



Pool Cost

The Districts is required to track all cost. Doing this, we are showing you the cost per Resident/lot for each year we have been open with the full 241 lots of Filing 1. When WPMD is fully built out the total number of homes/lots will be 531.

The apartments on Block 32 Lots 1 and 2, east of the pool are not in the Districts, but the Districts would sell Out of District Pool Memberships to the residents of the apartments if they want to buy pool memberships.

The Districts gets calls on the Out of District Pool Memberships from residents of WPMD. Why do we sell pool memberships? We want the WPMD pool just for WPMD residents.

To start off we have to sell Out of District Pool Memberships per our service agreement with the Town of Windsor, the pool is considered a "Public Pool", funded by tax dollars from the mill levy. At this time we charge \$425.00 for the pool season and the Out of District Pool members pay for all of their guest fees. The Districts can regulate the price to control the number of Out of District Pool Memberships but at this time we charge the market rate to create revenue for the Districts to keep your cost lower. See pool cost comparison spread sheet, with actual cost and savings from Out of District Pool Memberships.

As you will see on the pool cost comparison spread sheet, the Districts cost for the O and M of the pool are around \$296.00 per lot/resident for the 2012 pool season and in 2013 \$325.00 per lot/resident. Without the Out of District Pool Memberships the Districts would have to raise your O and M fees to cover the cost of the pool O and M, the Districts needs the additional revenue to avoid raising the O and M fees. Keep in mind, you're O and M fees are not just for the pool, most of your O and M fees go for general maintenance of the green belts, fencing and the operations of the Districts. At build out (531 lots) of WPMD the cost per lot/resident for the pool alone will be estimated at \$195.00 per lot/resident.

This per lot/residents cost will decrease each year as more homes are built in Filing 3 and the general cost of O and M of the pool is spread out over more homes/lots, this goes for all the Districts cost. Until we have more homes/lots to spread the cost out, we will need to sell Out of District Pool Memberships to keep your cost lower. Would it be easier for the District not to sale the Out of District Pool Memberships? Yes, but this helps all of the residents and again our cost down. The Districts pool operations are open longer than any other pool around and we are required to have lifeguards, which is our biggest expense.

This is the short version of some of the reasoning and cost of the pool operations and maintenance, not going into the mix of all the District expenses. You can look at our budget that is posted on-line anytime and/or expenses of the Districts.

We hope this helps you understand some of the issues with the O and M of the pool and the associated cost. Any questions or concerns, please contact the Districts.