - + Lots smaller than 1 ac permitted only with access to sewer. Average density shall be no more than 1 DU/gross acre.
  - + Limit regrading, clearcutting, and development in floodplain.



## HILL COUNTRY ESTATE

Shall include older, mature and established neighborhoods that were developed prior to City sewer installation. These are desirable since they have larger lots (larger than 1 acre) with mature vegetation and modest homes. They are generally along existing county roadways or limited new streets with cul-de-sacs and no significant amount of open space dedicated. Any floodplain, etc. is platted into residential lots. This category shall also include ranchettes which offer larger parcels to accommodate farm animals and/or horses in a rural environment as a hobby and not as a business.

- **Uses Permitted:** Single-family residential with accessory dwelling units permitted. Accessory farm uses and structures for domestic animals and horses shall also be permitted.
- **Appropriate zoning:** AG and Single-Family Residential – Low Density.
- **Development metrics:**
  - + Allow accessory DU on lots with access to sewer or septic capacity (over 1 acre). Fences in the front yard are rural type (open pipe rail, post and rail, etc.).





# PLACE TYPES - SUBURBAN

Item # 13.

## SUBURBAN NEIGHBORHOOD

Suburban Neighborhood: Existing and new neighborhoods (mostly single family or suburban multifamily pods) with a suburban street pattern – large blocks, limited street connectivity, dendritic street pattern, no variety in lot sizes or housing types, and uses separated by density.

- **Uses Permitted:** Single-family residential (detached) (Densities range from 1 DU/acre to 6 DU/ac), multi-family residential (12 - 15DU/ac). Limited neighborhood commercial maybe permitted at key intersections or nodes in the neighborhood.
- **Appropriate zoning:** Single-Family Residential – moderate density, multifamily residential, planned development.
- **Development metrics:**
  - + Encourage street connectivity/limit the use of cul-de-sacs with the exception of areas of steep grade.
  - + Encourage a range of lot sizes and housing types within a development.
  - + Reserve prominent sites for neighborhood schools and parks. Provide a continuous network of sidewalks and trails to connect areas within the neighborhood and outside the neighborhood to adjoining destinations.
  - + Consider locating multi-family near commercial and/or employment nodes with appropriate buffers to adjoining uses.





## NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial: This land use category is intended to allow for a mix of neighborhood oriented commercial development with office and multi-family that transitions to adjoining new neighborhoods. Generally, this land use designation is located along US 290 and key intersections along US 290. Typically, this category is predominantly auto-oriented development (buildings setback from the roadway and parking in the front).

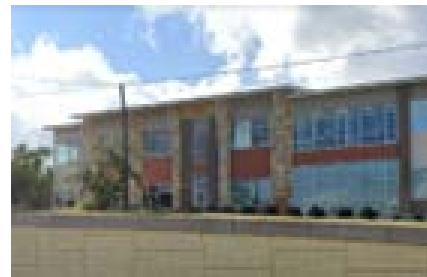
- **Uses Permitted:** Uses permitted in this category are mainly neighborhood serving retail, some garden office, lodging, and services.
- **Appropriate Zoning:** Local Retail, General Retail, Commercial Services District
- **Development Metrics:**
  - + Development along US 290 to include a landscape buffer (min. 20' wide) with which the following elements should be included -- canopy trees, rural fencing, parking lot screening using rustic masonry (limestone) retaining walls to create a unique look and feel along US 290.
  - + Cross access easements and internal connectivity should be prioritized in commercial developments.
  - + Pedestrian access and connectivity within the development and to adjoining cross streets.
  - + Parking lot lighting and building lighting to utilize dark skies.



## EMPLOYMENT CENTER/BUSINESS PARK

This land use category allows for larger, master planned corporate office, garden office, flex office, and light industrial type developments that provide for regional and local employment. They are still auto-oriented and located along US 290. Some of them are on larger sites and some are older light manufacturing uses on smaller sites (e.g., Right Space Storage, industrial along Frog Pond Ln, development between Canyon Bend Dr and Sunset Canyon along south side of US 290). These are not located at major intersections, rather located between intersections.

- **Uses Permitted:** Corporate office, garden office, flex-office, light industrial, storage, lodging (to support the office uses), and retail and restaurants (to support the office uses).
- **Appropriate Zoning:** Office, Industrial, Commercial Services
- **Development Metrics:**
  - + Same frontage treatment along US 290 as Neighborhood Commercial
  - + Large properties and parcels of land along US 290 to develop corporate / flex office campuses and buildings.
  - + Smaller properties to develop garden style offices.
  - + Typically includes properties that are not at a highway interchange and may not be attractive for regional retail uses.
  - + Encourage site design that incorporates large flex office/industrial buildings with smaller professional office buildings with a hierarchy of connected streets and blocks.
  - + Locate service bays, outdoor storage (if any), trash/ dumpsters and truck loading/unloading away from direct frontage on US 290 (to be located on the side or to the rear of buildings along US 290).



## REGIONAL COMMERCIAL

This land use category shall facilitate the development of regional scale larger retail and commercial centers that draw from a regional market shed. They shall be located at a major intersection on US 290 to maximize regional access and access to adjoining residential.

- **Uses Permitted:**

- + Mostly large format retail with restaurants and entertainment uses or mid-rise office buildings.
- + May include lodging and related uses.
- + May include multi-family and professional offices as a transition to adjoining neighborhoods.

- **Appropriate Zoning:** Local Retail, General Retail, Office, Multi-family Residential, Planned Development.

- **Development Metrics:**

- + Same frontage treatment along US 290 as Neighborhood Commercial.
- + Focus on minimizing the impact of a 'big box' look by articulating the building mass horizontally and vertically.
- + Allow a range of local building materials.



# PLACE TYPES - VILLAGE

Item # 13.

## VILLAGE CENTER (DOWNTOWN)

This land use category is intended for Dripping Spring's historic core along Mercer Street between RR 12 and Sportsplex Drive. It is intended to maintain the quality of Downtown as a main historic and cultural destination in the region, preserve the historic character and context of Downtown including the appearance of the historic buildings along Mercer Street. Downtown should grow as a destination for dining, entertainment, and festivals for all residents of Dripping Springs.

- **Uses Permitted:** Allow mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions).
- **Appropriate Zoning Districts:** Create a new Village Center District as a new form-based zoning district to establish clear use and development standards for Mercer Street (as the Village Core) and adjoining areas (Village Transitions/Village Neighborhood). Incorporate the existing historic district standards into the form-based zoning district.
- **Development Metrics:**
  - + Historic and contextually appropriate buildings (scale, height of 1 - 2 stories, façade design, fenestration) restored/revitalized and repurposed to allow for flexible building use reflective of and in response to the market demand.
  - + Prioritize public realm (streetscape improvements) with bulb-outs, wide sidewalks, and trees.
  - + Orient auto-oriented site elements like off-street parking, driveways, and drive-through facilities away from Mercer Street.
  - + Identify catalytic projects that can drive private development.





## VILLAGE RESIDENTIAL

This land use category is intended to accommodate older (and some newer) residential blocks immediately surrounding the Village Center (historic Mercer Street), Old Fitzhugh Road corridor, some areas south of US 290 across from Downtown (Hays Street west of RR 12). The goal is to maintain the scale, character, and context of the existing neighborhood fabric including the existing street grid and connectivity.

- **Uses Permitted:**

- + Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats.
- + Allow professional office, live/work, and retail uses.
- + Transition to downtown with context sensitive infill including “missing middle” residential types such as cottage courts, duplexes, quad-plexes, townhomes, and small courtyard apartment buildings.
- + Density based on existing neighborhood context.

- **Appropriate Zoning Districts:** Create a new Village Residential District as a new form-based zoning district to establish clear use and development standards for the blocks adjoining Mercer Street (including Old Fitzhugh Road). Incorporate any existing historic district standards into the form-based zoning district. PDs maybe appropriate for areas that are greenfield, but the design of neighborhoods must follow the principles of a traditional neighborhood (metrics below).

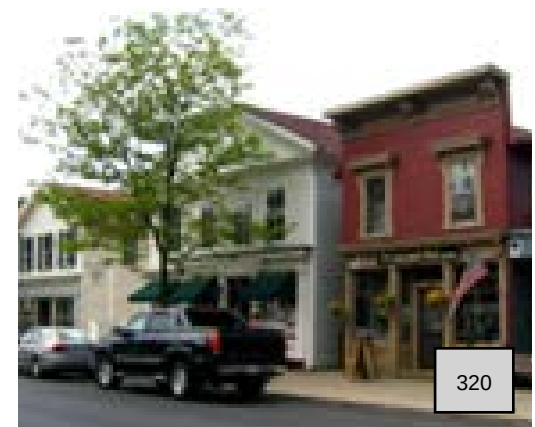
- **Development Metrics:**

- **Existing neighborhoods:**

- + Encourage renovation and infill design that is in keeping with historic structures.
- + Maintain existing street network, parks, and open space.
- + Provide additional trail connections.
- + Connect to new adjoining neighborhoods.

- **New Neighborhoods:**

- + Connected street (grid-like).
- + Streets with view corridors along that focus on open space and the lake (which allows for both visual and physical access).
- + Network of parks and trails.
- + Architectural design recommendations to ensure quality neighborhoods.
- + Mix of lot and housing types.



## MIXED USE

This category shall include new developments that are designed along the principles of new urbanism (typically new town centers) with retail, restaurant, office, and residential uses in a walkable context. It may include both horizontal or vertical mixed use. Emphasis shall be placed on the development being walkable with buildings at the sidewalk and parking behind the building.

- **Uses Permitted:**

- + Range of commercial uses (retail, restaurant, entertainment, office, personal service uses).
- + It shall also include a variety of residential types (single-family detached, patio homes, cottage courts, townhomes, multi-family, etc.).
- + It shall include a range of parks, plazas, playgrounds and open spaces connected by sidewalks and trails and integrated into the design of the mixed use neighborhood.

- **Appropriate Zoning Districts:** Develop a new zoning tool (Mixed Use District) to implement new mixed use developments with distinct sub-districts --core, transition, and neighborhood. The new Mixed Use District should allow calibration of the specific subdistricts based on the specific context of the location and market demand.

- **Development Metrics:**

- + Compact blocks and connected street grid.
- + Network of walkable streets with buildings lining them (80% building frontage).
- + Establish tailored standards for the component subdistricts (core, transition, and neighborhood).
- + Dedicated streets or alley network for service and parking frontage and access.
- + Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails.
- + Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value.



## HILL COUNTRY DESTINATION

This category is intended to address the unique land use and design context of emerging entertainment and tourist corridors and nodes in and around Dripping Springs. These include Bell Springs Road, sections of US 290 and RR 12.

