FEASABILITY STUDY

TRACT 10: Las Islitas Farms Tract **Acres**: 42.47

APPLICANT: Gary Jacobs - Las Islitas Farms, LLC
LOCATION: Southwest of FM 1472 and Max A. Mandel Municipal Golf Course
PROPOSED DEVELOPMENT: Residential **Proposed Take Down**: 2027

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	242	484	751	1,017	1,017	1,017	1,017	1,017	1,017	11,017
Total acreage	42.47	42.74	42.74	42.74	42.47	42.74	42.74	42.74	42.74	42.74	42.47
Single family dwelling units	0	70	140	217	294	294	294	294	294	294	294
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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)	**$179,039.00**	**$14,116,631.20**	**$28,233,262.40**	**$43,761,556.72**	**$59,289,851.04**	**$59,289,851.04**	**$59,289,851.04**	**$59,289,851.04**	**$59,289,851.04**	**$59,289,851.04**	**$59,289,851.04**
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	$906.10	$71,442.86	$142,885.72	$221,472.86	$300,060.01	$300,060.01	$300,060.01	$300,060.01	$300,060.01	$300,060.01	$300,060.01
Garbage Fees	$0.00	$22,050.00	$44,100.00	$68,355.00	$92,610.00	$92,610.00	$92,610.00	$92,610.00	$92,610.00	$92,610.00	$92,610.00
Stormwater Fees	$0.00	$5,460.00	$10,920.00	$16,926.00	$22,932.00	$22,932.00	$22,932.00	$22,932.00	$22,932.00	$22,932.00	$22,932.00
TOTAL	**$906.10**	**$98,952.86**	**$197,905.72**	**$306,753.86**	**$415,602.01**	**$415,602.01**	**$415,602.01**	**$415,602.01**	**$415,602.01**	**$415,602.01**	**$415,602.01**
**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	$1,106.72	$77,470.74	$154,941.47	$240,159.28	$325,377.09	$325,377.09	$325,377.09	$325,377.09	$325,377.09	$325,377.09	$325,377.09
Fire & EMS	$710.09	$49,706.32	$99,412.63	$154,089.58	$208,766.53	$208,766.53	$208,766.53	$208,766.53	$208,766.53	$208,766.53	$208,766.53
Sanitation/Street Maintenance	$0.00	$1,854.06	$1,854.06	$1,854.06	$1,854.06	$1,854.06	$1,854.06	$1,854.06	$1,854.06	$1,854.06	$1,854.06
TOTAL	**$1,816.82**	**$129,031.11**	**$256,208.16**	**$396,102.91**	**$535,997.67**	**$535,997.67**	**$535,997.67**	**$535,997.67**	**$535,997.67**	**$535,997.67**	**$535,997.67**
REVENUES - EXPENDITURES	-$910.72	-$30,078.25	-$58,302.44	-$89,349.05	-$120,395.66	-$120,395.66	-$120,395.66	-$120,395.66	-$120,395.66	-$120,395.66	-$120,395.66
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	$0.00	$251,334.08	$256,360.76	$261,487.98	$266,717.74	$272,052.09	$277,493.14	$283,043.00	$288,703.86	$294,477.94	$294,477.94
Wastewater System	$0.00	$182,577.24	$186,228.78	$189,953.36	$193,752.42	$197,627.47	$201,580.02	$205,611.62	$209,723.85	$213,918.33	$213,918.33
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	$0.00	$237,324.85	$242,071.34	$246,912.77	$251,851.02	$256,888.05	$262,025.81	$267,266.32	$272,611.65	$278,063.73	$278,063.73
Wastewater System	$0.00	$175,094.56	$178,596.45	$182,168.38	$185,811.75	$189,527.98	$193,318.54	$197,184.92	$201,128.61	$205,151.19	$205,151.19
SYSTEM PROFIT/ (LOSS)	**$0.00**	**$21,491.91**	**$21,921.75**	**$22,360.18**	**$22,807.39**	**$23,263.54**	**$23,728.81**	**$24,203.38**	**$24,687.45**	**$25,181.35**	**$25,181.35**

Additional revenues (at proposed rates):	$381,818	for water treatment capacity
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RECOMMENDATION: APPROVAL