

Concept 0 - Restore Current Design



**Estimated
Total Cost**

~\$199K

**Estimated
15 year
Maintenance**

~\$173K

Concept 0 - Restore Current Design

Cost Per Windmill Harbour (687 Members)

Initial Cost 2026

Member Type		Per Members	Total
Dwelling Unit - 381		430	163,830
Undeveloped Lots – 42		215	9,030
Consolidated Lots – 6		107	642
Boat Slips - 258		107	27,606
			201,108

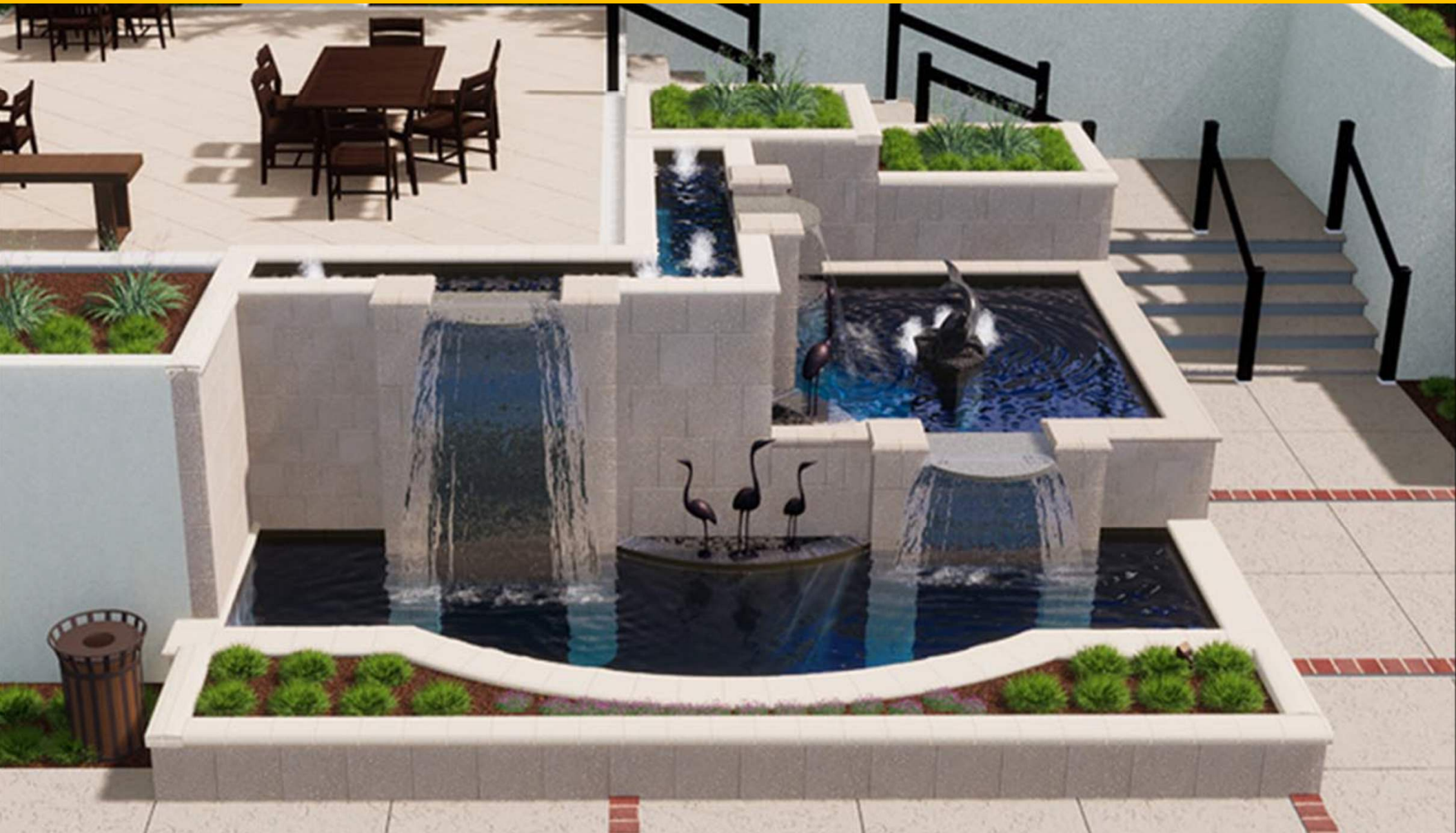
Maintenance and Equipment - Average yearly cost