- **Uses Permitted:** Uses shall include entertainment and tourist related uses such as wineries, distilleries, tasting rooms, music destinations, wedding/event destinations along Bell Springs Rd, US 290 and RR 12 and amusement parks such as Dreamland.
- **Appropriate Zoning Districts:** General Retail, Planned Development.
- **Development Metrics:**
  - + Cluster future destinations along corridors with existing destinations
  - + Create a local trolley loop to connect major destination nodes with remote shared parking locations (schools, churches, other large parking facilities that could be shared on weeknights and weekends).
  - + Work with destinations to align with community events and activities to drive more visibility and branding.
  - + Design of new venues should incorporate the landscape and architecture of the Hill Country.



## PUBLIC AND CIVIC DESTINATION

This land use category is intended to accommodate a range of public and civic uses such as regional parks, cemeteries, golf courses, DS Ranch Park and Event Center, etc.

- **Uses Permitted:** More specifically, this category shall allow:

- + Access to a range of parks and open space amenities from child-friendly neighborhood parks to active plazas and squares within new developments.
- + Protection of natural landscapes and open space for wildflower viewing, bird watching, and the general enjoyment of nature including educational opportunities.
- + Opportunities for both active/programmed and passive/unprogrammed recreation.

- **Appropriate Zoning Districts:** Public Recreation, Public Park or Reserve, Government, Utility, Institutional.

- **Development Metrics:**

- Natural Landscapes:

- + Protection of the natural quality of the landscape (steep grades, hills).
- + Physical and visual access to natural landscapes (view sheds).
- + Improvements to be of a subtle character that fit the natural landscape.

- Programmed and Designed Landscapes:

- + Landscape improvements with an emphasis on native plants and plants with low water requirements.
- + Trails designed with hard and/or soft surface depending on the use.

- Enhance all parks and open space with a citywide and interconnected network of trails and paths for pedestrians and bicyclists.





# EXISTING LAND USE OVERLAY

Item # 13.

Using the appropriate place type categories, the design team reclassified all of the parcels within City and ETJ. The intention of this was to better understand the fabric of the community rather than just designed parcel use. As noted earlier the design team field verified these results and also consulted with the City. The analysis allowed the design team to see potential development areas green space corridors, and growth patterns.

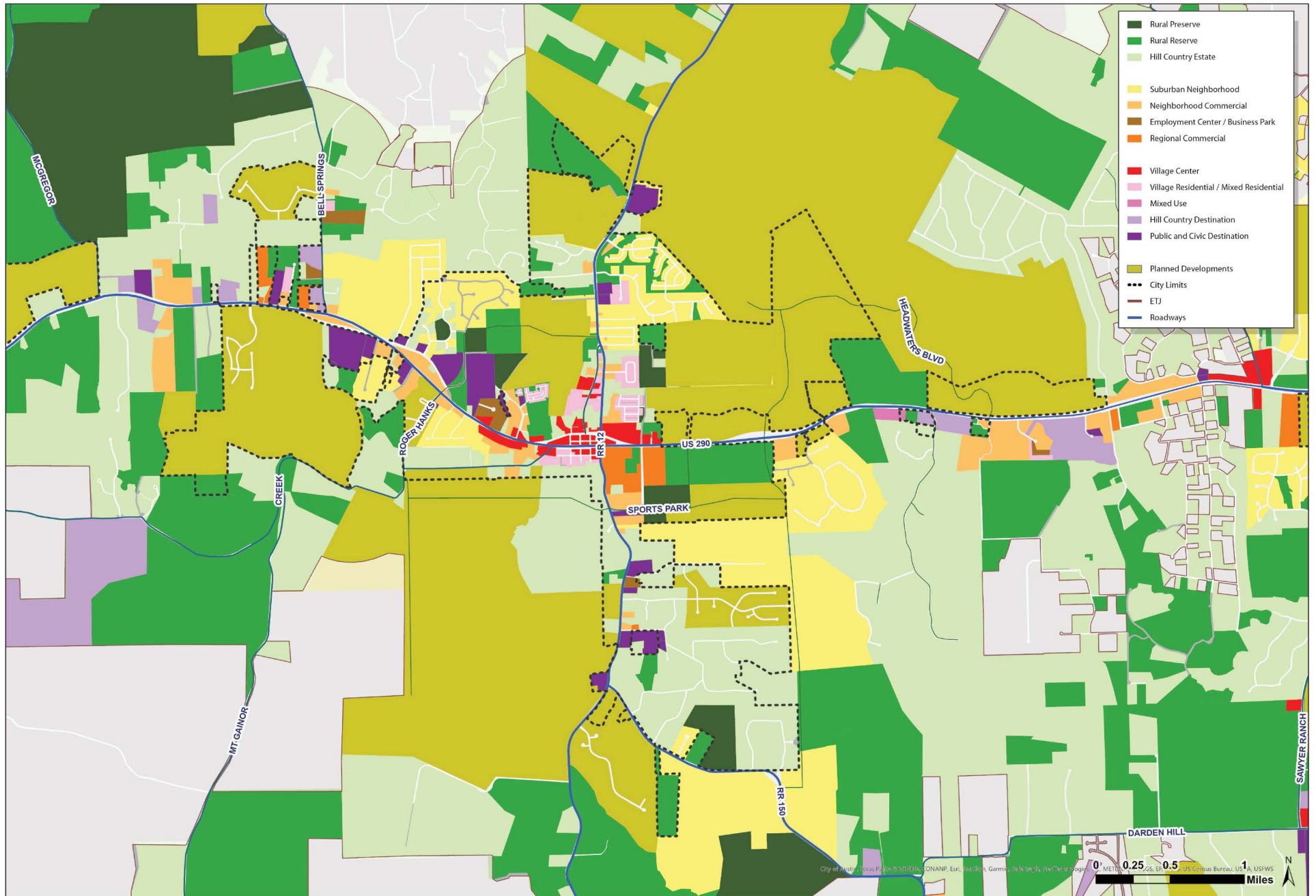


Figure 18. Existing Land Use - Place Types. C 325 e

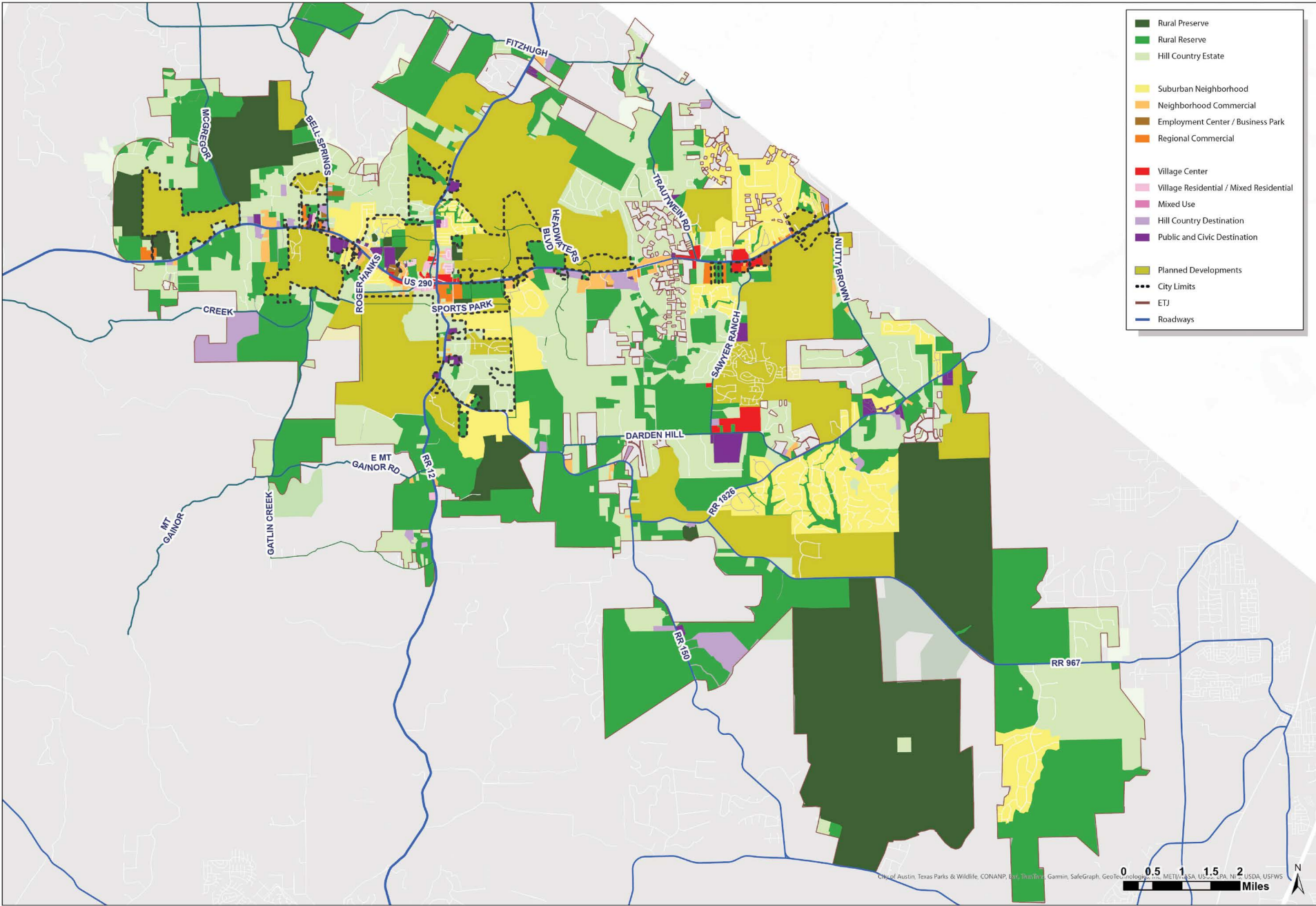


Figure 19. Existing Land Use - Place Types.

The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

OPPORTUNITY AREAS

Based upon the parameters previously outlined for determining Opportunity Areas and designating the various Place Types, the updated map shows a place type for all Opportunity Areas.

The Opportunity Areas were designated Place Types based on the following parameters:

- Utility Access
- Roadway Access (At the time of this study, the full TxDOT plan had not been released)
- Hydrology (500 Year Flood Plain used as Atlas 14 data has not been formally recognized)
- Topography
- Vegetation Density
- Adjacent Uses

OPPORTUNITY AREA PLACE TYPES (ACRES)

| Opportunity Area Place Types | Total Within ETJ (Acres) | Within City Limits (Acres) |
|------------------------------|--------------------------|----------------------------|
| Rural Preserve               | 503                      | -                          |
| Rural Reserve                | 5,668                    | 108                        |
| Hill Country Estate          | 326                      | -                          |
| Suburban Neighborhood        | 1,346                    | -                          |
| Neighborhood Commercial      | 129                      | 19                         |
| Village Center               | 232                      | 28                         |
| Village Residential          | 82                       | -                          |
| Mixed Use                    | 38                       | 2                          |
| Hill Country Destination     | 110                      | 6                          |

In drafting the final future land use map, the design team also thought it important to subdivide the existing PDD areas into their appropriate constituent place types rather than leaving them as a single development parcel in order to better understand the overall community fabric.



