

FEASABILITY STUDY

TRACT 3: Las Islitas Tract	Acres: 59.89
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APPLICANT: Russell Palmer - Las Islitas Ranch, LLC

LOCATION: Northeast of FM 1472 and directly opposite the entrance to the Max A. Mandel Municipal Golf Course

PROPOSED DEVELOPMENT: Commercial & Residential **Proposed Take Down:** 2026

[illegible]

Taxable Value (cumulative)	\$34,600.00	\$9,319,180.59	\$14,498,156.28	\$29,947,349.95	\$34,715,302.81	\$34,715,302.81	\$68,741,148.22	\$68,741,148.22	\$68,741,148.22	\$68,741,543.81	\$68,741,543.81
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GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$175.64	\$47,306.30	\$73,595.98	\$152,019.64	\$176,222.86	\$176,222.86	\$348,945.88	\$348,945.88	\$348,945.88	\$348,947.89	\$348,947.89
Garbage Fees	\$0.00	\$13,545.00	\$20,475.00	\$34,650.00	\$41,580.00	\$41,580.00	\$91,035.00	\$91,035.00	\$91,035.00	\$91,035.00	\$91,035.00
Stormwater Fees	\$0.00	\$3,354.00	\$5,622.00	\$10,572.00	\$12,288.00	\$12,288.00	\$24,534.00	\$24,534.00	\$24,534.00	\$24,534.00	\$24,534.00
TOTAL	\$175.64	\$64,205.30	\$99,692.98	\$197,241.64	\$230,090.86	\$230,090.86	\$464,514.88	\$464,514.88	\$464,514.88	\$464,516.89	\$464,516.89

*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	\$802.13	\$34,491.42	\$52,940.32	\$89,838.12	\$107,484.90	\$107,484.90	\$233,418.69	\$233,418.69	\$233,418.69	\$233,418.69	\$233,418.69
Fire & EMS	\$670.85	\$28,846.36	\$44,275.81	\$75,134.72	\$89,893.32	\$89,893.32	\$195,216.09	\$195,216.09	\$195,216.09	\$195,216.09	\$195,216.09
Sanitation/Street Maintenance	\$0.00	\$407.16	\$512.53	\$876.27	\$983.84	\$983.84	\$1,820.27	\$1,820.27	\$1,820.27	\$1,820.27	\$1,820.27
TOTAL	\$1,472.97	\$63,744.95	\$97,728.67	\$165,849.11	\$198,362.05	\$198,362.05	\$430,455.05	\$430,455.05	\$430,455.05	\$430,455.05	\$430,455.05

REVENUES - EXPENDITURES	-\$1,297.33	\$460.36	\$1,964.30	\$31,392.53	\$31,728.81	\$31,728.81	\$34,059.83	\$34,059.83	\$34,059.83	\$34,061.83	\$34,061.83
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ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$34,639.53	\$54,231.00	\$93,868.94	\$114,553.63	\$116,844.70	\$258,819.74	\$263,895.00	\$269,276.05	\$274,661.57	\$274,661.57
Wastewater System	\$0.00	\$26,179.88	\$40,986.73	\$70,944.30	\$86,577.38	\$88,308.93	\$195,610.86	\$199,523.08	\$203,513.54	\$207,583.81	\$207,583.81

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$33,362.91	\$52,232.36	\$90,409.47	\$110,331.84	\$112,538.47	\$249,281.12	\$254,266.74	\$259,352.07	\$264,539.11	\$264,539.11
Wastewater System	\$0.00	\$25,106.93	\$39,306.94	\$68,036.74	\$83,029.13	\$84,689.71	\$187,594.03	\$191,345.91	\$195,172.82	\$199,076.28	\$199,076.28

SYSTEM PROFIT/ (LOSS)	\$0.00	\$2,349.56	\$3,678.43	\$6,367.03	\$7,770.05	\$7,925.45	\$17,555.46	\$17,805.43	\$18,264.70	\$18,629.99	\$18,629.99
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Additional revenues (at proposed rates):	\$405,333	for water treatment capacity	
	\$666,947	for wastewater treatment capacity	

RECOMMENDATION: APPROVAL