

TRACT 6: Pinnacle Mines Investments II Tract			Acre:	58.33								
APPLICANT: George M. Beckelhymer - Pinnacle Mines Investments, LLC												
LOCATION: West of FM 1472 and north of Vidal Cantu Road.												
PROPOSED DEVELOPMENT: Industrial. Proposed take down: 2024												
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Build-out	
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0	
Total acreage	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0	
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Industrial/ commercial acreage	0.00	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	0.00	58.33	
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Taxable Value (cumulative)	231,181	8,671,071	8,671,071	8,671,071	8,671,071	8,671,071	8,671,071	8,671,071	8,671,071	8,671,071	8,671,071	
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)												
Taxes: Property	1,234	46,299	46,299	46,299	46,299	46,299	46,299	46,299	46,299	46,299	46,299	
Garbage Fees	0	0	0	0	0	0	0	0	0	0	0	
Stormwater Fees	0	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	
TOTAL	1,234	49,179	49,179	49,179	49,179	49,179	49,179	49,179	49,179	49,179	49,179	
*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.												
GENERAL FUND EXPENDITURES - data based on per capita cost; cost data not available for commercial properties.												
Police	664	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	
Fire & EMS	670	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	
Sanitation/Street Maintenance	0	408	408	408	408	408	408	408	408	408	408	
TOTAL	1,333	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	3,075	
REVENUES LESS EXPENDITURES	-\$99	\$46,104	\$46,104	\$46,104	\$46,104	\$46,104	\$46,104	\$46,104	\$46,104	\$46,104	\$46,104	
ENTERPRISE SYSTEM REVENUES (cumulative)												
Water System	0	1,549	1,580	1,611	1,643	1,676	1,710	1,744	1,779	1,814	1,814	
Wastewater System	0	1,170	1,194	1,218	1,242	1,267	1,292	1,318	1,344	1,371	1,371	
ENTERPRISE SYSTEM EXPENDITURES (cumulative)												
Water System	0	1,462	1,492	1,521	1,552	1,583	1,614	1,647	1,680	1,713	1,713	
Wastewater System	0	1,122	1,145	1,168	1,191	1,215	1,239	1,264	1,289	1,315	1,315	
SYSTEM PROFIT/ (LOSS)	\$0	\$134	\$137	\$140	\$143	\$145	\$148	\$151	\$154	\$157	\$157	
Additional revenues (at proposed rates):		\$110,740	for water treatment capacity									
		\$110,740	for wastewater treatment capacity									
RECOMMENDATION: Approval												