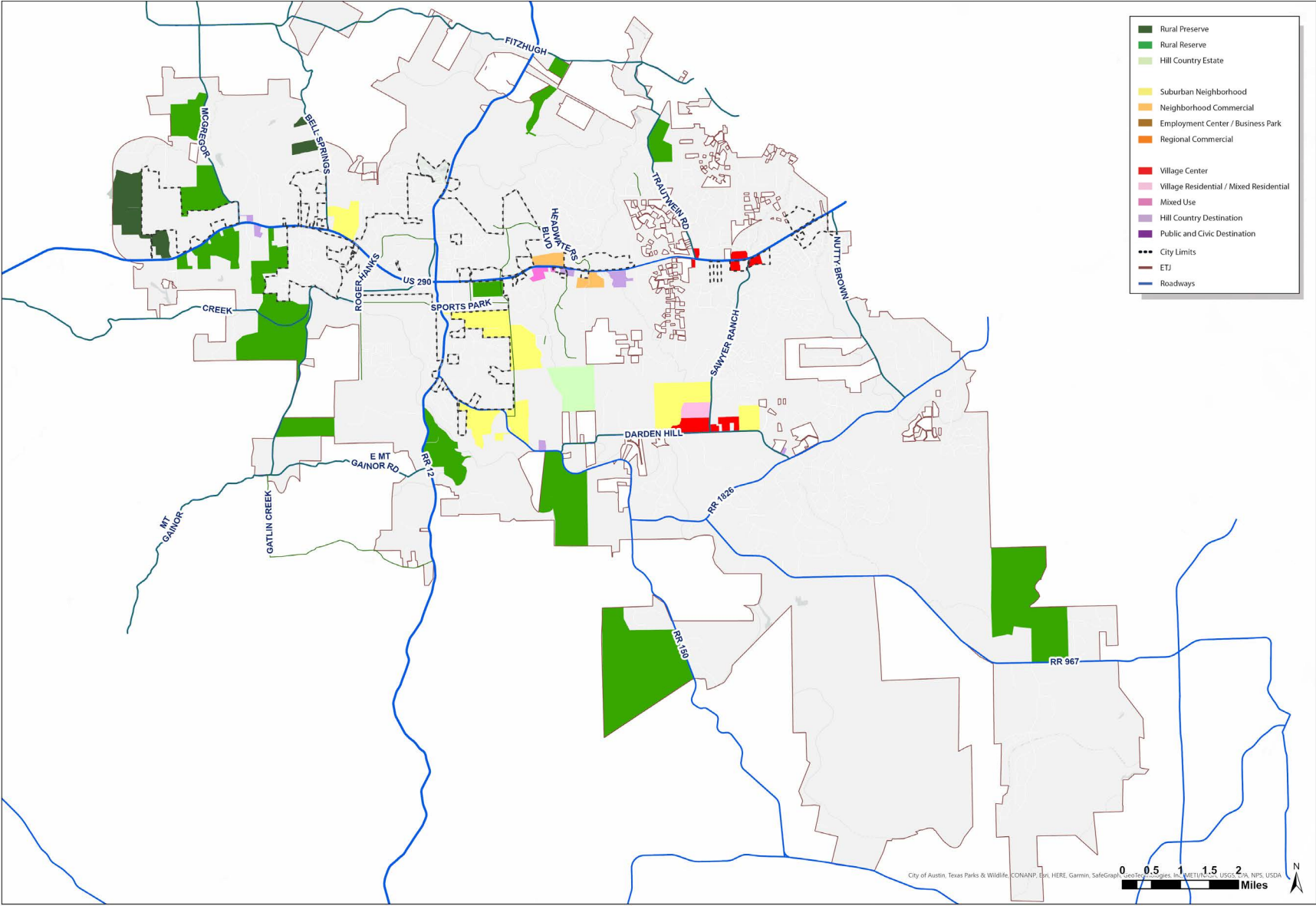


Figure 20. Opportunity Areas

# FUTURE CONSIDERATIONS

## FUTURE LAND USE MAP

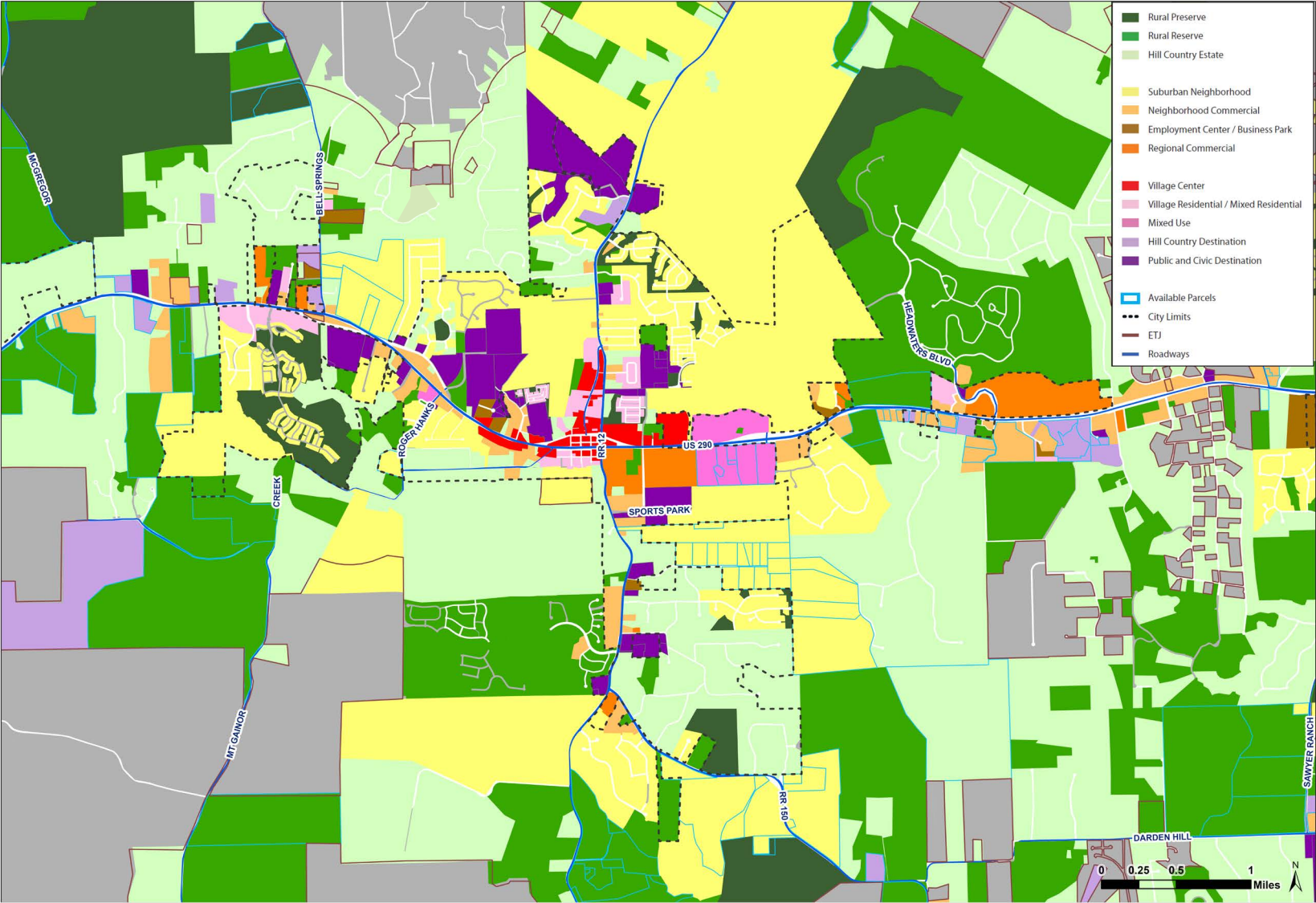


Figure 21. Future Land Use Map C

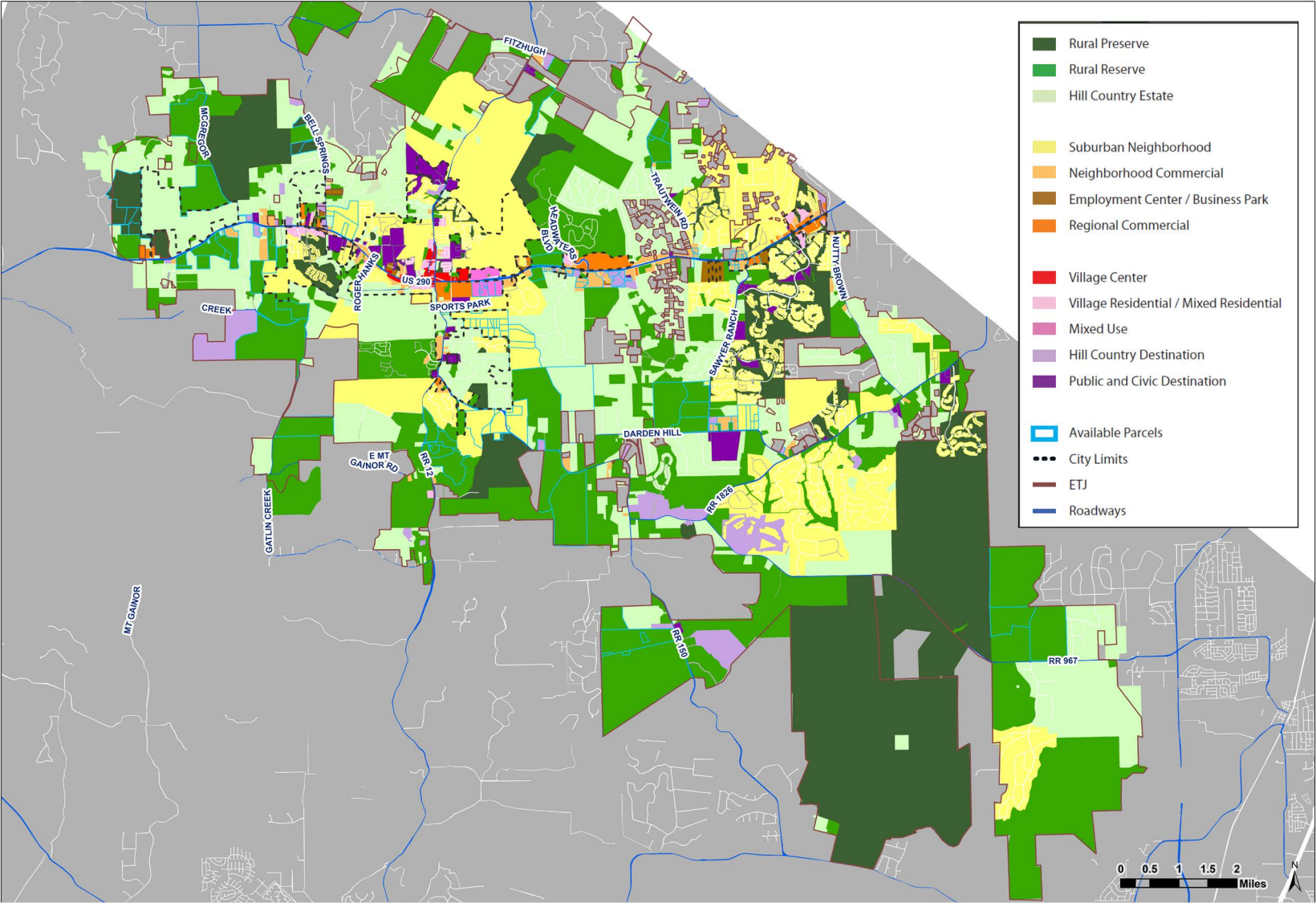


Figure 22. Future Land Use Map

## FUTURE DEVELOPMENT POTENTIAL

The cumulative additional program per 5 year increment results in the chart below. A full description of the results including absorption rates, assumptions, etc, can be found in the appendices.

*Table 3. Additional Program by Land Use*

| <b>Place Type (city + ETJ)</b> | <b>SF Residential Units</b> | <b>Multifamily Units</b> | <b>Office SF</b> | <b>Retail SF</b> | <b>Industrial SF</b> |
|--------------------------------|-----------------------------|--------------------------|------------------|------------------|----------------------|
| Existing Entitled Residential  | 6,854                       | 949                      | -                | -                | -                    |
| Existing Entitled Commercial   | -                           | -                        | 338,113          | 1,098,866        | 147,924              |
| Rural Preserve                 | 3                           | -                        | -                | -                | -                    |
| Rural Reserve                  | 170                         | -                        | -                | -                | -                    |
| Hill Country Estate            | 33                          | -                        | -                | -                | -                    |
| Suburban Neighborhood          | 1,884                       | -                        | 1,172,322        | 2,344,643        | -                    |
| Neighborhood Commercial        | 129                         | -                        | 225,014          | 225,014          | 281,267              |
| Village Center                 | 279                         | 558                      | 303,648          | 506,080          | -                    |
| Village Residential            | 294                         | 131                      | 35,567           | 106,700          | -                    |
| Mixed Use                      | 106                         | 114                      | 32,975           | 49,462           | -                    |
| Hill Country Destination       | -                           | -                        | 96,006           | 336,022          | 600,039              |
| <b>Grand Total</b>             | <b>9,751</b>                | <b>1,751</b>             | <b>2,203,644</b> | <b>4,666,788</b> | <b>1,029,230</b>     |



The resulting net fiscal benefits per 5 years increment results in the chart below broken out by City and ETJ. A full description of the results can be found in appendices. Of note, while the overall annual population continues to increase throughout the extent of the time line horizon, population growth based upon availability of area to grow stop in year 15 of the projection with growth only happening in the ETJ from there on.

### CUMULATIVE ADDITIONAL PROGRAM BY YEAR

| <b>CITY + ETJ</b> |         | <b>Cumulative SF<br/>Residential</b> | <b>Cumulative<br/>Multifamily<br/>Units</b> | <b>Cumulative<br/>Office SF</b> | <b>Cumulative<br/>Retail SF</b> | <b>Cumulative SF<br/>Industrial</b> |
|-------------------|---------|--------------------------------------|---------------------------------------------|---------------------------------|---------------------------------|-------------------------------------|
| 2025              | Year 3  | 1989                                 | 949                                         | 85200                           | 153000                          | 114000                              |
| 2030              | Year 8  | 5304                                 | 1314                                        | 227200                          | 408000                          | 304000                              |
| 2035              | Year 13 | 6842                                 | 1679                                        | 369200                          | 663000                          | 494000                              |
| 2040              | Year 18 | 8092                                 | 1751                                        | 511200                          | 918000                          | 684000                              |
| 2045              | Year 23 | 9342                                 | 1751                                        | 653200                          | 1173000                         | 874000                              |

| <b>Fiscal Benefits<br/>CITY + ETJ</b> |         | <b>Total Net New<br/>Taxable Property<br/>Value</b> | <b>Annual Property<br/>Tax</b> | <b>Annual Net New<br/>Sales Tax</b> | <b>Annual<br/>Additional Jobs</b> | <b>Annual Increase<br/>in Population</b> |
