

Dolphin Park Water Feature Restoration Options

11/8/2025

COST ESTIMATES

<i>Option Title</i>	<i>Estimated 2026 Cost</i>	<i>Plus Lifecycle Cost @ 15 years</i>
Concept 0 Current Design	\$199K	\$173K
Concept 1 Dolphin at Mid-level	\$411K	\$178K
Concept 2 Dolphin at Upper Pond	\$402K	\$178K
New Concept 3 Lower Pond Only	\$224K	\$140K
Concept 4 All Planters	\$60K	\$0

Lifecycle Costs*

- ✓ Weekly pool maintenance
- ✓ Machinery replacement every 15years
- ✓ Annual Utilities
- ✓ Semi-Annual Tree trimming to minimize debris in ponds
- ✓ Plantings maintained by landscaping Contractor (Not included)

Note* Not applicable to Concept 4

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ESTIMATED COSTS PER WINDMILL HARBOUR POA MEMBER

Estimated Costs Per Windmill Harbour Per POA Member (687 Members)						
Initial Costs	Concept 0 Cost		Concept 1 Cost		Concept 2 Cost	
Membership Type	Per Member	Total	Per Member	Total	Per Member	Total
Dwelling Unit- 381	430	163,830	900	342,900	880	335,280
Undeveloped Lots - 42	215	9,030	450	18,900	440	18,480
Consolidated Lots - 6	107	642	225	1,350	220	1,320
Boat Slips - 258	107	27,606	225	58,050	220	56,760
		201,108		421,200		411,840
Maintenance and Equipment Replacement - 15 Year Period						
Membership Type	Per Member	Total	Per Member	Total	Per Member	Total
Dwelling Unit- 381	370	140,970	380	144,780	380	144,780
Undeveloped Lots - 42	185	7,770	190	7,980	190	7,980
Consolidated Lots - 6	93	558	95	570	95	570
Boat Slips - 258	93	23,994	95	24,510	95	24,510
		173,292		177,840		177,840

Estimated Costs Per Windmill Harbour Per POA Member (687 Members)				
Initial Costs	Concept 3 Cost		Concept 4 Cost	
Membership Type	Per Member	Total	Per Member	Total
Dwelling Unit- 381	480	182,880	130	49,530
Undeveloped Lots - 42	240	10,080	65	2,730
Consolidated Lots - 6	120	720	33	198
Boat Slips - 258	120	30,960	33	8,514
		224,640		60,972
Maintenance and Equipment Replacement - 15 Year Period				
Membership Type	Per Member	Total	Per Member	Total
Dwelling Unit- 381	300	114,300	0	0
Undeveloped Lots - 42	150	6,300	0	0
Consolidated Lots - 6	75	450	0	0
Boat Slips - 258	75	19,350	0	0
		140,400		0