



City of Manor
105 E. Eggleston St.
PO Box 387
Manor, TX 78653

**PID Administrator for Rose Hill
P3Works, LLC**
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182
Admin@P3-Works.com
(817) 393-0353



[REDACTED]

[REDACTED]

Property Legal Description: [REDACTED]
Property Tax ID Number: [REDACTED]

Dear Property Owner,

The Rose Hill Public Improvement District (“PID” or “District”) was created by the City of Manor in accordance with Chapter 372 of the Texas Local Government Code (“PID Statute”) to finance public improvements within the District. The previous Administrator for the Rose Hill Public Improvement District has resigned, and the City of Manor has retained P3Works, LLC as the new Administrator.

In October of past years, property owners within the Rose Hill Public Improvement District, have received an invoice regarding the Annual PID Installment of Assessments owed on the property. Typically, the PID Installment is due by January 31st of the following year, and payments received after January 31st incur penalties and finance charges each month until the Annual Installment is paid in full; a schedule of penalty and interest charges are attached. If the PID Installment due January 31st of the current year is not paid in full by July 1st of the same year, the property is considered in default, and subject to a 20% penalty and will be turned over to a collection agency, and under the PID Statute, subject to foreclosure. Property owners are able to partially or completely prepay their Assessment at any time without fees or additional interest, or property owners can continue to make Annual Installment payments in a timely manner.

Previous Annual Installments were not placed on the County property tax rolls and may have not been included in real estate transactions. As the lien on the property is on the land itself, responsibility of Assessment payments is transferred from the previous property owner to the new property owner, should there be a transfer in ownership; i.e. the selling of the property. In order to streamline the Annual Installment collection like most PIDs in the City, this year, and future years, the 2020 Annual Installment will be placed on the property tax bills, to be collected by the County, and thus will be paid in the same manner as the other property taxes to the County. As such, if property taxes are paid via mortgage escrow, then the PID also will be paid in that manner and no direct bill will be sent to the property owner.

Each year the City must update the Service and Assessment Plan (“Annual Service Plan Update”) and provide the Assessment Roll to the County for collection. The estimated average Annual Installment for a property within the PID for this upcoming October to be placed on the property tax rolls is \$498.90.

Please reach out to P3Works if you would like more information regarding P3Works, about PIDs in general, or about the District specifically.



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Schedule of Penalty and Finance Charges

Rose Hill Public Improvement District Tax Rate Schedule-Including Penalty and Interest For Current Year Assessments													
Annual Assessments (Taxes) billed on October 1 are delinquent if not paid by the following January 31													
If Paid From	If Paid By	Penalty Rate	Interest Rate	Lot Assessment	Lot Penalty	Lot Interest	Total Lot P&I	Total Lot Assessment	Home Assessment	Home Penalty	Home Interest	Total Home P&I	Total Home Assessment
10/1	1/31	0.00%	0.00%	100.00	0.00	0.00	0.00	100.00	465.00	0.00	0.00	0.00	465.00
2/1	2/28	6.00%	1.00%	100.00	6.00	1.00	7.00	107.00	465.00	27.90	4.65	32.55	497.55
3/1	3/31	7.00%	2.00%	100.00	7.00	2.00	9.00	109.00	465.00	32.55	9.30	41.85	506.85
4/1	4/30	8.00%	3.00%	100.00	8.00	3.00	11.00	111.00	465.00	37.20	13.95	51.15	516.15
5/1	5/31	9.00%	4.00%	100.00	9.00	4.00	13.00	113.00	465.00	41.85	18.60	60.45	525.45
6/1	6/30	10.00%	5.00%	100.00	10.00	5.00	15.00	115.00	465.00	46.50	23.25	69.75	534.75
7/1	7/31	12.00%	6.00%	100.00	12.00	6.00	18.00	118.00	465.00	55.80	27.90	83.70	548.70
8/1	8/31	12.00%	7.00%	100.00	12.00	7.00	19.00	119.00	465.00	55.80	32.55	88.35	553.35
9/1	9/30	12.00%	8.00%	100.00	12.00	8.00	20.00	120.00	465.00	55.80	37.20	93.00	558.00
10/1	10/31	12.00%	9.00%	100.00	12.00	9.00	21.00	121.00	465.00	55.80	41.85	97.65	562.65
11/1	11/30	12.00%	10.00%	100.00	12.00	10.00	22.00	122.00	465.00	55.80	46.50	102.30	567.30
12/1	12/31	12.00%	11.00%	100.00	12.00	11.00	23.00	123.00	465.00	55.80	51.15	106.95	571.95
1/1	1/31	12.00%	12.00%	100.00	12.00	12.00	24.00	124.00	465.00	55.80	55.80	111.60	576.60