|---------------------------------------|---------|-----------------------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|------------------------------------------|
| 2025                                  | Year 3  | \$971,735,700                                       | \$20,078,828                   | \$918,000                           | 184                               | 2,062                                    |
| 2030                                  | Year 8  | \$2,408,825,700                                     | \$49,363,383                   | \$2,448,000                         | 184                               | 1,840                                    |
| 2035                                  | Year 13 | \$3,149,482,777                                     | \$65,531,321                   | \$3,978,000                         | 184                               | 762                                      |
| 2040                                  | Year 18 | \$3,733,139,177                                     | \$78,742,309                   | \$5,508,000                         | 184                               | 653                                      |
| 2045                                  | Year 23 | \$4,305,999,177                                     | \$91,749,957                   | \$7,038,000                         | 184                               | 653                                      |

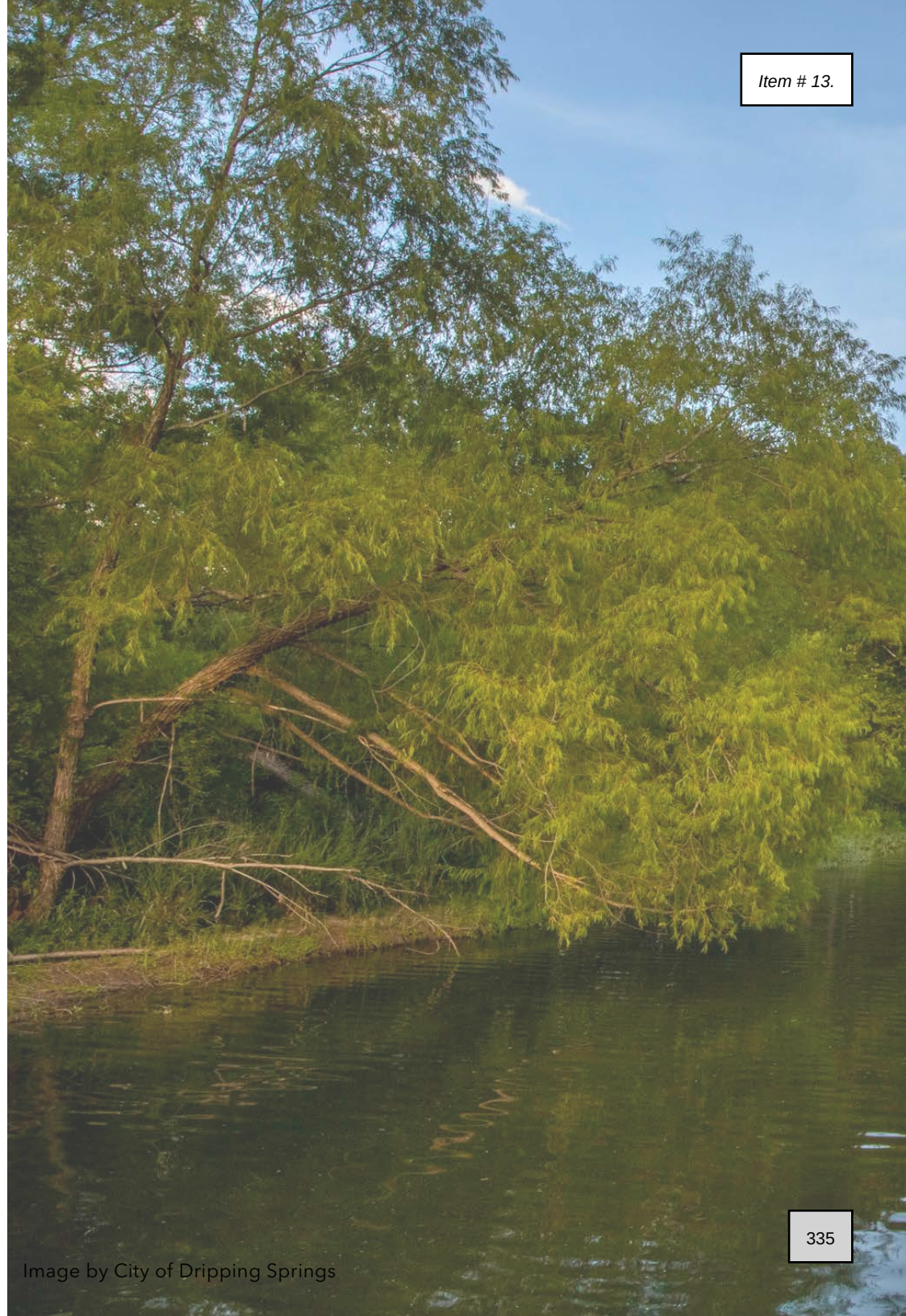
| <b>Fiscal Benefits<br/>CITY</b> |         | <b>Total Net New<br/>Taxable Property<br/>Value</b> | <b>Annual Property<br/>Tax</b> | <b>Annual Net New<br/>Sales Tax</b> | <b>Annual<br/>Additional Jobs</b> | <b>Annual Increase<br/>in Population</b> |
|---------------------------------|---------|-----------------------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|------------------------------------------|
| 2025                            | Year 3  | \$535,602,000                                       | \$10,087,528                   | \$405,000                           | 48                                | 1,187                                    |
| 2030                            | Year 8  | \$1,428,272,000                                     | \$26,900,075                   | \$1,080,000                         | 48                                | 1,187                                    |
| 2035                            | Year 13 | \$1,624,509,077                                     | \$30,596,004                   | \$1,755,000                         | 48                                | 110                                      |
| 2040                            | Year 18 | \$1,663,745,477                                     | \$31,334,982                   | \$2,430,000                         | 48                                | -                                        |
| 2045                            | Year 23 | \$1,692,185,477                                     | \$31,870,621                   | \$3,105,000                         | 48                                | -                                        |

| <b>Fiscal Benefits<br/>ETJ</b> |         | <b>Total Net New<br/>Taxable Property<br/>Value</b> | <b>Annual Property<br/>Tax</b> | <b>Annual Net New<br/>Sales Tax</b> | <b>Annual<br/>Additional Jobs</b> | <b>Annual Increase<br/>in Population</b> |
|--------------------------------|---------|-----------------------------------------------------|--------------------------------|-------------------------------------|-----------------------------------|------------------------------------------|
| 2025                           | Year 3  | \$436,133,700                                       | \$9,9910,300                   | \$513,000                           | 136                               | 874                                      |
| 2030                           | Year 8  | \$980,553,700                                       | \$22,463,309                   | \$1,368,000                         | 136                               | 653                                      |
| 2035                           | Year 13 | \$1,524,973,700                                     | \$34,935,317                   | \$2,223,000                         | 136                               | 653                                      |
| 2040                           | Year 18 | \$2,069,393,700                                     | \$47,407,326                   | \$3,078,000                         | 136                               | 653                                      |
| 2045                           | Year 23 | \$2,613,813,700                                     | \$59,879,335                   | \$3,933,000                         | 136                               | 653                                      |

