TRACT 6: Pinnacle Mines Investments I	II Tract		Acres:	58.33							
APPLICANT: George M. Beckelhymer -	Pinnacle Mines Ir	vestments, LLC									
LOCATION: West of FM 1472 and north	of Vidal Cantu R	oad.									
PROPOSED DEVELOPMENT: Industr	ial. Proposed tak	e down: 2024									
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Build-out
Estimated population per development					0	0	0		0		•
year	0	0	0	0	50.00	50.00	50.00	50.00	0	0	0
Total acreage	58.33	58.33		58.33	58.33	58.33	58.33 0	58.33 0	58.33 0	58.33	58.33
Single family dwelling units	0 00	0.00			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
Industrial/ commercial acreage	0.00	58.33 0.00	58.33 0.00	58.33 0.00	58.33 0.00	58.33 0.00	58.33 0.00	58.33 0.00	58.33 0.00	0.00	58.33 0.00
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
raxable value (cumulative)	231,101	0,071,071	0,071,071	0,071,071	0,071,071	0,071,071	0,071,071	0,071,071	0,071,071	0,071,071	0,071,071
GENERAL FUND (cumulative; rates sho	own are static in a	l all likelihood som	l ne increase will or	cur)							
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
Stormwater Fees	0	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
*Garbage fees are not applicable to indu		· · · · · · · · · · · · · · · · · · ·						.0,0	10,110	10,110	.0,0
у при				, p	,						
GENERAL FUND EXPENDITURES - da	ata based on per	capita cost; cost	data not available	e for commercial p	roperties.						
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 (c	umulative)										
Water System	0	,	,	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 EXPENDITURE	, ,										
Water System	0	, -	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
OVOTEN PROFIT (* 5.5.5)	*-	**	**	****	***	***	****	*		A . ==	.
SYSTEM PROFIT/ (LOSS)	\$0	\$134	\$137	\$140	\$143	\$145	\$148	\$151	\$154	\$157	\$157
Additional universal (1)		¢440.740	fan water to a								
Additional revenues (at proposed rates):	\$110,740	for water treatment capacity for wastewater treatment capacity									
		\$110,740	ior wastewater ti	earment capacity							
RECOMMENDATION: Approval											
RECOIVINIENDA HON: Approval											