Member Type		Per Member	Total
Dwelling Unit - 381		24.66	9,398
Undeveloped Lots – 42		12.33	518
Consolidated Lots – 6		6.17	37
6Boat Slips - 258		6.17	1,592
			11,545

Concept 1 -

Mid-Level Dolphin

Slide 7



Estimated Total Cost

~\$411K

**Estimated
15 year
Maintenance**

~\$178K

Concept 1 - Mid-Level Dolphin

Cost Per Windmill Harbour (687 Members)

Initial Cost 2026

Member Type		Per Members	Total
Dwelling Unit - 381		880	335,280
Undeveloped Lots – 42		440	18,480
Consolidated Lots – 6		220	1,320
Boat Slips - 258		220	56,760
			411,840

Maintenance and Equipment - Average Yearly Cost

Member Type		Per Member	Total
Dwelling Unit - 381		25.33	9,652
Undeveloped Lots – 42		12.66	532
Consolidated Lots – 6		6.33	38
Boat Slips - 258		6.33	1,633
			11,855

Concept 2 - Dolphin in Upper Pond



**Estimated
Total Cost**

~\$402K

**Estimated
15 year
Maintenance**

~\$178K

Concept 2 - Dolphin in Upper Pond

Cost Per Windmill Harbour (687 Members)

Initial Cost 2026

Member Type		Per Members	Total
Dwelling Unit - 381		860	327,660
Undeveloped Lots – 42		430	18,060
Consolidated Lots – 6		215	1,290
Boat Slips - 258		215	55,470
			402,480

Maintenance and Equipment - Average Yearly Cost

Member Type		Per Member	Total
Dwelling Unit - 381		25.33	9,652
Undeveloped Lots – 42		12.66	532
Consolidated Lots – 6		6.33	38
Boat Slips - 258		6.33	1,633
			11,855

Concept 3 - Dolphin in Lower Pond



**Estimated
Total Cost**

~\$224K

**Estimated
15 year
Maintenance**

~\$140K

Concept 3 - Dolphin in Lower Pond

Cost Per Windmill Harbour (687 Members)

Initial Cost 2026

Member Type		Per Members	Total
Dwelling Unit - 381		480	182,880
Undeveloped Lots – 42		240	10,080
Consolidated Lots – 6		120	720
Boat Slips - 258		120	30,960
			224,640

Maintenance and Equipment - Average Yearly Cost

Member Type		Per Member	Total
Dwelling Unit - 381		20.00	7,620
Undeveloped Lots – 42		10.00	420
Consolidated Lots – 6		5.00	30
Boat Slips - 258		5.00	1,290
			9,360

Concept 4 - Fill in Ponds with Plants



**Estimated
Total Cost**

~\$60K

**Estimated
15 year
Maintenance**

~\$0

Concept 4 - Fill in Ponds with Plants

Cost Per Windmill Harbour (687 Members)

Initial Cost 2026

Member Type		Per Members	Total
Dwelling Unit - 381		130	49,530
Undeveloped Lots – 42		65	2,730
Consolidated Lots – 6		33	198
Boat Slips - 258		33	8,514
			60,972

Maintenance and Equipment - Average Yearly Cost (Minimal TBD)

Member Type		Per Member	Total
Dwelling Unit - 381		0	0
Undeveloped Lots – 42		0	0
Consolidated Lots – 6		0	0
Boat Slips - 258		0	0
			0