*What is your biggest hope for the  
future of Dripping Springs?*

*"That we keep the sense of  
community and natural beauty."*

- Dripping Springs Resident





# 4 PLAN ELEMENTS



## BACKGROUND

Dripping Springs is committed to pursuing strategies to make the community more resilient through maintaining and strengthening infrastructure systems. The City has an agreement with the Dripping Springs Water Supply Corporation for water service within City Limits. As discussed in the analysis section of the document, both City and ETJ get their water from a combination of private wells, and wells operated by the DSWSC or the WTCPUA. While both the DSWSC and the WTCPUA have plans for expansions to their facilities, the WTCPUA expansions are the only significant water improvement anticipated. The City's Wastewater capacity was mired in a lawsuit that dragged on for years; however, some progress is being made. The West Travis County Public Utility Agency is the provider of water to the City and ETJ, as they supply water to both DSWSC and other retail customers in the region. The WTCPUA has proposed upgrade plans that will help them increase capacity in the coming years. Dripping Springs is respecting the 500 year flood plain in anticipation of updates to the flood plain maps per the Atlas 14 study.

## INTENT

Ensure that essential infrastructure elements (roads, utilities, stormwater management, waste disposal, etc.) are in place to

accommodate a balanced growth pattern over time. The location of Opportunity Areas and their place type designations in the FLUM prioritize access to utilities, and make way for proposed infrastructure improvements or expansions.

## GOAL

Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

## KEY CONSIDERATIONS

- Address maintenance and infrastructure needs throughout the City, and monitor needs in ETJ.
- Possibility for integrated stormwater management system.
- Plan for funding needs of infrastructure improvements, and explore relevant grants.
- ADA Transition Plan.
- Public realm operations and maintenance plan.
- Create public realm infrastructure incentives for developers.

## BACKGROUND

Throughout the public engagement process, the overwhelming sentiment from all residents, was unique and rustic Hill Country character was the catalyst for their decision to move to this area. The qualities that make up the unique character of Dripping Springs include protecting the parks and natural environment, preserving its rich history, and ensuring that future land uses reflect the community's priorities. Known as the Gateway to the Hill Country, Dripping Springs is home to spectacular natural wonders, and has areas with significant topographical changes as you travel through its rolling hills and along the creeks. There are 5 existing local parks, with another one planned North of the US 290 corridor. An abundance of parks and recreation amenities is essential to promoting and establishing a healthy, engaged, and active community environment. The City has 3 Historic Districts (Mercer St, Hays St, and Old Fitzhugh Rd) all located near the intersection of US 290 and RR 12. The downtown area is considered the historic, cultural, and tourism center of the community, and the City's efforts toward protecting these districts include the creation of a Historic Preservation Ordinance and a Historic Preservation Commission. In order to preserve riparian areas the City has also adopted the Atlas 14 recommendation for the new 100-yr floodplain.

## INTENT

The residents of Dripping Springs define the character of this unique place. The built environment is viewed and understood at multiple scales, including neighborhoods, community, and the regional perspective. Ensure that the qualities of the City that make up its character are protected. A significant portion of the Opportunity Areas are set to be Rural Place Types with the goal of preserving natural resources and open spaces. The place types with higher densities and development impacts are all along the primary corridor and major roadways.

## GOAL

Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

## KEY CONSIDERATIONS

- Revise tree preservation regulations.
- Protect, maintain, and improve the City and ETJ's natural resources, open spaces, and trails.
- Develop programs for Public Art, and Branding + Wayfinding.
- Create public realm development incentives.
- Create development incentives to support desired future land uses.

## BACKGROUND

Transportation systems and their impacts do not stop at the City boundary and need to embrace strong interjurisdictional coordination to be successful. As discussed in the analysis section, Dripping Springs like so many other towns has a single major vehicular artery that runs through it. Therefore, traffic and congestion can only be dispersed with alternative routes, it cannot be wholly eliminated. It is this strategy of dispersal of traffic through a mixture of “bypass routes”, County expansions to roadways, and the TxDOT expansions to US 290 that the Comprehensive Plan is proposing.

## INTENT

The Comprehensive Plan lays the foundations for improving connectivity and regional networks between different geographic areas in Dripping Springs. Ensure that the regional network of streets and highways are compatible with the needs and values of the community. The growth scenarios were created based on the planned infrastructure improvements and expansion projects for roadways like Darden Hill, and RM 150. The place type designations for each Opportunity Area in the FLUM take into account these planned improvement and expansion projects. Higher density uses are proposed on the Eastern side of the corridor, and in a growing intersection in the Southeast quadrant of the city, to help relieve pressure from RR 12 and US 290.

## GOAL

Provide an efficient and safe regional network of streets and highways.

## KEY CONSIDERATIONS

- Actively work with TxDOT on future US 290 Corridor Plans.
- Transportation hierarchy of protected and encouraged roadways.
- Prioritize upgrading bypass routes to relieve traffic pressure.
- Monitor the various expansion projects throughout the City and ETJ.
- Consider a Traffic Monitoring and Mitigation Program and a Transportation Demand Management Program.



## BACKGROUND

The existing neighborhoods of Dripping Springs consist of various housing types and conditions situated amongst the natural surroundings with hill country views and proximity to creeks. Although there is a vast amount of rural and lower scale housing with larger lots, there are also multiple subdivisions with smaller lots and acreages. Townhomes and other mid to higher density housing is limited and are mostly located near the corridors and along major roadways. Housing affordability is one of the City's main challenges, as the median home value in Dripping Springs is significantly higher than the state's.

## INTENT

Protect existing subdivisions and the neighborhood characters, while also work towards solving housing affordability challenges through the expansion of housing options. Dripping Springs can incentivize and promote new housing options and typologies that address affordability, lifestyle, and age, while also pursuing new infill development opportunities that utilize existing infrastructure and services, and subsequently minimizing the cost of new development. The FLUM recommends the addition of some higher density developments and housing within limited areas.

## GOAL

Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

## KEY CONSIDERATIONS

- Adopt goals from the County's conservation development guidelines.
- Adjust design guidelines and regulations.
- Prioritize housing options and affordability.
- Consider a wider range of housing options, such as ADUs and BTR townhomes, and other multi-family unit types.
- Identify development triggering mechanisms for possible incentives.
- Review and revise conservation development ordinance.

## BACKGROUND

The growth of Dripping Springs has been traditionally spurred by its Hill Country character as well as its desirable school district; however, in the past years, other catalysts have included a conglomerations and proliferation of wedding venues, breweries, and distilleries. Combined with active film/television shooting locations, numerous festivals, and access to the unparalleled recreational opportunities, Dripping Springs is a hub for tourism.

## INTENT

Continue to invest in tourism that embraces the scenic and charming character of Dripping Springs through local art, music, history, and the natural environment. Promote downtown and the City's historic districts as dynamic destinations to experience local businesses.

## GOAL

Encourage a balanced growth and foster a resilient and robust economy.

## KEY CONSIDERATIONS

- Support tourism programs that embrace Dripping Springs unique sense of place and identify marketing opportunities.
- Create a Business Retention and Expansion Strategy (BRE).
- Work with and support locally-owned businesses by monitoring policy and regulation needs.
- Identify a variety of potential funding sources.





*"I hope that Dripping Springs will flourish into a more well rounded community with resources to support the inevitable growth of our community, including traffic management, and improved retail/restaurant options. I want Dripping to hold on to its natural charm and history without being stuck in the past and refusing to accommodate growth and change. "*

- Dripping Springs resident







# 5 IMPLEMENTATION PLAN



## OVERVIEW

The Implementation Strategies outlined below respond to the goals, objectives, and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming. As lead agency, the City of Dripping Springs Planning and Development Department will assume a significant strategic role in coordinating the Implementation Strategies of the Comprehensive Plan. The Implementation Strategies associated with each category are critical to the success of the Plan. As a result, the overall objective will be best served if the City provides the necessary leadership to define key partnerships, required resources, and next steps in the process.

## SUPPORTING PLANS AND PROGRAMS

To implement the Comprehensive Plan, the City will be required to modify existing City plans and programs that may impact short-and long-term improvements. This initial step will ensure that citywide plans and programs are consistent with the Plan's vision to create a vibrant community that is economically feasible and context sensitive.

The City should seek implementation efficiencies where multiple plans or programs could provide leverage and/or funding to support the Plan vision. For example, infrastructure initiatives may have multiple applicable funding sources that could be leveraged to address overlapping needs as improved street and rights-of-way improvements, sustainability and low impact development objectives to help achieve each program's goals in a more efficient manner.

## OVERARCHING IMPLEMENTATION STRATEGIES

### STEWARD THE VISION

#### **Why is this important?**

*The Comprehensive Plan sets the vision and goals and required policies for the Plan. However, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. Likewise, identifying key parties and departments as lead agencies who are responsible for key initiatives will help ensure the Plan moves forward while demonstrating to the public and leadership that each actionable strategy is being addressed in a timely manner.*

Identify key departments needed to ensure the advancement of the next steps for the Comprehensive Plan implementation over the next 10-15 years. In addition, the City will need to align all department work plans and budgets to implement the key goals of the Comprehensive Plan.

*development regulations will ensure the long-term implementation of key strategies and help guide the type of development that is sought by the community. A logical first step is to consider the advancement of a Code Audit, designed to evaluate consistencies with the Comprehensive Plan policies and the Municipal Code. A Code Audit can serve as a cost-effective way to define any future required Code Amendments and how to prioritize next steps.*

Integrating the vision framework findings and recommendations will be a high priority for implementation. The City should advance necessary changes to the City's policies and adopt development regulations to guide decisions regarding future development, City investments in capital improvements, and other City programs. This can include future modifications and amendments to the Comprehensive Plan, updates to the Land Use Development Code, or changes to street standards.

