

FEASABILITY STUDY

TRACT 3: Las Islitas Tract	Acres: 59.89
-----------------------------------	---------------------

TRACT 3: Las Islitas Tract	Acres: 59.89
-----------------------------------	---------------------

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
-----------------------------------	--------------------	-----------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------

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
--------------------------------	--------------------	-----------------	-------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------

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)	
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
2024	100
2025	100
2026	100
2027	100
2028	100
2029	100
2030	100
2031	100
2032	100
2033	100
2034	100
2035	100
2036	100
2037	100
2038	100
2039	100
2040	100
2041	100
2042	100
2043	100
2044	100
2045	100
2046	100
2047	100
2048	100
2049	100
2050	100
2051	100
2052	100
2053	100
2054	100
2055	100
2056	100
2057	100
2058	100
2059	100
2060	100
2061	100
2062	100
2063	100
2064	100
2065	100
2066	100
2067	100
2068	100
2069	100
2070	100
2071	100
2072	100
2073	100
2074	100
2075	100
2076	100
2077	100
2078	100
2079	100
2080	100
2081	100
2082	100
2083	100
2084	100
2085	100
2086	100
2087	100
2088	100
2089	100
2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100
2100	100
2101	100
2102	100
2103	100
2104	100
2105	100
2106	100
2107	100
2108	100
2109	100
2110	100
2111	100
2112	100
2113	100
2114	100
2115	100
2116	100
2117	100
2118	100
2119	100
2120	100
2121	100
2122	100
2123	100
2124	100
2125	100
2126	100
2127	100
2128	100
2129	100
2130	100
2131	100
2132	100
2133	100
2134	100
2135	100
2136	100
2137	100
2138	100
2139	100
2140	100
2141	100
2142	100
2143	100
2144	100
2145	100
2146	100
2147	100
2148	100
2149	100
2150	100
2151	100
2152	100
2153	100
2154	100
2155	100

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
-----------------------	--------	------------	------------	------------	------------	------------	-------------	-------------	-------------	-------------	-------------

Additional revenues (at proposed rates):	\$405,333	for water treatment capacity	
	\$666,947	for wastewater treatment capacity	

RECOMMENDATION: APPROVAL