

Swimming Pool Property Tax Impact For Assorted Appraised Property Values

5000 square foot Swimming Pool, depth less than 5 foot, with & without lifeguards

Appraised Property Value	\$150,000		\$175,000		\$200,000		\$250,000		\$300,000	
	Low	High	Low	High	Low	High	Low	High	Low	High
Construction Cost: High & Low Estimate Used	\$750,000	\$1,085,000	\$750,000	\$1,085,000	\$750,000	\$1,085,000	\$750,000	\$1,085,000	\$750,000	\$1,085,000
Additional Property Tax for Pool Construction <i>(One Time Charge)</i>	\$296	\$428	\$345	\$500	\$395	\$571	\$493	\$714	\$592	\$857
Additional Property Tax for Operations & Maintenance <i>(WITHOUT Lifeguards)</i>	\$18		\$21		\$24		\$30		\$36	
Additional Property Tax for Operations & Maintenance <i>(WITH Lifeguards)</i>	\$64		\$75		\$85		\$107		\$128	

Understanding the above chart:

GENERAL:

The above data estimates the impact on WTCMUD#1 Property Taxes for both the Construction and the Operations & Maintenance costs of a Swimming Pool configuration of 5,000 square feet with a depth of less than five feet. This configuration was selected by the Board of Directors for consideration from four different examples studied. The selected configuration as well as three others are reported, in detail, in the Engineers Study which is available on the MUD web site at <http://www.wtcmud1.org/>.

TAX INFORMATION:

The estimated additional Property Taxes required are shown for various ranges of appraised property values. The values listed can be used to estimate any appraised property values that are above, below or in between those listed. **(For example, a property with an appraised value of \$100,000 would pay less than a property valued at \$150,000.)**

PROPERTY TAX FOR POOL CONSTRUCTION: Estimated additional Property Taxes to cover Pool Construction would be a **one time additional tax** that would end when the funds required to build the pool are completely collected.

PROPERTY TAX FOR OPERATIONS & MAINTENANCE: Estimated additional Property Taxes to cover Pool Operations & Maintenance would be an **annual additional tax and would continue as long as the pool was in operation**. The development of these costs are detailed in the Engineers report and represent costs over-and-above those covered by pool use fees.

CONSTRUCTION COST

The high and low estimates of construction cost (see the Engineers Report for details) are used to provide a high and low range of additional Property Taxes

The Property Taxes required for construction of the pool could be collected over one year or in multiple years in order to spread out the cost, however, construction could not begin until the funds were completely collected.

The Construction costs are presented without the inclusion of any grant funds. There is no definite information to permit inclusion of the possibility of grants at this time. If grant funds were available the MUD Board of Directors would make every effort to secure such funds to reduce the Property Tax impact of the construction costs.

OPERATIONS & MAINTENANCE COST

Property Taxes required for Operations & Maintenance are based on the high end estimates of Operating and Maintenance costs (see the Engineers Report for details) and are requirements for funding **after** taking into account swimming pool usage fees and other possible sources of income.

Pools under five feet deep are not required by law to use lifeguards. The selected pool configuration does not include lifeguards, however, they could be added at an additional cost. The above data includes an additional estimate for Property Taxes required to cover the higher Operations & Maintenance costs for the same pool configuration with the addition of lifeguards. Costs associated with lifeguards are based upon the below proposed operating schedule.

Proposed Operating Hours: 1200 hours per year

Proposed Operating Schedule: Swim Season Only

May: Seven Days per Week 1 PM to 6 PM

June through Sept: Mon. - Sat. 12 - 9 PM, Sunday 1 - 8 PM