### POLICY AND DEVELOPMENT CODE AMENDMENTS

#### **Why is this important?**

*The Comprehensive Plan is intended to serve as a guiding document that establishes community priorities and policies needed to achieve the Plan's vision. Unlike the Municipal Zoning and Development Code, the Comprehensive Plan is not a legally binding document. To achieve many of the Plan's objectives, critical amendments to the City's*

### INTERAGENCY COORDINATION

#### **Why is this important?**

*The Comprehensive Plan may identify certain initiatives that will require multiple agencies and City departments to ensure the implementation of key plan strategies. An example may include coordination between City Public Works and Planning and Development Department, and the Texas State Department of Transportation on access management and*

*urban highway operations as redevelopment occurs along designated commercial corridors within the City Limits. The design of new streetscapes, location of curb cuts and off-street parking management will likely require evaluation current street and development standards when considering recommendations that may focus on strategies as Complete Streets and pedestrian-first design outcomes.*

Pursue opportunities to work with local, state, county, and other agencies in order to deliver high priority initiatives and projects identified in the Comprehensive Plan.

## PRIVATE-PUBLIC PARTNERSHIPS

### **Why is this important?**

*The implementation of the Comprehensive Plan will require multiple interests working together to achieve common objectives. Leveraging diverse interests and resources through a variety of public-private partnerships, community volunteers and special interest groups will ensure the Plan is working on behalf of all community members. Active participation with community members will also help identify inherent conflicts that will require further evaluation and potential Plan modifications and amendments.*

Identify potential partners that may help contribute to the long-term success of Comprehensive Plan. Identify private and non-profit organizations that share similar intrinsic values and potential growth opportunities for Dripping Springs.

## ONGOING COMMUNITY ENGAGEMENT

### **Why is this important?**

*After the Comprehensive Plan is successful adopted, the Plan's implementation process begins. This ongoing, proactive process will continue as community values and priorities evolve. For this reason, periodic check-ins with neighborhood, community groups, and special interests are critically important. This could be completed with regular online social media updates, neighborhood meetings, Planning and Zoning Commission and City Council meeting agenda updates.*

Develop a framework to continue to facilitate ongoing community engagement and provide updates to key stakeholders as the Comprehensive Plan implementation progresses. Reconvene the Plan's key stakeholders on an annual basis or as appropriate to provide updates and continue to solicit feedback and support the engagement as the Plan champions. Proactively communicate with neighborhoods, local businesses, and community stakeholders through all phases of the project.



## PLAN MONITORING AND REVIEWS

### **Why is this important?**

*The Comprehensive Plan sets the vision and goals and required policies for the Plan. As noted above, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. In addition to identifying departments who are responsible for key initiatives, the Plan should also identify performance measures and delivery timelines of each initiative, as well as a regular reporting system to update key stakeholders and decision-makers as the Plan moves forward. Instilling a high level of accountability within the community will ensure continued support for the Plan and help identify new priorities and initiative as the plan implementation process continues to advance.*

Establish a mechanism for reviewing and monitoring the Plan development, design and delivery and key performance measures established by the Plan, including housing targets and thresholds, small business retention, development and design standards, and sustainable development metrics as applicable.

# INFRASTRUCTURE & FACILITIES

Item # 13.

## GOAL

Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

| Objective                                                                               | Action                                                                                                                                                                                                                                                            | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                  |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------------------|
|                                                                                         |                                                                                                                                                                                                                                                                   | Short-term | Medium-term | Long-term |                                       |                                      |
| IF.1. Prioritize stormwater, wastewater, and water infrastructure improvement projects. | 1.a. Continue to implement Municipal Separate Storm Sewer System Program (MS4) - TCEQ.                                                                                                                                                                            |            | X           |           | MEDIUM                                | City Engineer & Maintenance Director |
|                                                                                         | b. Develop and adopt citywide Water Quality and Drainage Plan.                                                                                                                                                                                                    |            | X           |           | MEDIUM                                | City Engineer                        |
|                                                                                         | c. Encourage LID and BMP techniques for residential developments through Development Agreements (DAs) with incentives.                                                                                                                                            | X          |             |           | HIGH                                  | City Engineer                        |
|                                                                                         | d. Promote Conservation Subdivision Development through incentives that promote preservation, LID, and environmental BMPs.                                                                                                                                        |            | X           |           | MEDIUM                                | City Engineer & Maintenance Director |
|                                                                                         | e. Study the feasibility of a comprehensive and integrated citywide stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets. |            |             | X         | LOW                                   | City Engineer & Maintenance Director |
|                                                                                         | f. Research Federal and State funding opportunities for LID and BMP projects that can be implemented.                                                                                                                                                             |            |             | X         | LOW                                   | City Engineer                        |
|                                                                                         | g. Stormwater Management Funding<br><br>Identify and apply for relevant stormwater management grants from region and State.                                                                                                                                       |            | X           |           | MEDIUM                                | City Engineer                        |

| Objective                                                                             | Action                                                                                                                                                                                                             | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                             |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|-----------------------------------------------------------------|
|                                                                                       |                                                                                                                                                                                                                    | Short-term | Medium-term | Long-term |                                       |                                                                 |
| IF.2. Manage and maintain roadway infrastructure.                                     | 2.a. Consider Bond for roadway construction/significant upgrades to encourage growth and for life safety.                                                                                                          | X          |             |           | HIGH                                  | City Engineer & City Attorney                                   |
|                                                                                       | 2.b. Provide necessary budget to implement ADA Transition Plan. (Begin process by focusing on Downtown first.)                                                                                                     |            | X           |           | MEDIUM                                | Maintenance Director, City Engineer & ADA Coordinator           |
|                                                                                       | 2.c. Coordinate with TxDOT on 290 Improvements plan to incorporate the Comprehensive Master Plan's goals.                                                                                                          | X          |             |           | HIGH                                  | Planning Director & Transportation Committee                    |
|                                                                                       | 2.d. Prioritize the current 5-Year Roadway Improvement Plan to hierarchy of projects that best work with overall street network.                                                                                   | X          |             |           | HIGH                                  | City Engineer & Maintenance Director                            |
|                                                                                       | 2.e. Partner with County to help guide roadway Infrastructure projects in SE quadrant of Dripping Springs to reflect the recommendations of the Future Land Use Plan.                                              |            |             | X         | MEDIUM                                | Planning Director & Transportation Committee                    |
| IF.3.Ensure quality maintenance and development of the public realm and streetscapes. | 3.a. Public Realm Operations and Maintenance Plan                                                                                                                                                                  |            |             |           |                                       | Planning Director,                                              |
|                                                                                       | Review current policies and procedures to address public spaces, strategies to implementation of projects, long-term operations and maintenance needs and funding requirements for parks and public rights-of-way. |            | X           |           | HIGH                                  | Maintenance Director<br><br>Parks & Community Services Director |
|                                                                                       | 3.b. Public Realm Development Incentives                                                                                                                                                                           |            |             |           |                                       | Planning Director, City Attorney, & City Engineer               |
|                                                                                       | Create incentives for developers to contribute to street and public realm infrastructure systems and Comprehensive Plan goals.                                                                                     |            |             | X         | MEDIUM                                |                                                                 |

# COMMUNITY CHARACTER

Item # 13.

## GOAL

Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

| Objective                                                                                             | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                    |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------------------------------------|
|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Short-term | Medium-term | Long-term |                                       |                                                        |
| CC.1. Proactive approach to maintain Hill Country character, sense of place, and natural environment. | CC.1.a. Tree preservation<br><br>Revise tree mitigation requirements. Develop new regulations that seek to encourage and incentivize preservation as a basis for planning new neighborhoods (instead of an afterthought) while also imposing higher mitigation standards.<br><br>Seek common ground with County tree preservation policy so as not to push development away from the City and to encourage a more uniform aesthetic between City and ETJ. |            |             |           | COMPLETED                             | Planning Director                                      |
|                                                                                                       | CC.1.b. Identify and protect/enhance the community gateways in Dripping Springs. Require additional buffers along key/major thoroughfares. As community gateways are not necessarily defined by vegetation or topography, and may include built structure (i.e. water tower, vista). Ensure that any enhancements don't conflict with US 290 expansion.                                                                                                   | X          |             |           | HIGH                                  | Planning Director                                      |
|                                                                                                       | CC.1.c. Update the current Parks, Recreation & Open Space Master Plan. The revised plan should include both public and private sector park spaces, especially the regional parks that have public access but are within master planned communities, to create an accurate assessment of public green space.                                                                                                                                               |            | X           |           | HIGH                                  | Parks & Community Services Director                    |
|                                                                                                       | CC.1.d. Partner with residential Master Planned Communities (MPC) and developers to foster connection between preserved/natural areas and residents (both City and ETJ developments).                                                                                                                                                                                                                                                                     |            | X           |           | HIGH                                  | Planning Director, Parks & Community Services Director |



| Objective | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|---------------------------------------------------------|
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Short-term | Medium-term | Long-term |                                       |                                                         |
|           | CC.1.e. Coordination with TxDOT regarding 290 Upgrades. Create a City stakeholder group consisting of ROW impacted lots, developers, and a committee appointed by the Mayor to drive aesthetic enhancements along 290 to reinforce overall Hill Country aesthetics and protect community gateways/vistas.                                                                                                                                                         | X          |             |           | HIGH                                  | Planning Director, Parks & Community Services Director  |
|           | CC.1.f. Explore parkland dedication options for future developments and coordinate with the updated Parks, Recreation, & Open Space Master Plan.                                                                                                                                                                                                                                                                                                                  |            |             | X         | HIGH                                  | Planning Director & Parks & Community Services Director |
|           | CC.1.g. Branding + Wayfinding Program<br><br>Consider revising / developing a citywide branding and wayfinding system to guide a cohesive community design. The City's wayfinding should focus on navigation throughout the community and for important shopping districts to encourage walking and exploration; support local businesses and services; and reflect the overall community character of Dripping Springs. (Fund through local hotel occupancy tax) | X          |             |           | HIGH                                  | Communications Director                                 |
|           | CC.1.h. Create a hierarchy of park and green spaces that identify, protect, and promote the best Hill Country/Dripping Springs aesthetic. Prioritize funding and maintenance of these spaces. For others, encourage or incentivize the creation of "friends of" groups or adopt-a-park.                                                                                                                                                                           | X          |             |           | HIGH                                  | Planning Director & Parks & Community Services Director |
|           | CC.1.i. Maintain and expand trail system to connect the creeks and natural open spaces throughout the City, ETJ and Regionally. Update the trail system to properly show: existing, proposed and future desired trails and trail connections.                                                                                                                                                                                                                     |            | X           |           | MEDIUM                                | Planning Director & Parks & Community Services Director |
|           | CC.1.j. Provide and incentivize Adopt-A-Trail and Adopt-A-Creek programs to promote the beautification of the trail systems and to build community pride                                                                                                                                                                                                                                                                                                          | X          |             |           | HIGH                                  | Parks & Community Services Director                     |

| Objective | Action                                                                                                                                                                                                                                                                                                                            | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                        |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------------------------|
|           |                                                                                                                                                                                                                                                                                                                                   | Short-term | Medium-term | Long-term |                                       |                                            |
|           | CC.1.k. Coordinate with regional conservation efforts to create an overall all green spaces/preserved land network. Tap into funding and resources through collaborations.                                                                                                                                                        |            |             | X         | HIGH                                  | Parks & Community Services Director        |
|           | CC.1.l. Prioritize bicycle and pedestrian connections under any overpasses/bridges that may be considered and link up to regional trail systems.                                                                                                                                                                                  | X          |             |           | HIGH                                  | Planning Director                          |
|           | CC.1.m. Public Art Program<br><br>Develop a comprehensive public art program and funding strategy.                                                                                                                                                                                                                                |            | X           |           | MEDIUM                                | Visitors Bureau                            |
|           | CC.1.n. Work with the local Culture, Art & Heritage programs, as well as local and regional arts councils and organizations to develop an arts plan to address the selection and siting of public art. Focus on key locations such as Downtown or other City parks and gateways.                                                  |            |             | X         | MEDIUM                                | Visitors Bureau                            |
|           | CC.1.o. Identify a long-term funding mechanism for public art such as a 1 percent for art program.                                                                                                                                                                                                                                |            | X           |           | MEDIUM                                | Visitors Bureau                            |
|           | CC.1.p. Public Realm Development Incentives<br><br>Create incentives for ALL developers (including non single family residential uses such as multifamily, commercial, retail, and office) that meet/enhance the City's development goals, to contribute to street and public realm infrastructure systems and programming needs. |            |             | X         | HIGH                                  | Planning Director & City Administration    |
|           | CC.1.q. Continue revisions to TIRZ, and consider expansion every year.                                                                                                                                                                                                                                                            | X          |             |           | HIGH                                  | Planning Director & City Administration    |
|           | CC.1.r. Propose "public parking" as part of new commercial and residential developments around downtown historic region to reduce traffic and other high use destination.                                                                                                                                                         |            | X           |           | LOW                                   | Planning Director & City Administration    |
|           | CC.1.s. Maintain historic resource surveys for properties located in the Mercer, Old Fitzhugh, and Hays Historic Districts.                                                                                                                                                                                                       |            |             | X         | HIGH                                  | Planning Department<br>City Administration |

| Objective | Action                                                                                                                                                                                                                                                                              | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|-------------------------------------------|
|           |                                                                                                                                                                                                                                                                                     | Short-term | Medium-term | Long-term |                                       |                                           |
|           | CC.1.t. Identify additional historic properties located within City limits to be included in a historic, architectural, and cultural resource survey. Work toward obtaining a historic landmark designation and commemorative plaque for these historic resources when appropriate. |            |             | X         | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.u. Update Historic Preservation Design Guidelines to communicate preservation requirements and best practices for properties located within the Mercer, Old Fitzhugh, and Hays Historic Districts, and within City limits.                                                     | X          |             |           | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.v. Update the City of Dripping Springs' Historic Preservation Ordinance/Code to streamline zoning, permit application, and design requirements for historic properties in the Historic Districts and City limits.                                                              | X          |             |           | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.w. Diffuse information about the City of Dripping Springs' historic properties through virtual storytelling (Story Map) on the City Website.                                                                                                                                   | X          |             |           | MEDIUM                                | Planning Department & City Administration |
|           | CC.1.x. Consider revising and developing branding and wayfinding system for each of the historic districts.                                                                                                                                                                         |            | X           |           | MEDIUM                                | Communications Director                   |
|           | CC.1.y. Maintain knowledge of best historic preservation and revitalization practices for "Main Streets" through participation in the Texas Historical Commission's First Street Program.                                                                                           |            | X           |           | MEDIUM                                | Planning Department                       |
|           | CC.1.z. Oak Wilt Prevention and Care in the historic districts, Benefits of maintenance and care, Outreach and containment Program; Proactive tree preservation and care for OFR coinciding with the roadway improvements.                                                          |            | X           |           | HIGH                                  | City Administration                       |
|           | CC.1.aa. Art in the paseo or in the Glassed in area of the Stephenson Building; Collaboration with the Dripping Springs Art League (ex: downtown wall murals).                                                                                                                      |            | X           |           | MEDIUM                                | City Administration                       |

| Objective                                                                                                                                | Action                                                                                                                                                                                                                                                                                                                   | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------------------------------------------------------|
|                                                                                                                                          |                                                                                                                                                                                                                                                                                                                          | Short-term | Medium-term | Long-term |                                       |                                                                          |
| CC.2. Guide future growth and development so that it follows the Future Land Use plan and reflects the community's priorities and needs. | 2.a. Code Update / Rewrite<br><br>Update the zoning map and development Code text to address the policy recommendations of the Dripping Springs Comprehensive Plan. Consider advancing a Code Audit as an initial step to evaluate required Development Code Amendments consistent with the Comprehensive Plan policies. |            | X           |           | HIGH                                  | City Attorney, Planning Director, City Administrator, & Department Heads |
|                                                                                                                                          | 2.b. Identify and prioritize protection of the most important view corridors, greenspace, and riparian areas. Create a zoning or design overlay implementing the design recommendations along the major corridors in the City.                                                                                           | X          |             |           | HIGH                                  | Planning Director                                                        |
|                                                                                                                                          | 2.c. Proactively move towards protection of the current 500-year floodplain and/or Atlas-14 recommendations.                                                                                                                                                                                                             |            | X           |           | MEDIUM                                | City Engineer                                                            |
|                                                                                                                                          | 2.d. Support the addition of public restrooms and other visitor facilities in Downtown to promote the area in Downtown area.                                                                                                                                                                                             |            |             | X         | COMPLETED                             | City Administration                                                      |



## GOAL

Provide an efficient and safe regional network of streets and highways.

| Objective                                            | Action                                                                                                                                                                                                                                                                                                                             | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                  |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|----------------------------------------------------------------------|
|                                                      |                                                                                                                                                                                                                                                                                                                                    | Short-term | Medium-term | Long-term |                                       |                                                                      |
| CCE. 1. Partner with TxDOT to monitor corridor plans | 1.a. Actively work with TxDOT on future US 290 Corridor plans to ensure that street standards, roadway and adjacent development are advanced in a cohesive way and adequately meets the community desires and values. Bicycle and pedestrian connectivity also needs to be prioritized, especially crossing over RR 12 and US 290. | X          |             |           | HIGH                                  | Planning Director                                                    |
|                                                      | 1.b. Identify landscape and design standards for the corridor that can be funded by TxDOT's allocated budget for aesthetic improvements (8%)                                                                                                                                                                                       | X          |             |           | HIGH                                  | Planning Director & Transportation Committee                         |
| CCE.2. Review and Update Transportation Master Plan  | 2.a. Incorporate public infrastructure investments identified through the Comprehensive Plan process into relevant transportation planning documents and programs, including the Transportation Master Plan (TMP). Update existing street standards to emphasize a pedestrian first design, universal access, and safety.          |            |             | X         | MEDIUM                                | Planning Director, Transportation Engineer, Transportation Committee |
|                                                      | 2.b. Create a Transportation Hierarchy of Protected (Low Use) and Encouraged (High Use) Roadways                                                                                                                                                                                                                                   |            | X           |           | HIGH                                  | Transportation Engineer, Transportation Committee                    |
|                                                      | 2.c. Prioritize upgrading Trautwein and Bell Springs to the greatest extent possible to promote growth and relieve traffic pressure.                                                                                                                                                                                               |            |             | X         | MEDIUM                                | Transportation Committee                                             |

| Objective                                                                | Action                                                                                                                                                                                                                                                           | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                         |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|---------------------------------------------|
|                                                                          |                                                                                                                                                                                                                                                                  | Short-term | Medium-term | Long-term |                                       |                                             |
| CCE.3. Monitor roadway improvements and expansions throughout City & ETJ | 3.a. Monitor RM 150 County corridor extension and related studies or plans.                                                                                                                                                                                      |            | X           |           | HIGH                                  | Planning Director, Transportation Committee |
|                                                                          | 3.b. Work with Hays County to guide Darden Hill Roadway improvements and ensure the upgrades are consistent with plans for this key area identified in the Future Land Use Map.                                                                                  |            | X           |           | HIGH                                  | Planning Director, Transportation Committee |
|                                                                          | 3.c. Ongoing Safety Monitoring of Neighborhood Streets<br><br>Determine measures for monitoring the safety of neighborhood streets during and after redevelopment. Local streets should be designed for low vehicular speed, and bike/pedestrian mobility first. |            |             | X         | MEDIUM                                | Planning Director, Transportation Engineer  |
|                                                                          | 3.d. Future bonds should prioritize City's upcoming road expenses.                                                                                                                                                                                               |            |             | X         | MEDIUM                                | Planning Director, City Attorney            |

| Objective                                                                                   | Action                                                                                                                                                                                                                                                                                                                                                                                                                    | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                    |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|------------------------------------------------------------------------|
|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                           | Short-term | Medium-term | Long-term |                                       |                                                                        |
| CCE.4. Monitor traffic impacts in corridor and throughout the City and ETJ roadway network. | 4.a. Continue to work with existing neighborhoods to identify and quantify existing traffic challenges, particularly regarding diversion traffic and implementation of programs to conduct baseline traffic speed and volume counts and annually update counts as new development occurs in the community.                                                                                                                |            |             | X         | MEDIUM                                | Planning Director,<br>Transportation Engineer                          |
|                                                                                             | 4.b. Promote the development of a Traffic Monitoring and Mitigation Program to address traffic calming and safety needs.                                                                                                                                                                                                                                                                                                  |            | X           |           | MEDIUM                                | Planning Director,<br>Transportation Engineer,<br>Maintenance Director |
|                                                                                             | 4.c. Transportation Demand Management Program<br><br>Explore the development of a Transportation Demand Management program to manage parking demand downtown and congestion. The program should include strategies to improve infrastructure for walking, bicycling, carpooling, and ride-sharing; implement efficient parking management practices; leverage partnerships and provide reward programs for modal choices. |            | X           |           | HIGH                                  | Planning Director,<br>Transportation Engineer                          |
|                                                                                             | 4.d. Encourage the school district to construct a second school bus depot area to the east of RR 12.                                                                                                                                                                                                                                                                                                                      |            | X           |           | HIGH                                  | Planning Director                                                      |
|                                                                                             | 4.e. Consider incentivizing schools to be away from major arterials (US 290 & RR 12) to avoid additional traffic congestion in those areas.                                                                                                                                                                                                                                                                               |            | X           |           | HIGH                                  | Planning Director                                                      |

## GOAL

Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

| Objective                                               | Action                                                                                                                                                                                                                                                             | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|---------------------|
|                                                         |                                                                                                                                                                                                                                                                    | Short-term | Medium-term | Long-term |                                       |                     |
| H.1. Explore options for development regulation in ETJ. | 1.a. Unify City and County conservation objectives by adopting County's Conservation Subdivision Development guidelines.                                                                                                                                           |            |             | X         | MEDIUM                                | Planning Director   |
|                                                         | 1.b. Identify triggering mechanisms for future developments to use as incentives.                                                                                                                                                                                  | X          |             |           | HIGH                                  | Planning Director   |
| H.2. Review and adjust current architectural standards. | 2.a. Design Policy                                                                                                                                                                                                                                                 |            |             |           |                                       | Planning Director   |
|                                                         | Develop and adopt new exterior design guidelines and architectural standards to guide future development for key commercial corridors, the downtown and for key neighborhood districts as required. (Any standards should be mindful of increasing housing costs). | X          |             |           | MEDIUM                                |                     |
|                                                         | 2.b. Explore amending building height regulation.                                                                                                                                                                                                                  | X          |             |           | HIGH                                  | Planning Director   |
| H.3. Expand housing options                             | 3.a. Explore affordable / attainable housing options, and review City code to ensure housing options are permitted. Require a minimum mix of housing types in PDDs, conservation neighborhoods, and developments asking for City incentives.                       |            |             | X         | HIGH                                  | Planning Director   |
|                                                         | 3.b. Encourage a range of multi-family unit types and sizes, both rental and home ownership opportunities. Develop policies and programs to encourage/incentivize mixed-income buildings and neighborhoods.                                                        |            |             | X         | HIGH                                  | Planning Director   |



| Objective | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                     |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|-----------------------------------------|
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Short-term | Medium-term | Long-term |                                       |                                         |
|           | 3.c. Consider a Multi-Family Tax Exemption Program (MFTE). It could support implementation of the income-based housing strategy and community benefits, including adjusting the market-rate option to require one of the following: Contribution to infrastructure above what is typically required; contribution to parks and open space beyond what is typically required; payment in lieu to support income-based housing in other nearby developments; or payment in lieu to support development of public or non-profit-owned or operated community services. |            |             | X         | HIGH                                  | Planning Director, City Attorney        |
|           | 3.d. Incentivize In-Fill Housing in Residential Area (Impervious cover exemptions, partnerships with realtors, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |             | X         | HIGH                                  | Planning Director                       |
|           | 3.e. Encourage ADUs and BTR townhomes (impervious cover bonus, roadway exemptions, partnerships with developers, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                             | X          |             |           | HIGH                                  | Planning Director                       |
|           | 3.f. Create or expand development incentives to support implementation of desired land uses and urban form in Dripping Springs. Examples include: <ul style="list-style-type: none"> <li>• Multifamily incentives for vertical mix use or planned developed</li> <li>• Impact fee credits</li> <li>• Fee waivers</li> <li>• Commercial development tax incentive</li> <li>• Expedited development reviews</li> <li>• Triggering Mechanisms to allow for deferred public improvements</li> </ul>                                                                    |            | X           |           | HIGH                                  | Planning Director & City Administration |

# ECONOMIC DEVELOPMENT & FUNDING

Item # 13.

## GOAL

Encourage a balanced growth and foster a resilient and robust economy.

| Objective                                                                                                          | Action                                                                                                                                                    | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties      |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------|
|                                                                                                                    |                                                                                                                                                           | Short-term | Medium-term | Long-term |                                       |                          |
| EDF.1. Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan. | 1.a. Utilize EDC's role in leveraging / communication between the City and the county, chamber of commerce, commercial / industrial stakeholders, etc.    |            | X           |           | HIGH                                  | EDC & City Administrator |
|                                                                                                                    | 1.b. Collaborate with both local and regional stakeholders, institutions, and economic experts to maximize economic outcomes for Dripping Springs.        | X          |             |           | MEDIUM                                | EDC                      |
|                                                                                                                    | 1.c. Develop and update an Economic Development Strategic Plan annually.                                                                                  |            |             | X         | MEDIUM                                | EDC                      |
|                                                                                                                    | 1.d. Analyze development trends and economic performance citywide and across subareas.                                                                    |            |             | X         | MEDIUM                                | EDC                      |
|                                                                                                                    | 1.e. Employ a strong workforce development program to foster employment opportunities for regional talent.                                                |            |             | X         | HIGH                                  | EDC                      |
|                                                                                                                    | 1.f. Provide EDC direction in activating the plan and staying organized - determine their role.                                                           | X          |             |           | HIGH                                  | City Administrator       |
| EDF.2. Foster expansion of tourism                                                                                 | 2.a. Identify marketing opportunities to further promote the community as a prime Bird City, and Music & Film friendly City in the region.                |            | X           |           | HIGH                                  | Tourism Manager          |
|                                                                                                                    | 2.b. Submit a re-certification application to maintain Bird City status. (The 3-year Bird City Texas certification for the community lasts through 2024.) | X          |             |           | COMPLETED                             | City Administrator       |

| Objective                                           | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                           |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|-------------------------------------------------------------------------------|
|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Short-term | Medium-term | Long-term |                                       |                                                                               |
|                                                     | 2.c. Continue to develop special programming/events around Central Texas-specific activities (i.e. Dripping Springs Eclipse) that garner state and national attention for the City. Create a Special Events Program that reflects the vision for Dripping Springs, including public markets, cultural events, classes, and event focused on sustainability and health, organized walks/runs, and community building events like Movies in the Park that caters to residents.                                  |            |             | X         | MEDIUM                                | Communications Director, Parks & Community Services Director, Tourism Manager |
| EDF.3. Encourage Business Attraction and Retention. | 3.a. Create a Business Retention and Expansion Strategy (BRE) to retain local businesses & services<br><br>Develop policies and programs aimed to retain existing local businesses and service providers. Partner with existing local businesses and service providers to define methods to minimize displacement of existing small businesses. Develop a preference policy for local businesses to be included in Development Agreements with private developers as new infill development occurs over time. |            | X           |           | HIGH                                  | EDC, Chamber of Commerce                                                      |
|                                                     | 3.b. Regularly inventory business needs and ensure policies and regulations exist that can support business retention of key industries.                                                                                                                                                                                                                                                                                                                                                                      |            |             | X         | MEDIUM                                | Chamber of Commerce                                                           |
|                                                     | 3.c. Monitor businesses likely to contract, consolidate, relocate, or grow.                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |             | X         | MEDIUM                                | Chamber of Commerce                                                           |
|                                                     | 3.d. Engage in strategic discussions with local business leaders of companies to promote jobs and capture the growth of firms.                                                                                                                                                                                                                                                                                                                                                                                |            | X           |           | HIGH                                  | Chamber of Commerce, EDC                                                      |
|                                                     | 3.e. Prioritize target industries for maximum impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |             | X         | LOW                                   | Chamber of Commerce, EDC                                                      |

| Objective                            | Action                                                                                                                                                                                                                                                                                                                       | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                  |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|----------------------------------------------------------------------|
|                                      |                                                                                                                                                                                                                                                                                                                              | Short-term | Medium-term | Long-term |                                       |                                                                      |
|                                      | 3.f. Prioritize business recruitment efforts on highly focused target sectors that advance top strategic priorities.                                                                                                                                                                                                         |            | X           |           | HIGH                                  | Chamber of Commerce, EDC                                             |
|                                      | 3.g. Provide technical assistance and other resources to support locally-owned businesses and attract quality businesses.                                                                                                                                                                                                    |            | X           |           | MEDIUM                                | Planning Director, EDC                                               |
|                                      | 3.h. Encourage redevelopment and revitalization of aging developments that can evolve into higher-value developments.                                                                                                                                                                                                        |            |             | X         | LOW                                   | Chamber of Commerce, EDC                                             |
|                                      | 3.i. Develop policies and programs for recruiting family wage jobs. Identify target sectors and clusters appropriate for creative office/ mixed-use development program. Integrate into Disposition and Development Agreements (DDAs) and provide technical assistance and other resources to support desired outcomes.      |            |             | X         | HIGH                                  | Chamber of Commerce, EDC                                             |
|                                      | 3.j. Continue to attract high-quality developments that integrate placemaking, arts, and other amenities that increase talent attraction and increase quality of life for residents, employees, and visitors.                                                                                                                |            |             | X         | LOW                                   | Planning Director, Chamber of Commerce, EDC                          |
| EDF.4. Funding Strategies / Policies | 4.a. Continue using tools such as 380 grants, tax increment financing (TIF), and redevelopment agreements to encourage public and private investments for new development and areas suitable for redevelopment, as well as revitalization.                                                                                   |            | X           |           | HIGH                                  | City Attorney, Planning Director                                     |
|                                      | 4.b. Identify various potential funding options, such as grants, capital improvement programs, and regional and statewide funding strategies. Examples include: • State funding programs: Commerce, Ecology • Tenant assistance programs • Local Improvement District (LID), Business Improvement District (BID), Master HOA |            |             | X         | HIGH                                  | City Attorney, Planning Director, City Administration, City Engineer |
|                                      | 4.c. Hire a Grant Writer on a consultant basis that can research and apply for funding opportunities.                                                                                                                                                                                                                        |            | X           |           | MEDIUM                                | City Administration                                                  |



| Objective | Action                                                                                                                                                                               | Timeframe  |             |           | Priority<br>(Low,<br>Medium,<br>High) | Responsible Parties                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                                                                                                                                                                                      | Short-term | Medium-term | Long-term |                                       |                                                                                                                                                                                |
|           | 4.d. Utility Planning – Establish and adopt a utilities master plan to address constraints related to wastewater and water availability.                                             |            | X           |           | HIGH                                  | Utilities Director, Deputy City Administrator, City Engineer.<br><br>Boards, Commissions, & Committees:<br><br>Utility Commission, Planning & Zoning Commission, City Council. |
|           | 4.e. PDD Process: Include periodic workshops with Planning & Zoning Commission and City Council in the process to give updates on the status and issues related to the negotiations. | X          |             |           | MEDIUM                                | Planning Director                                                                                                                                                              |